



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 13, 2020

Record No.: 2018-011249CUA
Project Address: 1567 California Street
Zoning: Polk Street Neighborhood Commercial (NCD) Zoning District
80-A Height and Bulk District
Block/Lot: 0645 / 014, 014A, & 015
Project Sponsor: Michael Lee
Southern Land Global LLC
2707 E. Valley Blvd. #305
West Covina, CA 91792
Property Owner: James Lu
468 7th Avenue, #7
San Francisco, CA 94118
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Approval with Conditions**

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 proposed project (hereinafter “Project”) includes demolition of an existing two-story commercial building and associated surface parking lot, and construction of an eight-story over basement, approximately 80-foot tall, 106,733 gross square foot mixed-use building containing approximately 9,823 gross square feet of ground floor commercial space and 100 dwelling units, 101 Class 1 bicycle parking spaces and 10 Class 2 spaces, with no proposed off-street vehicle parking at 1567 California Street. The Project would contain a dwelling unit mix consisting of 20 studio units, 29 one-bedroom units, 39 two-bedroom units, and 12 three-bedroom units. Of the 100 units provided, 9 would be provided as affordable (Below Market Rate), with the remainder of the inclusionary obligation paid through an affordable housing fee. The Project is using the Individually-Requested State Density Bonus Program to achieve a 7.5% density bonus.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.1, 121.7 and 303 to allow for the proposed new development on a lot larger than 2,500 square feet and requiring the merger of three existing lots resulting in a project frontage of more than 25 feet within the Polk Street Neighborhood Commercial District (NCD).

Additionally, the Commission must make findings related to requested waivers and concessions or incentives from development standards, including waivers for Rear Yard (Section 134), Usable Open Space

(Section 135), Dwelling Unit Exposure (Section 140), and Bulk (Section 270), and a concession or incentive from Ground Floor Height (Section 145.1), pursuant to the State Density Bonus Law.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor has conducted at least 10 outreach meetings since April 2018 with neighborhood groups and nearby residents. Specifically, the Project Sponsor has met with Middle Polk Neighborhood Association, Lower Polk Neighbors, the Lower Polk Business Collaborative, the residents of the adjacent 1424 Polk Street building as well as the Asset Manager representative for Veritas which owns the building, as well as nearby entertainment venues including Encore Karaoke and Playland Bar. The Department has received a letter of support for the Project from Lower Polk Neighbors, finding the Project Sponsor team to be responsive to concerns, and the Project itself to incorporate design modifications that are both considerate of adjacent buildings and responsive to the Polk area design guidelines and context.

The Department has also received at least 3 comments in opposition to the project from residents of 1424 Polk Street. These neighbors are concerned about the project's overall scale and massing, particularly with concerns about the project's impacts to their adjacent north-facing lightwell and series of windows. Other concerns include the project's lack of parking for 100 proposed units, lack of parking for commercial businesses, and the impacts on the adjacent building due to construction noise and vibration. It is worth noting that the Project is providing a 10-foot wide lightwell setback along the interior property line shared with 1424 Polk, which extends for 42 feet from the front property line, behind the rearmost point of the adjacent lightwell. By comparison, the Project that was approved by the Commission in 2016 was proposed to be constructed immediately adjacent to the property line for the first approximately 42 feet of depth, which would have fully obstructed this adjacent lightwell and windows.

- **State Density Bonus Law and Waivers.** The Polk Street NCD regulates density based on lot area and for the subject property, a density of up to 1 unit per 200 square feet of lot area may be achieved, or up to 93 units as the base density. The Project is providing on-site affordable housing for 5 units (or 5% of the total project) at the very-low income level (up to 50% AMI) and is therefore entitled to a 20% density bonus, or 19 additional units for a total of 112. The Project, including the density bonus, proposes 100 units, or a bonus of 7.5%. Under the State Density Bonus Law, the Project is requesting five waivers and one concession or incentive as detailed above under Required Commission Action.
- **Inclusionary Affordable Housing.** The Project proposes to comply with the Inclusionary Affordable Housing requirements of Section 415 through the combination of on-site units and payment of the Affordable Housing Fee. In total, nine (9) units will be provided as BMRs on-site, with five (5) units at the low-income tier (50% AMI, reduced from 55% to comply with the State Density Bonus Program), and two (2) units each at the moderate- and middle-income tiers (80% and 110% AMI, respectively.) The nine proposed BMR units will consist of 2 studios, 3 one-bedrooms, 3 two-bedrooms and 1 three-bedroom unit, consistent with the dwelling unit mix in the Project. As the nine on-site units only satisfy approximately 47% of the 100-unit Project's 19% on-site affordable housing requirement, the Project will meet the remainder of the obligation, including on the seven density bonus units, through payment of the affordable housing fee, an estimated \$3,243,067 based on the submitted Project.

- **Noticing and Height Measurement Change.** The Project was noticed as requiring an additional waiver for Height (Section 260). A height waiver is no longer needed for the project to proceed. The Project's height, as measured from California Street, is approximately 78'-7" as shown on the plans, falling under the 80-foot height limit of the subject property.

ENVIRONMENTAL REVIEW

On January 17, 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 the project.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will provide 100 new dwelling units, slightly over half of which will contain at least two bedrooms and would be suitable for larger households. The Project replaces the ground floor commercial space along Polk Street and adds to the commercial opportunities in the neighborhood by creating new spaces along California Street. The Project does not include any off-street vehicle parking, in support of the City's transit first policies and thereby minimizing vehicular impacts of the Project. Lastly, the Project has been well designed, incorporating setbacks and modulations in the façade to reduce potential detrimental effects to adjacent properties and ensure that the project is contextual within the surrounding Polk and California Street contexts. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Public Correspondence
Exhibit G – Project Sponsor Brief
Exhibit H – Individually-Requested State Density Bonus Application
Exhibit I – Inclusionary Affordable Housing Affidavit
Exhibit J – Anti-Discriminatory Housing Affidavit
Exhibit K – First Source Hiring Affidavit

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: FEBRUARY 13, 2020

Record No.: 2018-011249CUA
Project Address: 1567 CALIFORNIA STREET
Zoning: Polk Street Neighborhood Commercial (NCD) Zoning District
80-A Height and Bulk District
Block/Lot: 0645 / 014, 014A, & 015
Project Sponsor: Michael Lee
Southern Land Global LLC
2707 E. Valley Blvd. #305
West Covina, CA 91792
Property Owner: James Lu
468 7th Avenue, #7
San Francisco, CA 94118
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.1, 121.7 AND 303, AND AN INDIVIDUALLY-REQUESTED STATE DENSITY BONUS PROJECT PURSUANT TO PLANNING CODE SECTION 206.6 TO DEMOLISH AN EXISTING TWO-STORY COMMERCIAL BUILDING AND ASSOCIATED SURFACE PARKING LOT, AND CONSTRUCT AN EIGHT-STORY OVER BASEMENT, APPROXIMATELY 80-FOOT TALL, 106,733 GROSS SQUARE FOOT MIXED-USE BUILDING CONTAINING APPROXIMATELY 9,823 GROSS SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE AND 100 DWELLING UNITS, 101 CLASS 1 BICYCLE PARKING SPACES AND 10 CLASS 2 SPACES, WITH NO PROPOSED OFF-STREET VEHICLE PARKING, LOCATED AT 1567 CALIFORNIA STREET, LOTS 014, 014A, & 015 IN ASSESSOR'S BLOCK 0645, WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND THE 80-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PROJECT WOULD USE THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918) TO INVOKE WAIVERS FROM THE DEVELOPMENT STANDARDS FOR REAR YARD (SECTION 134), USABLE OPEN SPACE (SECTION 135), EXPOSURE (SECTION 140), AND BULK (SECTION 270); AND TO INVOKE AN INCENTIVE FROM THE DEVELOPMENT STANDARD FOR GROUND FLOOR HEIGHT (SECTION 145.1).

PREAMBLE

On August 15, 2018, Michael Lee of Southern Land Global LLC (hereinafter "Project Sponsor") filed Application No. 2018-011249PRJ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization pursuant to Planning Code Sections 121.1, 121.7 and 303, to demolish an existing two-story commercial building and associated surface parking lot, and

construct an eight-story over basement, approximately 80-foot tall, 106,733 gross square foot mixed-use building containing approximately 9,823 gross square feet of ground floor commercial space and 100 dwelling units, 101 Class 1 bicycle parking spaces and 10 Class 2 spaces, with no proposed off-street vehicle parking (hereinafter "Project") at 1567 California Street, Block 0645, Lots 014, 014A, and 015, within the Polk Street Neighborhood Commercial District and the 80-A Height and Bulk District (hereinafter "Project Site").

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq (the "State Law"). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with a 93 unit "Base Project" that would include housing that is affordable to very-low-, low-, and moderate-income households. Because the Project Sponsor is providing 9 units of housing affordable to very-low-, low-, and moderate-income households, the Project is eligible for a density bonus of 20%, seeking four waivers from the following development standards: 1) Rear Yard (Section 134); 2) Usable Open Space (Section 135); 3) Dwelling Unit Exposure (Section 140); and 4) Bulk (Section 270); and one concession and incentive from Ground Floor Height (Section 145.1).

On January 17, 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 the project.

On February 13, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011249CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-011249PRJ is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-011249CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Project Description.** The Project includes demolition of an existing two-story commercial building and associated surface parking lot, and construction of an eight-story over basement, approximately 80-foot tall, 106,733 gross square foot mixed-use building containing approximately 9,823 gross square feet of ground floor commercial space and 100 dwelling units, 101 Class 1 bicycle parking spaces and 10 Class 2 spaces, with no proposed off-street vehicle parking (hereinafter "Project") at 1567 California Street. The Project would contain a dwelling unit mix consisting of 20 studio units, 29 one-bedroom units, 39 two-bedroom units, and 12 three-bedroom units. Of the 100 units provided, 9 would be provided as affordable (Below Market Rate), with the remainder of the inclusionary obligation paid through an affordable housing fee. The Project is using the Individually-Requested State Density Bonus Program to achieve a 7.5% density bonus.
3. **Site Description and Present Use.** The Project is located on three lots at the intersection of California and Polk Streets, Block 0645, Lots 014, 014A, and 015. The development site contains approximately 136 feet of frontage along the southern side of California Street and approximately 138 feet of frontage along the eastern side of Polk Street. The Project Site is located within the Polk Street Neighborhood Commercial District (NCD) and the 80-A Height and Bulk District. The site measures 18,625 square feet and is currently occupied by a two-story commercial building with four retail spaces and an associated surface parking lot. On February 25, 2016, the Planning Commission approved a Conditional Use Authorization under Motion No. 19576 for the Project Site, to construct an 80-foot tall mixed-use building with 63 dwelling units; however, that particular project is no longer being pursued.
4. **Surrounding Properties and Neighborhood.** The Project Site is located at the intersection of Polk and California Streets, within the Polk Street NCD, and within half a block of the Van Ness Avenue Area Plan. The immediate vicinity is predominantly mixed-use in nature with residential uses situated above ground-floor commercial. Ground-floor commercial spaces are generally occupied by convenience and specialty uses, as well as numerous nighttime and entertainment uses, including bars and restaurants. Intersecting streets adjacent to the Polk Street corridor tend to be more residential in character, with commercial uses interspersed on certain blocks.

The existing development pattern in the area surrounding the Project Site is varied in scale and intensity. Buildings along Polk Street and eastward on California are generally lower, ranging from single-story commercial buildings to mixed-use buildings up to four stories in height. West of the project site towards the Van Ness corridor, building heights can range from two to seven stories. Building heights on the subject block range from one to five stories. The property immediately south of the Project Site is developed with a 5-story building with residential units over two ground floor commercial spaces. The property immediately east of the Project Site is occupied by a single-story commercial building set back from California Street.

5. **Public Outreach and Comments.** The Project Sponsor has conducted at least 10 outreach meetings since April 2018 with neighborhood groups and nearby residents. Specifically, the Project Sponsor has met with Middle Polk Neighborhood Association, Lower Polk Neighbors, the Lower Polk Business Collaborative, the residents of the adjacent 1424 Polk Street building as well as the Asset Manager representative for Veritas which owns the building, as well as nearby entertainment venues including Encore Karaoke and Playland Bar. The Department has received a letter of support for the Project from Lower Polk Neighbors, finding the Project Sponsor team to be responsive to concerns, and the Project itself to incorporate design modifications that are both considerate of adjacent buildings and responsive to the Polk area design guidelines and context.

The Department has, however, also received at least 3 comments in opposition to the project from residents of 1424 Polk Street. These neighbors are concerned about the project's overall scale and massing, particularly with concerns about the project's impacts to their adjacent north-facing lightwell and series of windows. Other concerns include the project's lack of parking for 100 proposed units, lack of parking for commercial businesses, and the impacts on the adjacent building due to construction noise and vibration. It is worth noting that the Project is providing a 10-foot wide lightwell setback along the interior property line shared with 1424 Polk, which extends for 42 feet from the front property line, behind the rearmost point of the adjacent lightwell. By comparison, the Project that was approved by the Commission in 2016 was proposed to be constructed immediately adjacent to the property line for the first approximately 42 feet of depth, which would have fully obstructed this adjacent lightwell and windows.

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

- A. **Use and Density.** Planning Code Section 723 permits residential uses within the Polk Street Neighborhood Commercial District at a density of one dwelling unit per 400 square feet of lot area, or the density permitted in the nearest residential district. The nearest residential district is the RC-4 District, which per Planning Code Section 209.3, permits up to one dwelling unit per 200 square feet of lot area. Planning Code Section 723 principally permits general retail sales and service uses and design professional uses at the ground floor. Individual commercial use sizes are principally permitted up to 1,999 square feet.

Pursuant to Planning Code Sections 723 and 209.3, the project may achieve a density up to one dwelling unit per 200 square feet of lot area, or 93 units for the subject property with 18,625 square feet of lot area. The Project proposes a total of 100 dwelling units; the additional density would be achieved through the State Density Bonus Program, an increase of 7.5% over the otherwise permitted density. The Project proposes eight separate ground-floor commercial spaces, individually ranging in size from 475 square feet to 1,864 square feet as principally permitted. The uses include general retail sales and services, including two proposed Restaurants, and one design professional office.

- B. Development of Large Lots in NC Districts and Lot Merger Restrictions.** Planning Code Section 121.1 requires Conditional Use Authorization for the development of a lot larger than 2,500 square feet within the Polk Street NCD. Planning Code Section 121.7 states that within the Polk Street NCD, lot mergers resulting in a lot with more than 25 feet of frontage require Conditional Use Authorization.

The Project seeks Conditional Use Authorization for the development of the 18,625 square foot lot. The Project Site is currently comprised of three individual lots, though has functioned as a single commercial building with associated parking. Developing the Project will require formally merging the three sites resulting in a frontage greater than 25 feet. The restriction on lot mergers may be waived when the lots to be merged contain a pre-existing single building that spans over multiple lots comprising the Project Site, as is the case here. The Project meets the intent of Section 121.7 and allows for the development of this specific residential project that provides dense new residential housing including affordable housing.

- C. Basic Floor Area Ratio.** Planning Code Section 124 allows a Floor Area Ratio (FAR) of up to 2.5 to 1 within the Polk Street NCD. The Project Site has an area of 18,625 square feet; therefore, the allowable FAR would permit a building of up to 46,562 square feet of Gross Floor Area.

Pursuant to Planning Code Section 124(b), FAR limits do not apply to residential uses. Considering only the commercial uses within the Project, the Project's FAR is approximately 0.5, within the limit allowed by Code.

- D. Rear Yard.** Planning Code Section 134 requires a rear yard equal to 25 percent of the lot depth, to be provided starting at the lowest floor level containing a dwelling unit. The Project Site has a lot depth of 135'-6"; therefore a rear yard of 33'-11" is required.

The Project does not propose a standard rear yard setback that would extend across the full length of an internal rear property line. Instead, the Project proposes a modified setback and courtyard, located at the interior southeast corner of the property. A Code-compliant rear yard would contain approximately 4,650 square feet; the proposed modified setback and rear court contains approximately 3,800 square feet.

Strict enforcement of the Code would physically preclude the construction of the Project with the additional dwelling units as permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and proposes a waiver for the reduction of site development standards for rear yard, which are defined in Planning Code 134.

- E. Usable Open Space.** Planning Code Section 135(d) allows residential projects within the Polk Street NCD to provide the amount of open space required in the nearest residential

district. The nearest residential district to the Project Site is the RC-4 District, which requires 36 square feet of private open space per unit, or 48 square feet of common open space per unit. All such open spaces must meet minimum requirements for area, dimensions, and exposure to light and air in order to be considered usable open space.

The Project includes private usable open space in the form of balconies or terraces for 39 units. For the remaining 61 units, common usable open space would be required in the amount of 2,928 square feet. The rear courtyard area provides a sufficient amount of open space; however, this area does not strictly meet the requirements for exposure to light and air in order to be credited as usable open space.

Strict enforcement of the Code would physically preclude the construction of the Project with the additional dwelling units as permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and proposes a waiver for the reduction of site development standards for common usable open space, which are defined in Planning Code 135(g).

- F. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires projects with more than 150 feet of frontage and proposing new construction of 10 more dwelling units to provide streetscape improvements consistent with the Better Streets Plan.

The Project shall comply with this requirement and will include improvements such as new street trees, permeable paving materials in certain areas, and Class 2 bicycle racks. The precise location, spacing and type of street trees and other streetscape improvements will be further refined throughout the building permit review process.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

The Project Site is a corner lot with frontages along Polk and California Streets; all units facing directly onto these streets meet exposure requirements, accounting for 65 of the 100 total units. At the rear of the building, the Project is providing a large courtyard area that varies in width between approximately 52 feet and 63 feet and is approximately 65 feet deep. Units facing onto this courtyard above the 4th floor also meet Code exposure requirements, accounting for another 12 units. There are two units per floor (14 total) which do not face onto the courtyard in a direct manner and so do not meet exposure. Lastly, there are nine units at lower floors which face onto the courtyard but do not meet strict exposure requirements due to balconies located within the required open area at upper floors, and which are used as private usable open space.

Strict compliance with the Code's exposure requirements would require a substantial reduction of building massing adjacent to the courtyard space, a complete reconfiguration of the building around a Code-compliant rear yard, or an elimination of certain balconies, which are necessary to comply with

other requirements of the Code. Any of these would reduce the habitable area of the Project and ultimately physically preclude the Project at the density permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and proposes a waiver for the reduction of site development standards for dwelling unit exposure, which are defined in Planning Code 140.

- H. Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within Neighborhood Commercial Districts, space for “active uses” shall be provided within the first 25 feet of building depth on the ground floor. Spaces such as lobbies are considered active uses only if they do not exceed 25% of the building’s frontage at the ground level, or 40 feet, whichever is greater. Section 145.1(c)(2) of the Planning Code requires that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Section 145.1(c)(4) of the Planning Code requires that ground floor non-residential uses in NC Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade. Section 145.1(c)(5) requires the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Section 145.1(c)(6) of the Planning Code requires that within Downtown Commercial Districts, frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Project includes approximately 9,823 gross square feet of ground floor retail sales and service uses located along both the Polk and California Street frontages of the site. While the depth of each retail space varies in depth, all spaces are at least 25 feet deep along their respective frontages. There are two 10-foot wide residential entry passages, though the actual lobby and common residential areas are oriented internally toward the courtyard. The project does not propose any off-street vehicle parking or loading. As such, the proposed ground floor meets the Code’s active use requirements. The various retail entries along Polk and California Streets have been designed to be approximately level with the adjacent sidewalk, such that each space has a slightly different floor-to-ceiling height due to the lateral sloping topography of the site along both frontages. As a result, the retail spaces along Polk are approximately double-height, in excess of the 14’ floor-to-floor requirement at ground level; the higher grade along California Street, however, causes the floor-to-floor height for those spaces to fall under the 14-foot requirement, with only 11 feet floor-to-floor. Along both frontages, the ground floor is fenestrated with transparent storefronts and entries for approximately 76% of the facades, therefore exceeding the 60% requirement.

To provide Code-compliant ground floor heights for all proposed retail spaces, the Project would need to raise the floor level overall at the second floor, likely resulting in the project being considered as a high-rise structure under the Building and Fire Codes, or the Project would require a split-level slab within the building. If required to pursue either option, the Project would incur additional costs either directly from the increased complexity and cost of constructing a split-level slab, or indirectly due to the additional requirements and costs of high-rise construction. Alternatively, this requirement may cause the project to instead lose a floor of housing, so as to remain under the high-rise threshold, thus causing the project to lose possible revenue. Collectively, the costs of complying with this requirement may preclude the Project at the density permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and proposes an incentive or concession for the reduction of site development standards for ground floor ceiling height, which are defined in Planning Code 145.1(c)(4).

- I. **Off-Street Parking.** Planning Code Section 151.1 establishes off-street parking requirements for uses within the Polk Street NCD. Pursuant to this Section, there is no required parking space to be provided for any use.

The Project does not propose any off-street parking and therefore complies with Code.

- J. **Off-Street Loading.** Planning Code Section 152 establishes a schedule of required off-street freight loading spaces for all uses in districts other than C-3 or South of Market. Residential uses with less than 100,000 square feet of occupied floor area and retail sales and service uses with less than 10,000 square feet of occupied floor area require no off-street freight loading spaces.

The Project contains less than 100,000 square feet of residential use and less than 10,000 square feet of occupied retail floor area. No off-street freight loading spaces are required and none are proposed. A passenger loading zone will be provided along California Street and is subject to further refinement during the building permit review process.

- K. **Bicycle Parking.** Planning Code Section 155.2 establishes bicycle parking requirements for new developments, based on uses. For buildings with up to 100 dwelling units, one Class 1 space is required per unit. Additionally, one Class 1 space is required for every 7,500 square feet of occupied retail floor area. Class 2 bicycle parking spaces are required at a rate of one space for every 20 dwelling units, and also one space for every 2,500 square feet of occupied retail floor area. a schedule of required off-street freight loading spaces for all uses in districts other than C-3 or South of Market. Residential uses with less than 100,000 square feet of occupied floor area and retail sales and service uses with less than 10,000 square feet of occupied floor area require no off-street freight loading spaces.

The Project includes 100 dwelling units and approximately 8,700 square feet of occupied retail floor area; therefore 101 Class 1 spaces and 8 Class 2 spaces are required. The Project proposes to comply,

providing a bicycle room at ground-floor level with capacity for 101 bicycles and installing at least 4 Class 2 bicycle racks on the adjacent sidewalks.

- L. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 10 points.

The Project submitted a completed Environmental Evaluation Application after January 1, 2018. Therefore, the Project must achieve 100% of the point target established in the TDM Program Standards, resulting in a required target of 10 points. As currently proposed, the Project will achieve 11 points through the following TDM measure:

- Parking Supply (Option K)

- M. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that for projects within the Polk Street NCD that propose new construction of 5 or more units, no less than 40% of the total number of proposed dwelling units shall contain at least two bedrooms, or that no less than 30% of the total number of proposed dwelling units shall contain at least three bedrooms, or that no less than 35% of the total number of proposed dwelling units shall contain at least two bedrooms and no less than 10% shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units and units counted towards the three-bedroom requirement may also count towards the requirement for units with two or more bedrooms.

The Project proposes a dwelling unit mix consisting of 20 studio units, 29 one-bedroom units, 39 two-bedroom units, and 12 three-bedroom units. The Project therefore complies with the dwelling unit mix requirement by providing 51% of the units with at least two bedrooms, exceeding the 35% requirement, and by providing 12% of the units with three bedrooms, exceeding the 10% requirement.

- N. **Height.** Planning Code Section 260, and Article 2.5 of the Planning Code generally, require that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The subject property is located within an 80-A Height and Bulk District. Within this District, heights of buildings are limited to 80 feet. Section 260(b) allows elevator, stair and mechanical penthouses to exceed the maximum roof height by an additional 10 feet.

The finished roof of the Project would reach a maximum height of approximately 78 feet, 7.5 inches, as measured from the midpoint of the property's California Street frontage. Rooftop penthouses would add an additional 9 feet, 6 inches of height in those areas, in total up to approximately 88 feet; however, these features are exempt from height measurement per Planning Code Section 260(b). At the proposed height, the Project is compliant with the 80-foot height limit on the subject property.

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

Portions of the building above the fourth floor exceed 40 feet in height; therefore, the Project is subject to the controls of the "A" Bulk District at the fourth floor and above. The Project's design, including at the fourth floor and above, is intended to continue the streetwall given its prominent corner location and large amount of frontage. Setbacks, building modulation and an articulated facade have been introduced to the design so as to reduce the apparent massing of the building and assist the project in appearing contextual within the surrounding neighborhood. However, both the proposed maximum project length and maximum project diagonals exceed the limits of the "A" Bulk District. The additional massing allows the project to achieve the additional density bonus permitted under the State Density Bonus Program.

Strict enforcement of the Code would physically preclude the construction of the Project with the additional dwelling units as permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes a waiver for the reduction of site development standards for bulk, which are defined in Section 270.

- P. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on September 28, 2018; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 19% of the proposed dwelling units as affordable.

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

accepted Project Application. A Project Application was accepted on September 28, 2018; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 19% of the total proposed dwelling units as affordable, with a minimum of 11% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and the remaining 4% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Nine (9) units (2 studios, 3 one-bedrooms, 3 two-bedrooms, and 1 three-bedroom) of the total 100 units provided will be affordable units. As this only satisfies approximately 47% of the required 19% On-Site Affordable Housing obligation, the remainder of the requirement shall be paid as the Inclusionary Affordable Housing Fee, at the applicable rate of 30%. Based on current fee rates, it is estimated that the project will pay approximately \$3,243,067 as the balance of the Inclusionary Affordable Housing requirement, in addition to the 9 proposed on-site units.

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

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

The proposed Project is necessary and desirable in that it will provide 100 new dwelling units, including 51 that contain at least two bedrooms and are appropriate for larger households. The Project will add housing opportunities within the Polk Street NCD at a density suitable for an urban area well served by public transit and nearby retail opportunities. The commercial spaces proposed along both the Project's California and Polk Street frontages will contribute to the overall commercial activity of the district, particularly along California Street where new commercial space is being added to replace a current surface parking lot.

The existing development in the area surrounding the Project site is varied in scale and intensity. Buildings along Polk Street and eastward on California are generally lower ranging from single-story commercial buildings to mixed-use buildings up to four stories in height. West of the project site towards the Van Ness corridor, building heights range from two to seven stories. Building heights on the subject block range from one to five stories. While the Project is taller than some adjacent buildings, the design incorporates off-setting planes, varied facade treatments, and staggered rooflines, to divide the elevation into discrete sections that complement the surrounding built environment. The project would be compatible with the surrounding uses and buildings and be a positive contribution to the Polk Street neighborhood and community.

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

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

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

The Project site is adequately sized to accommodate the development. Existing development in the vicinity varies in size and intensity, and the Project is generally compatible with the eclectic character of the area.

The Project's massing has been sculpted to transition to the scale of adjacent properties, reducing the apparent bulk of the development and anchoring the corner intersection of the two streets. The project proposes an open courtyard at the southeast corner of the site that will help buffer the new building from adjacent properties and strengthen a pattern of mid-block open space that is currently not well defined on the subject block. Therefore, the Project will not be detrimental to persons or adjacent properties in the vicinity.

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

The Project does not include any off-street vehicle parking or loading and none is required under the Planning Code as proposed. As such, the Project would not result in a significant net increase in vehicular traffic and would not negatively affect transit services or have significant adverse impacts on pedestrians or bicyclists. The Project site is well served by public transit, located within a quarter-mile of many MUNI lines including the 1, 1AX and 1BX, 2, 3, 19, 27, 31, 31AX and 31BX, 38, 38AX and 38BX, 47, 49, 76X, and the California Cable Car. The Project additionally provides a bicycle storage room for 100 bicycles, encouraging residents and employees to use alternative means of transportation, particularly given the location on the Polk Street bikeway.

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

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

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

The Project proposes open spaces in the form of private balconies and a common rear courtyard. Plans for the project show landscaping in the form of street trees and other plantings along California and Polk Streets, as well as trees and shrubs within the rear courtyard. As discussed, the Project does not propose any off-street parking that would require screening. Conditions of approval required that, as the Project proceeds through building permit review, the Project Sponsor will continue to work with Planning staff to refine details of lighting, signage, materials, and other aspects of the project.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Polk Street NCD is a linear, dense mixed-use corridor that consists of residential units above ground-story commercial uses. The Project conforms to the purposes of the Polk Street NCD in that it would retain ground-level retail uses along Polk Street and add new retail along California Street that will enhance pedestrian and commercial activity in the area. Housing development is specifically encouraged on upper stories within the District and the Project succeeds in providing both a dense number of dwelling units overall while also having more than half of the units in the Project containing at least two bedrooms.

8. **Development of Large Lots in NC Districts and Lot Merger Restriction Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met for the development of large lots in NC Districts, as per Planning Code Section 121.1(b):

- A. The mass and façade of the proposed structure are compatible with the existing scale of the district.

The existing development in the area surrounding the Project site is varied in scale and intensity. Residential and mixed-use buildings within the Van Ness corridor to the west are generally situated on large lots and are of a higher intensity than surrounding development, with several buildings to the southwest of the project site in excess of seven stories. Building heights on the subject block range from one to five stories in height. Buildings along Polk Street and along California to the east are generally

lower, ranging from single-story commercial buildings to mixed-use buildings up to four stories in height.

The Project will merge three lots to create one square parcel with frontages on both California and Polk Streets. The building has been situated on the site so that the majority of its mass falls at the northwest corner adjacent to the street intersection. The building steps down as it progresses away from the intersection along California and Polk Streets. The use of varied planes and exterior materials assists in minimizing the appearance of bulk. The Project will complement and be harmonious with the surrounding neighborhood character. At the streetscape, the facade incorporates features that anchor the building and define a pedestrian scale, such as detailing that frames the retail spaces.

- B. The façade of the proposed structure is compatible with the design features of the adjacent facades that contribute to the positive visual qualities of the district.

Existing buildings in the area exhibit an eclectic architectural character, with no prevailing style establishing a dominant visual pattern for the neighborhood. One-story retail commercial buildings are interspersed with multi-story, mixed-use structures.

Both the California and Polk Street facades express a high ratio of wall to glazing, similar to older residential and mixed-use buildings in the area. The building incorporates forms and detailing that are familiar to the older buildings in the area while harmonizing with newer contemporary structures. Additionally, the massing of the ground floor retail is divided into multiple tenant spaces that will help reinforce the neighborhood commercial scale of the building.

Additionally, the Commission must affirmatively make one or more of the following findings when approving a lot merger that results in a lot with more than 25 feet of frontage in the Polk Street NCD, as per Planning Code Section 121.7(d):

- A. The lot merger will enable a specific residential project that provides housing on-site at affordability levels significantly exceeding the requirements of Section 415;
- B. The lot merger will facilitate development of an underutilized site historically used as a single use and the new project is comprised of multiple individual buildings; or
- C. The lot merger serves a unique public interest that cannot be met by building a project on a smaller lot.

The Project Site is comprised of three lots, on which currently exists a single commercial building and associated surface parking. Although the existing commercial building has been divided into multiple storefronts, the site has been occupied by a single land use type and physically within the same building. The lot merger enables a specific mixed-use project that achieves a higher density through the State Density Bonus program and provides for on-site affordable units in addition to payment into the

City's affordable housing fund. While the proposed Project is not comprised of multiple buildings, the proposed facades modulate both horizontally and vertically to achieve an architectural rhythm compatible with the surrounding neighborhood and to give the impression of distinct architectural sections. The ground floor retail spaces have been divided into multiple storefronts similar to what exists on the site currently.

9. **State Density Bonus Program Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project consists of five or more dwelling units on a site located in the Polk Street Neighborhood Commercial Zoning District that is currently developed as a two-story structure containing only non-residential, retail sales and service uses and is, therefore, eligible for the Individually Requested Density Bonus Program.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project is requesting one concession or incentive under the Individually Requested Density Bonus Program, in order to waive ground floor ceiling height requirements for three of the commercial storefronts located along California Street. The Project Sponsor has sufficiently demonstrated that the requested concession reduces the overall cost of the project.

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The Project includes the demolition of the existing two-story commercial building and construction of a new 8-story over basement residential building. The Project proposes a dwelling unit mix consisting of 20 studio units, 29 one-bedroom units, 39 two-bedroom units, and 12 three-bedroom units totaling 100 dwelling units, with 9 dwelling units provided as affordable.

In order to achieve the proposed residential density, the Project is requesting four waivers from development standards, including: 1) Rear Yard (Section 134); 2) Usable Open Space (Section 135); 3) Dwelling Unit Exposure (Section 140); and 4) Bulk (Section 270). Without the waivers, the Project will be physically precluded from constructing the additional units as permitted under the Individually Requested Density Bonus Program, thus preventing the Project from achieving a 7.5% density bonus.

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Density Bonus for the Project is not based on any donation of land; and is therefore not applicable.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus for the Project is not based on the inclusion of a Child Care Facility; and is therefore not applicable.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The Project is seeking one concession or incentive under the Individually Requested Density Bonus Program and is a mixed-use project with ground floor commercial. The Project meets the requirements in Government Code Section 65915(k)(2) in that the proposed ground-floor commercial development is compatible with the housing project and existing zoning, and helps to offset the cost of the housing development in the project.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.4

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

OBJECTIVE 6:

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

Policy 6.1

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

Policy 6.3

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

Policy 2.2

Reduce pollution, noise and energy consumption.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project is a high-density residential development, providing 100 new dwelling units in a mixed-use area. The Project proposes a mix of dwelling unit types, with just over half of the units containing at least two bedrooms. The Project proposes to meet the requirements of the Inclusionary Affordable Housing Program through a combination of nine (9) on-site Below Market Rate (BMR) units and payment of approximately \$3,243,067 as the balance of the Inclusionary Affordable Housing Fee. The Project Site is located in proximity to a variety of public transportation options, including numerous MUNI lines within a quarter-mile, as well as being located along a primary north-south bikeway on Polk Street. The Project does not propose any parking, supporting the City's transit first priorities and helping to minimize conflicts between vehicles and pedestrians, cyclists and transit. The Project Site is located within a developed urban context with much existing access to neighborhood-serving retail, services, amenities and entertainment opportunities. The Project will replace the ground floor commercial spaces along Polk Street and will create new ground floor commercial activity along California Street. The subject property is appropriate for infill development and will complement and contribute to the vitality, activity and walkable urban character of the area.

The Project is consistent with the mixed-use character of Polk Street with high-density residential housing located over ground floor commercial spaces. Although the Project will use the State Density Bonus Program to achieve additional density, the Project's height will be consistent with the existing zoning height limit of 80 feet. The Project Site is a large lot at the intersection of Polk and California Streets and the building has been designed to hold the streetwall; as a result, the Project requires a waiver from Bulk under the State Density Bonus Program. However, the building has also been designed in such a way so as to avoid a dominating or overbearing appearance in terms of mass and scale. The building has been stepped down and away from the corner to transition the project to the lower heights and scales of the adjacent buildings. Along the southern interior property line, the Project is providing a 10' by approximately 42' open court and setback so as to minimize impacts to the north-facing lightwell and windows of the adjacent residential building. At the ground floor level, storefronts at the corner have been recessed from the property line so as to provide a more gracious public realm and allow for greater visibility toward the intersection. In addition to the variation in façade planes, the Project utilizes a variety of materials to differentiate portions of the building, increase the overall solid-to-void ratio of the façade, and introduce an architectural rhythm and pattern that is complementary to the context of the district, while still being contemporary in its design. For all these reasons, the Project is on balance, consistent with the Objectives and Policies of the General Plan.

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

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

The Project would require the removal of the existing retail businesses; however, new commercial spaces will be included in the new building that will provide local business ownership and employment opportunities. In addition, the new residents in the Project will patronize area businesses, bolstering the viability of surrounding commercial districts.

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

The Project Site does not contain any existing housing that would be removed for the Project. The Project will add dwelling units in a manner that is compatible with the surrounding neighborhood context and that will enhance the vitality of the surrounding commercial corridor.

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

The Project does not remove any housing and will add 100 dwelling units to the City's stock. The Project will comply with the City's Affordable Housing Program through a combination of on-site affordable units and the payment of an Affordable Housing Fee.

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

The Project Site is located within the Polk Street NCD where a wide variety of goods and services are available within walking distance of the subject property. The Project Site is located in an area well served by public transit and is located on a primary north-south bikeway. The Project does not propose any off-street parking, which would further add vehicles to the surrounding streets and could lead to conflicts with transit, bicyclists or pedestrians.

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

The Project does not propose any commercial office development. The Project will include commercial establishments that will provide employment and/or business ownership opportunities for area residents.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The Project will not cast shadows or impede views for parks and open spaces in the area, nor have any negative effect on existing public parks and open spaces.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2015-000123CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 3, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 13, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 13, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow demolition of an existing two-story commercial building and associated surface parking lot, and new construction of an eight-story over basement, approximately 80-foot tall, 106,733 gross square foot mixed-use building containing approximately 9,823 gross square feet of ground floor commercial space and 100 dwelling units, 101 Class 1 bicycle parking spaces and 10 Class 2 spaces, with no proposed off-street vehicle parking located at 1567 California Street, Block 0645, Lots 014, 014A, and 015, pursuant to Planning Code Section(s) 121.1, 121.7, and 303 within the Polk Street Neighborhood Commercial District and a 80-A Height and Bulk District; in general conformance with plans, dated January 3, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2018-011249CUA and subject to conditions of approval reviewed and approved by the Commission on February 13, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 13, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

6. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on May 7, 2019. These conditions state:
 - A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

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

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

10. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

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

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

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

12. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

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

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

14. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

PARKING AND TRAFFIC

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

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

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

16. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 109 bicycle parking spaces (100 Class 1 spaces for the residential portion of

the Project, 1 Class 1 space for the commercial portion of the project and 8 Class 2 spaces for the residential and commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

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

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

PROVISIONS

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

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

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

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

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

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

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

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

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

A. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 19% of the proposed dwelling units as affordable to qualifying households. The Project contains 100 units; therefore, 19 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing 9 affordable units on-site and payment of the Affordable Housing Fee for the remaining 53% balance of the requirement. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

B. **Unit Mix.** The Project contains 20 studios, 29 one-bedroom, 39 two-bedroom, and 12 three-bedroom units; therefore, the required affordable unit mix is 4 studios, 6 one-bedroom, 7 two-bedroom, and 2 three-bedroom units. The Project Sponsor has elected to provide 47% of their Inclusionary requirement by providing on-site units, consistent with the "Combination" alternative included in Section 415.5(g)(1)(D). Therefore, the Project is providing 2 studios, 3 one-bedroom, 3 two-bedroom, and 1 three-bedroom units on-site. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

C. **Unit Location.** Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restrictions on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restrictions to the Department and to MOHCD or its successor.

D. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 19% of the proposed dwelling units as affordable to qualifying households. At least 11% must be affordable to low-income households, at least 4% must be affordable to moderate income households, and at least 4% must be

affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. The rents for Rental Units with a required affordable rent at 55% Area Median Income may be reduced to 50% AMI to qualify for a density bonus at the very low-income level and satisfy the Inclusionary Affordable Housing Program. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. The Project Sponsor has elected to provide 47% of their Inclusionary requirement by providing on-site units, consistent with the "Combination" alternative included in Section 415.5(g)(1)(D). Therefore, the Project is providing 5 units to very low-income households at an affordable rent set at 50% Area Median Income, 2 units to moderate-income households at an affordable rent set at 80% Area Median Income, and 2 units to middle-income households at an affordable rent set at 110% Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- F. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units,

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- G. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- H. **Regulatory Agreement.** Prior to the issuance of the first construction document, recipients of density bonuses pursuant to CA Govt. Code Section 65915 shall enter into a regulatory agreement with the City in conformance with the provisions set forth in Planning Code Section 206.6(f).

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- I. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than nineteen percent (19%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- K. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. **XXXXXX**, then it is subject to the Inclusionary

Affordable Housing Requirements in effect at the time of site or building permit issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

- ii. If the units in the building are offered for rent, the five (5) affordable units that satisfy both the State Density Bonus Law and the Inclusionary Affordable Housing Program shall be rented to very low-income households, defined as households earning 50% of AMI in the California Health and Safety Code Section 50105 and/or California Government Code Section 65915-65918 (the State Density Bonus Law). The income table used to determine the rent and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. If the resultant rent or income levels at 50% of AMI under the table required by the State Density Bonus Law are higher than the rent and income levels at 55% of AMI under the Inclusionary Affordable Housing Program, the rent and incomes levels shall be adjusted so they do not at any time exceed the maximum allowance rent and income levels for affordable units under the Inclusionary Affordable Housing Program. After such Density Bonus Law units have been rented for a term of 55 years, the subsequent rent and income levels of such units may be adjusted to (55) percent of Area Median Income under the Inclusionary Affordable Housing Program, using income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco," and shall remain affordable for the remainder of the life of the project. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. The remaining affordable unit(s) shall be rented to qualifying households, with a minimum of two units to moderate-income households, and the remaining two units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

- vi. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

- N. **Fee Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is thirty percent (30%) because it is a rental project. The Project Sponsor shall pay the applicable Affordable Housing Fee at the issuance of the first construction document. The Project Sponsor has elected to provide 47% of their Inclusionary requirement by providing on-site units, consistent with the "Combination" alternative included in Section 415.5(g)(1)(D). Therefore, the Project Sponsor is required to satisfy the remaining 53% of the Inclusionary requirement through payment of the Inclusionary Affordable Housing Fee.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

25. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the

Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

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

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

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

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

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

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

Exhibit B

Plans and Renderings

This page intentionally left blank.

1567
California



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title

Planning Submission

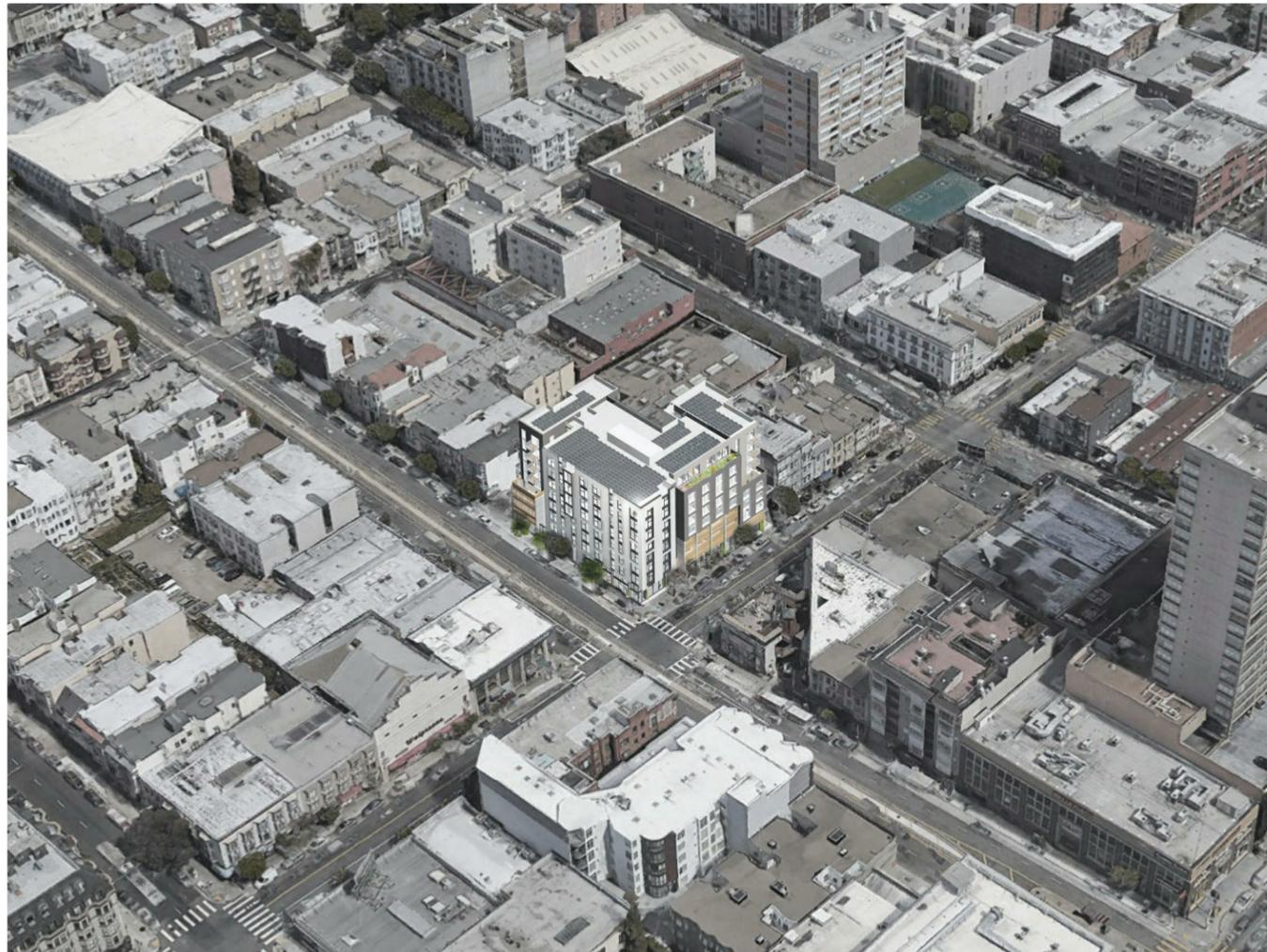
Drawing Title

Title Sheet

Sheet No.

G00

Date 01/03/20
Project No. 21726



Project Team

Applicant/Owner

Southern Land Global LLC
626 807 7880
Att: Michael Lee

Architect

David Baker Architects
461 2nd Street, C127
San Francisco, CA 94107
415 896 6700
Att: John Onken AIA

Land Use Attorney

Farella Braun + Martel LLP
235 Montgomery Street, 17th Floor
San Francisco, CA 94104
415 954 4902
Att: Steven Vettel

Landscape Architects

Interstice Architects Inc
1173 Sutter Street
San Francisco, CA 94109
415 285 3960
Att: Andrew Dunbar

Surveyor

KCA Engineers Inc.
318 Brannan Street
San Francisco, CA 94107
415 546 7111
Attn: Peter Bekey

DRAWING LIST

- G00 Title Sheet
- G01 Project Data
- G03 Site Context Photos
- G04 Concept Diagrams
- G05 Base Build Project
- G06 Base Build Project
- G07 Building Height Measurement Diagram
- G10 Aerial View
- G12 California and Polk View
- G13 Polk Street View
- G14 ALTA Survey
- A00 Site Development Plan
- A01 Lower Ground Floor
- A02 Upper Ground Floor
- A03 Level 2 Floor Plan (showing typical unit plans)
- A04 Level 3 Floor Plan
- A05 Level 4 Floor Plan
- A06 Level 5 Floor Plan
- A07 Level 6 Floor Plan
- A08 Level 7 Floor Plan
- A09 Level 8 Floor Plan
- A10 Roof Level Floor Plan
- A11 EXTERIOR ELEVATION - POLK STREET
- A12 EXTERIOR ELEVATION - CALIFORNIA STREET
- A13 EXTERIOR ELEVATION - EAST
- A14 EXTERIOR ELEVATION - SOUTH
- A15 BUILDING SECTION - CALIFORNIA STREET
- A16 BUILDING SECTION - POLK STREET
- A17 BUILDING SECTION - POLK STREET 2
- A18 BUILDING SECTION - POLK STREET
- A19 BUILDING SECTION - CALIFORNIA STREET
- A20 BUILDING SECTION - CALIFORNIA STREET
- A21 UNIT PLANS

Project Description:

This project is a 18,625 square foot lot located at 1567 California Street (Assessor's Block 0645, Lot 14/14a/15), currently occupied by a 2 story commercial building. The site has a 80' foot height limit and is within the 80-A zoning district and the Polk Street Neighborhood Commercial district. The project proposes a demolition of the existing building and construction of an 8-story residential building with ground floor commercial space.



Location Plan



Planning Submission

October 2018,

- Revised February 2019
- Revised January 2020

SF Planning Code Compliance : 1567 California

Revised 1/3/20

Section	Required	As Proposed	Comply Y/N
260 Height per 80-A NCD	80' max measured from center of prop. on California	78'-7-1/2" to top of roof structure	Compliant
270 Bulk per 80-A NCD	110' max plan length and 125' dia max above 40'	No tower reductions above 40'	Non-Compliant / Waiver Required
207.4 Neighborhood Density	93 units allowed (1 per 200 sf lot area)	100 units (with 21.5% Density Bonus - Sec. 206.6)	No waiver Required- AHSDB
207.7 Unit Mix	Polk NCD requires 10% 3 bed and 25% 2 bed	12% 3 bed (12 total) and > 39% 2 bed provided (39 total)	Compliant
133 & 134 Front and Side Setbacks	None required	None	N/A
134 Rear Yard Setback	25% lot depth or modified per ZA (4656 sf)	3,799 sf modified courtyard,	Non-Compliant / Waiver Required
135/723.93 Open Space Area	36SF required for private open space or 48SF for common open space in RC-4	As noted on G01	Compliant
135(g) Open Space Configuration	Required inner court exposure for building height on 3 sides	Proposed 2 sides of courtyard exceed allowed height.	Non-Compliant / Waiver Required
138.1 Street Trees	1 per 20' of frontage= 7 trees on both streets	14 trees required. 8 Existing street trees to remain/6 new proposed.	Compliant
140 Dwelling Exposure	All units face street or 25' min inner court, stepped back 5' at each floor as required.	All units face street or 25' min inner court, stepped back 5' at each floor as required. Inner corner units are partially obstructed.	Non-Compliant / Waiver Required
145.1 Active Ground Floor	Active use on first 25' depth of ground floor on street, with 14' ceiling heights at retail/Restaurant. 60% min ground floor transparency	Ground floor retail and 14' floor to floor heights provided min.; >60% ground floor is glazed	Compliant
151 Parking	None Required	0 parking spaces proposed	Compliant
155.2 Bike Parking (residential)	Class 1: 1 space per Dwelling Unit Class 2: 1 space per 20 Dwelling Units	Class 1 = 100 spaces Class 2 = 5 spaces on sidewalk	Compliant
155.2 Bike Parking (retail/restuarant)	Class 1: 1 space per 7,500 sf. Class 2: 1 space per 750 sf.	Class 1 = 1 space Class 2 = 11 spaces on sidewalk	Compliant
723.20 FAR Commercial	2.5:1 x 18625= 46,563 sf max	9,823 sf proposed	Compliant

PROJECT INFORMATION:

ADDRESS 1567 CALIFORNIA, 1436 POLK ST, SAN FRANCISCO CA, 94109
 BLOCK/LOT 0645/14/14A/15
 LOT AREA 18,625 SQFT
 ZONING DISTRICT NC-D POLK ST NEIGHBORHOOD COMMERCIAL

1567
California



David Baker Architects
 dbarchitect.com
 461 Second St, Loft c127
 San Francisco, CA 94107
 415.896.6700

UNIT	QUANTITY
LEVEL 2	
1BD	4
2BD	4
3BD	3
Studio	4
LEVEL 3	
1BD	4
2BD	4
3BD	3
Studio	4
LEVEL 4	
1BD	4
2BD	5
3BD	2
Studio	4
LEVEL 5	
1BD	4
2BD	6
3BD	1
Studio	4
LEVEL 6	
1BD	5
2BD	6
3BD	1
Studio	2
LEVEL 7	
1BD	4
2BD	7
3BD	1
Studio	1
LEVEL 8	
1BD	4
2BD	7
3BD	1
Studio	1
100	

RESIDENTIAL GSF	
Name	Area

RESIDENTIAL	
CIRCULATION	12,321 SF
COMMON	6,521 SF
RESIDENTIAL	78,068 SF
96,910 SF	

COMMERCIAL GSF	
Name	Area

COMMERCIAL	
CIRCULATION	931 SF
COMMERCIAL	8,158 SF
COMMON	173 SF
SERVICE	561 SF
9,823 SF	

TOTAL BUILDING GSF	
Name	Area

COMMERCIAL	
CIRCULATION	931 SF
COMMERCIAL	8,158 SF
COMMON	173 SF
SERVICE	561 SF

RESIDENTIAL	
CIRCULATION	12,321 SF
COMMON	6,521 SF
RESIDENTIAL	78,068 SF
106,733 SF	

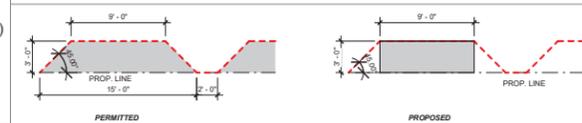
*NOTE: SQUARE FOOTAGES ABOVE DO NOT INCLUDE THE FOLLOWING SPACES: RESIDENTIAL TRASH, BIKE ROOM, PAKAGE ROOM, RESIDENTIAL W.C., MECHANICAL, AND ELECTRICAL ROOMS ON THE LOWER AND UPPER GROUND FLOOR.

UNIT TYPE	QUANTITY	%
-----------	----------	---

1BD	29	29%
2BD	39	39%
3BD	12	12%
Studio	20	20%
100		

OPEN SPACE REQUIRED: (RC-4)
 36 SF PRIVATE AND 48 SF COMMON
UNITS PROVIDED = 100
 39 UNITS HAVE A 6' x 6' (MIN.) BALCONIES (36 SF AREA OF BALCONY)
 61 UNITS REQUIRE 48 SF COMMON OPEN SPACE
 61 x 48 SF = 2,928 SF
TOTAL COMMON OPEN SPACE REQUIRED = 2,928 SF

TOTAL OPEN SPACE PROVIDED:		
NAME	AREA	QUANTITY
COURTYARD	3,799 SF	1
PRIVATE BALCONY	2,803 SF	39



BAY PROJECTIONS: WITHIN CODE REQUIREMENTS

136(c)(2)(B) The permitted obstructions shall be as follows: Bay (projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, when limited as specified herein. With respect to obstructions within yards and usable open space, the bay windows and balconies specified in Paragraph (c)(3) below shall be permitted as an alternative to those specified in this Paragraph (c)(2). Projection into the required open area shall be limited to three feet, provided that projection over streets and alleys shall be further limited to two feet where the sidewalk width is nine feet or less, and the projection shall in no case be closer than eight feet to the centerline of any alley.

1/8" = 1'-0"

Open Space 2

Bay Diagram 1

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Project Data

Sheet No.
G01

Date 01/03/20
 Project No. 21726



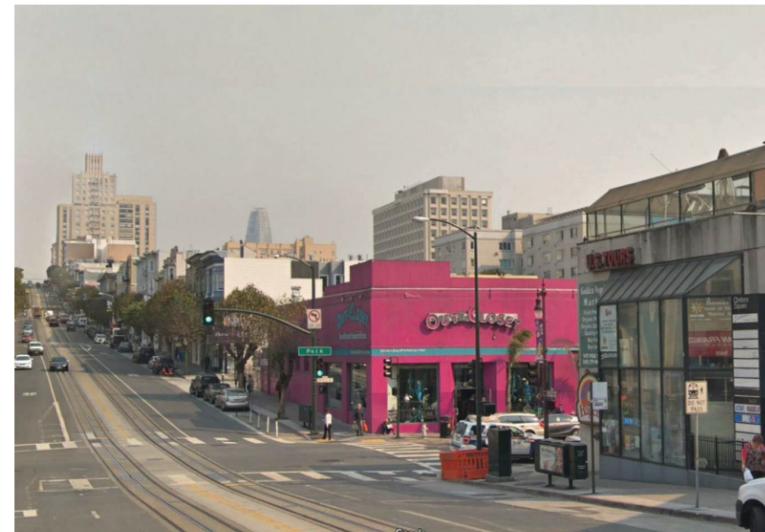
Along California Looking Southwest



East Boundary at 1561 California



Along Polk Street Looking South



Looking East from California to corner



Along Polk Street Looking East to South Boundary



Along Polk Street Looking North



Along Polk Street Looking North from Pine

1567
California



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Description	Issues	
	Date	
Planning Submission	07/20/2018	
Planning Redesign	10/24/2018	

Rev.	Description	Revisions	
		Date	

Set Title
Planning Submission

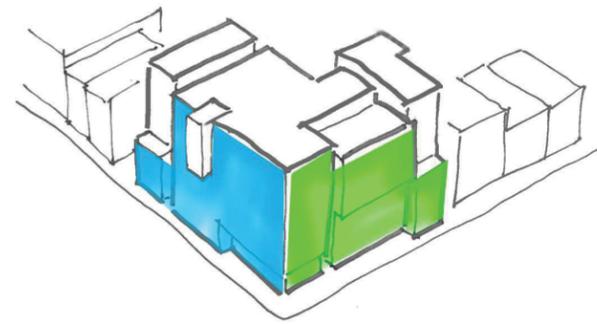
Drawing Title
Site Context
Photos

Sheet No.
G03

Date 10/11/18
Project No. 21726

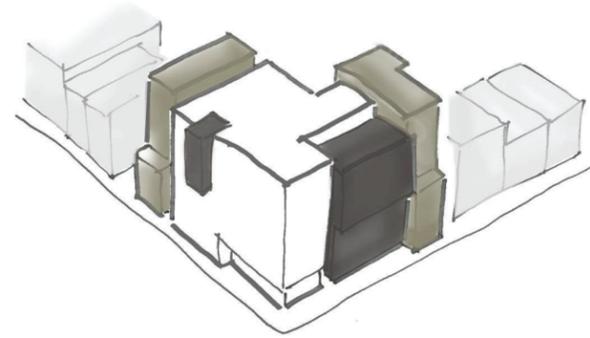


David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700



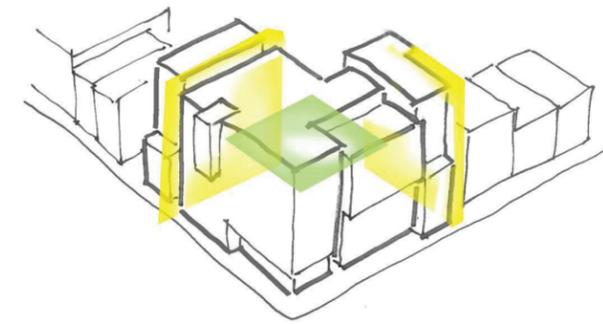
1. Step up massing at corner

The corner site is accentuated by letting the mass of this building visually step up at the corner. The site acts as a gateway into the heart of the City from the Van Ness corridor.



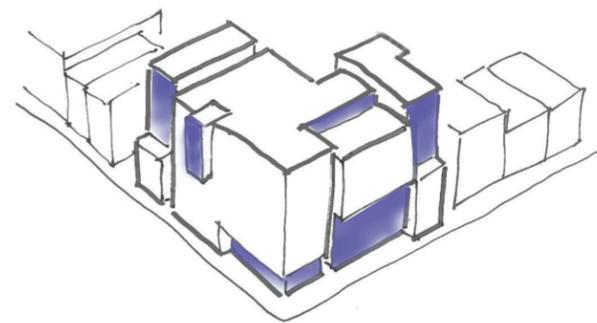
2. Break up the massing into 4 buildings

The scale of the Polk Street context is respected by maintaining segmented massing. Breaking the building down into smaller recognizable pieces creates a good fit into the neighborhood.



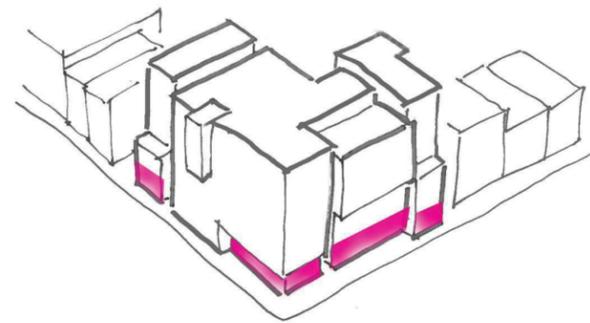
3. Garden is visible from the street

The building mass is laterally sliced twice to break up the mass as well as give glimpses into the rear courtyard from the street.



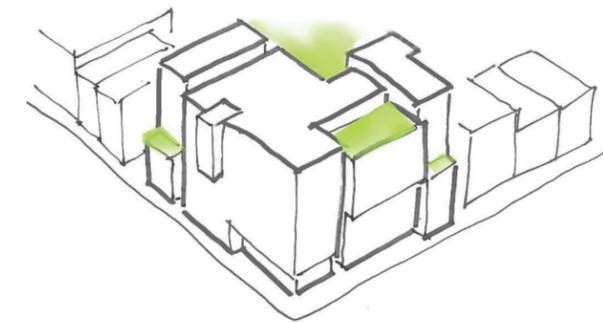
4. Carve and break up the mass

The facade of the building is pushed and pulled to reduce the appearance of height where next to smaller buildings. Pushing in at Ground level gives a wider sidewalk. Pushing in above also creates roof terraces.



5. Continuous ground level retail with varied set-backs

The ground level at the streetfront is fully dedicated to retail. The sloping elevation of the streets creates tall retail spaces up to 20' high



6. Green Spaces

The project includes a generous rear courtyard amenity space and private upper roof terraces. The roof is left for solar collectors.

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Concept Diagrams

Sheet No.
G04
Date 10/11/18
Project No. 21726



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Base Scheme recal.	5/3/2019

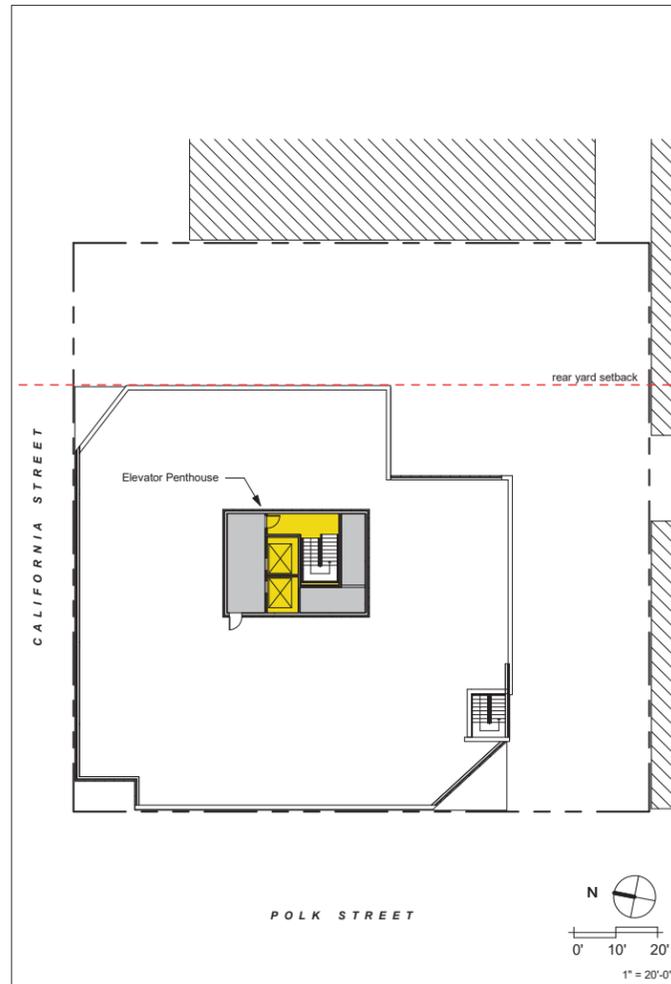
Revisions		
Rev.	Description	Date

Set Title
Planning Submission

Drawing Title
Base Build Project

Sheet No.
G05

Date February 25, 2019
Project No. 21726



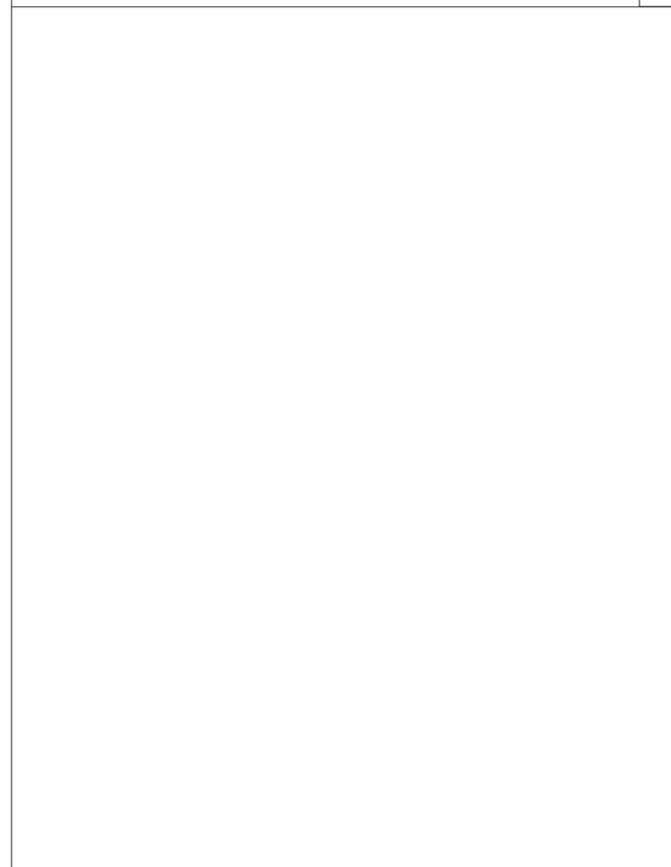
Roof level 4



Level 5-7 3



Levels 2-4 2



Level 8 5



Level 1 1



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues

Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018

Revisions

Rev.	Description	Date
------	-------------	------

Set Title

Planning Submission

Drawing Title

Base Build Project

Sheet No.

G06

Date February 25, 2019
Project No. 21726

Base Building Project Data

UNIT COUNT BY LEVEL	
Name	Count

Not Placed	
1 Bed	2
Level 2	
1 Bed	11
2 Bed	3
3 Bed	2
Level 3	
1 Bed	11
2 Bed	3
3 Bed	2
Level 4	
1 Bed	11
2 Bed	3
3 Bed	2
Level 5	
1 Bed	6
2 Bed	4
3 Bed	1
Level 6	
1 Bed	6
2 Bed	4
3 Bed	1
Level 7	
1 Bed	8
2 Bed	3
3 Bed	1
Level 8	
1 Bed	4
2 Bed	4
3 Bed	1
93	

COMMERCIAL GSF	
Name	Area
COMMERCIAL	3872 SF
SERVICE	1379 SF
	5251 SF

RESIDENTIAL GSF	
Name	Area
CIRCULATION	8480 SF
COMMON	6607 SF
RESIDENTIAL	64400 SF
SERVICE	2194 SF
	81680 SF

TOTAL BUILDING GSF	
Name	Area
CIRCULATION	8480 SF
COMMERCIAL	3872 SF
COMMON	6607 SF
RESIDENTIAL	64400 SF
SERVICE	3572 SF
	86931 SF

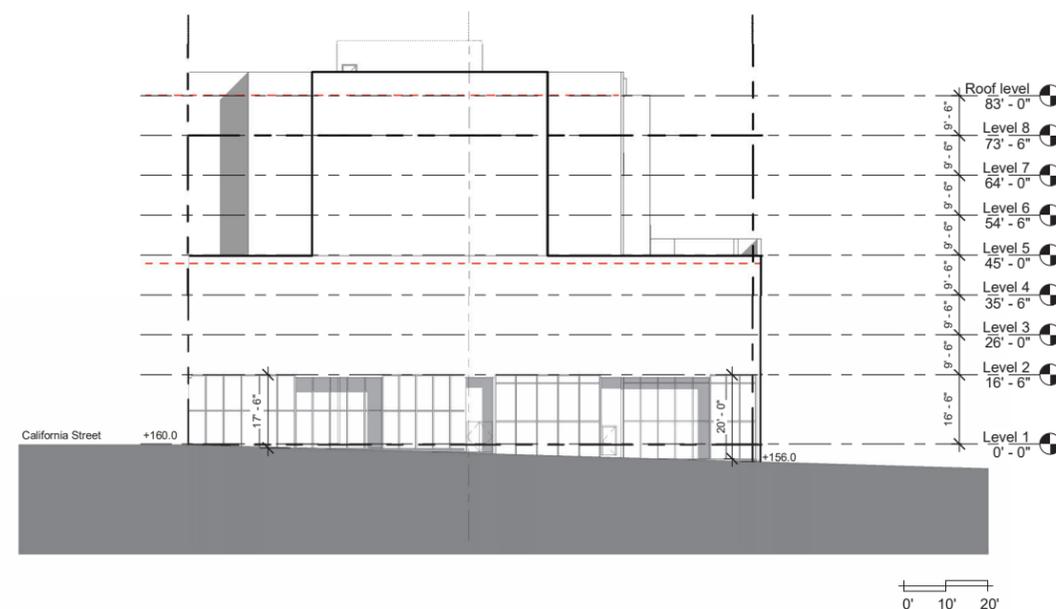
UNIT TYPE TOTALS	
Name	Count
1 Bed	59
2 Bed	24
3 Bed	10
93	

OPEN SPACE	
Name	Area

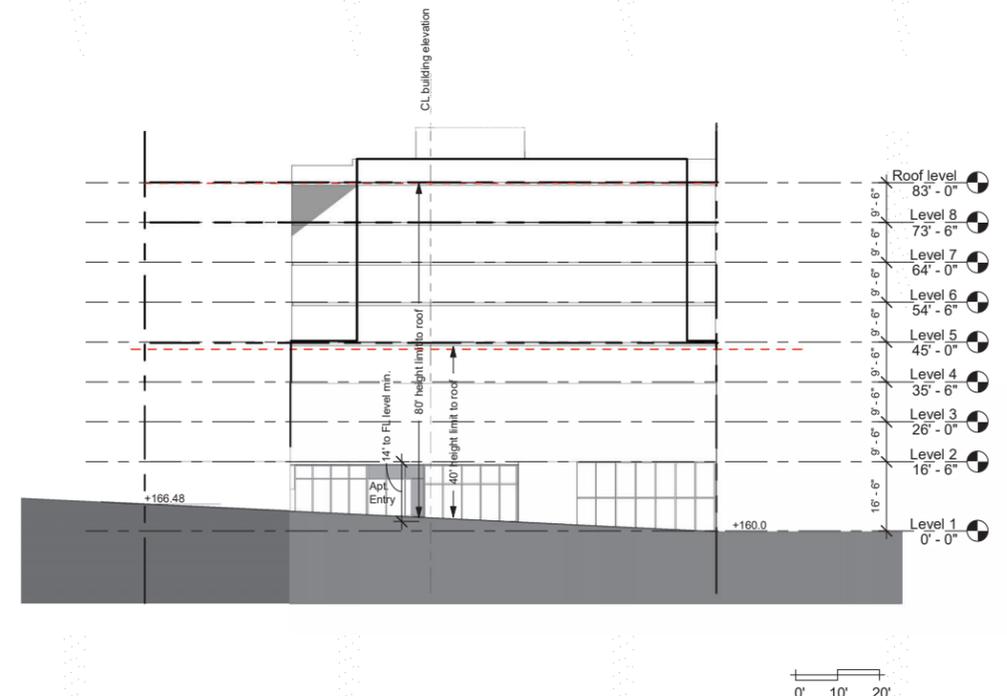
Open Space	
Common Open Space	1936 SF
Common Open Space	5674 SF
Private Open Space	
Private Terrace	77 SF
Private Terrace	79 SF
Private Terrace	622 SF
	8389 SF

OPEN SPACE REQUIREMENTS: (RC-4) - 84 UNITS	REQUIRED	PROVIDED
36SF PER DWELLING UNIT (COMMON) 93 UNITS X 36SF =	3348 SF	7610 SF
48SF PER DWELLING UNIT (PRIVATE)		778 SF

BIKE PARKING REQUIREMENTS: Table 155.2	PROVIDED
Residential Uses (93 units)	
Class 1: One space for every Dwelling unit:	93
Class 2: One per 20 Dwelling units:	5
Retail Uses (3872 SF)	
Class 1: One space for every 7,500 SF: (MIN. 2)	2
Class 2: One per every 2,500 SF: (MIN. 2)	2



Elevation at Polk Street (South) 2

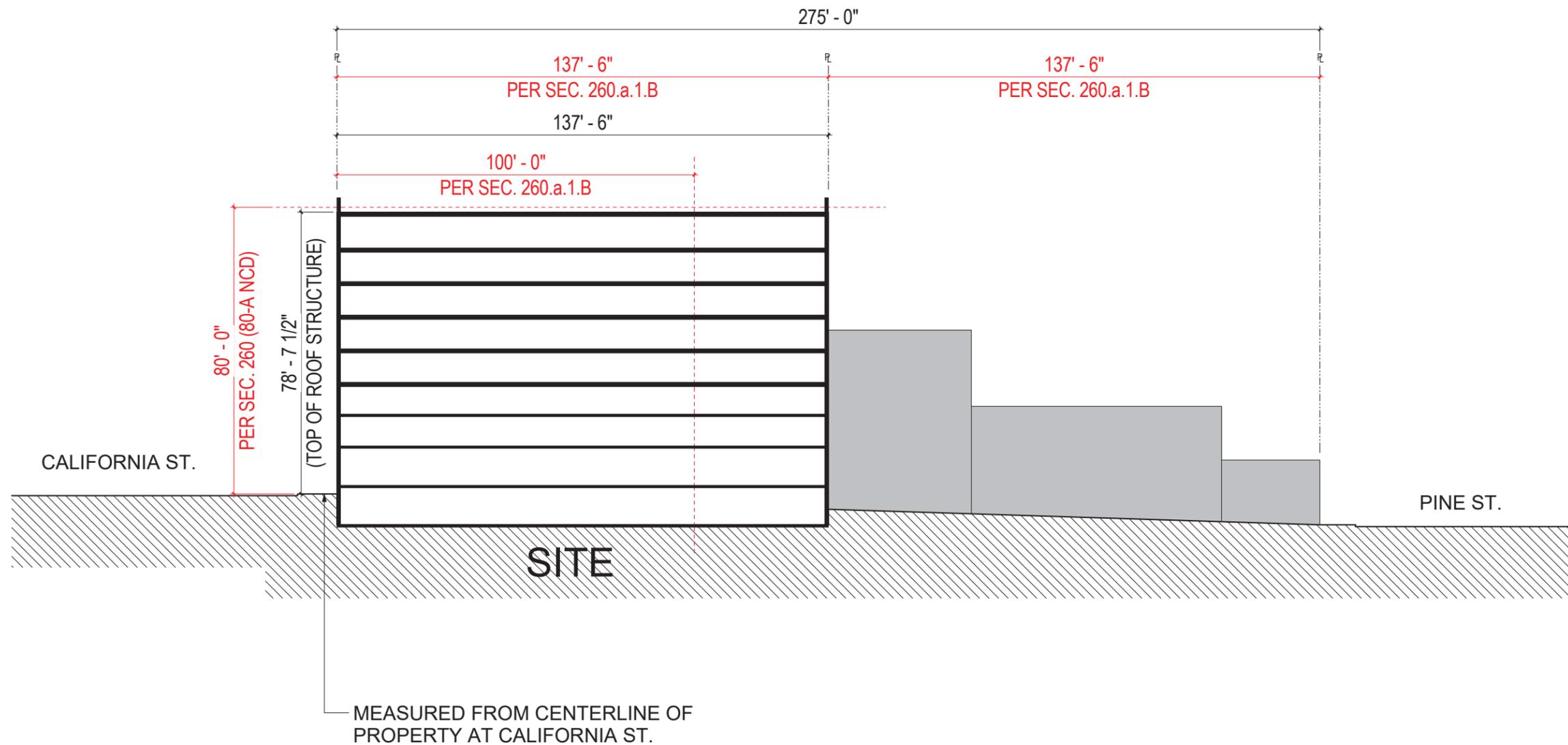


Elevation at California Street (West) 1



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp



Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

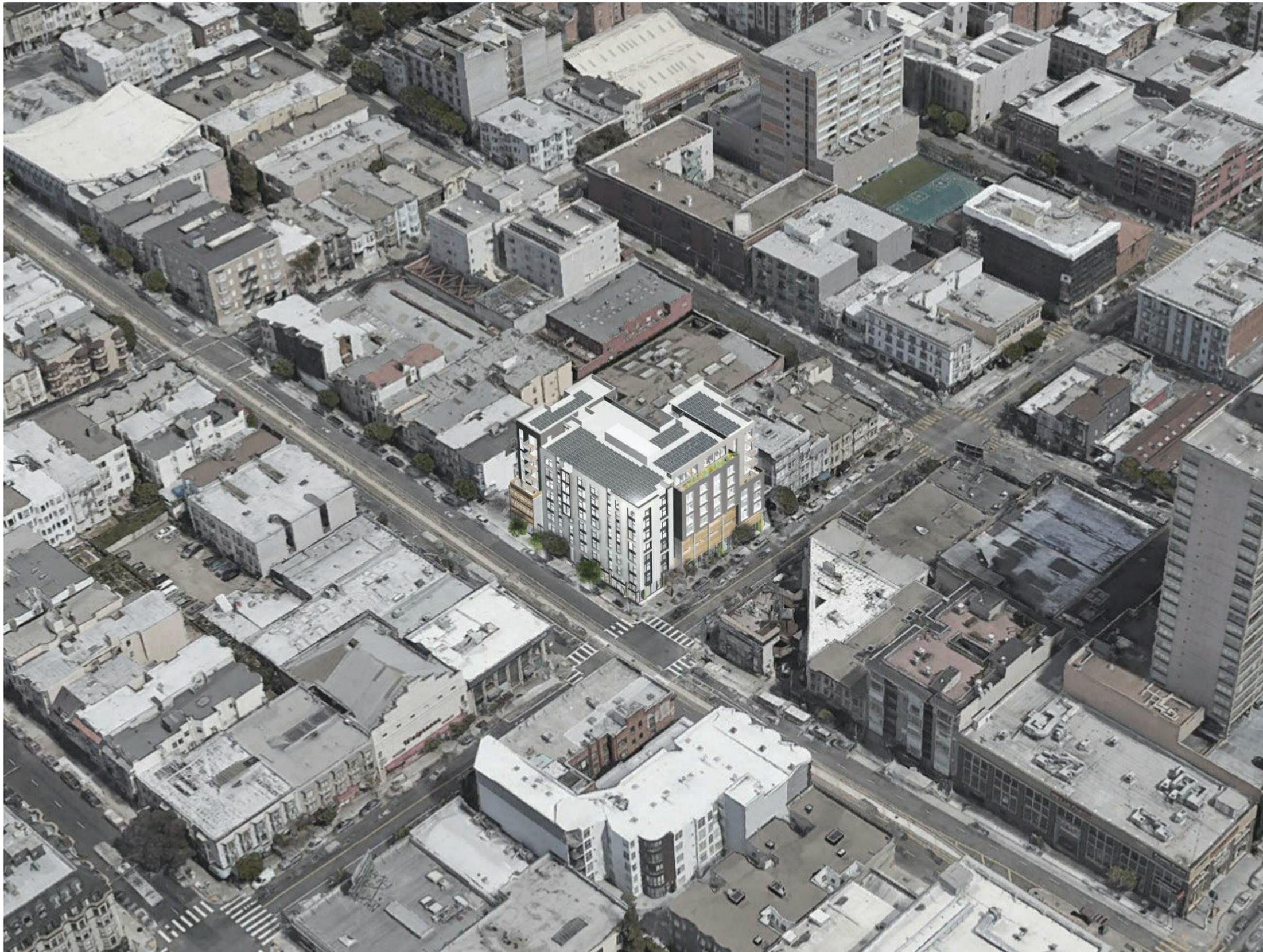
Set Title
Planning Submission

Drawing Title
Building Height Measurement Diagram

Sheet No.

G07

1/16" = 1'-0"



Aerial View

1567
California



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Aerial View

Sheet No.
G10

Date 03/04/19
Project No. 21726



View along California Street from the East



California and Polk Corner View



Streetscape view along California at Entry

1567
California



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

		Issues
Description		Date
Planning Submission		07/20/2018
Planning Redesign		10/24/2018

		Revisions
Rev.	Description	Date

Set Title
Planning Submission

Drawing Title
**California and Polk
View**

Sheet No.
G12

Date 03/04/19
Project No. 21726



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp



View looking North on Polk Street



Streetscape view at Polk and California



Streetscape view at Polk Street Entry

Description	Issues	
	Date	
Planning Submission	07/20/2018	
Planning Redesign	10/24/2018	

Rev.	Description	Revisions	
		Date	

Set Title
Planning Submission

Drawing Title
Polk Street View

Sheet No.
G13

Date 03/04/19
Project No. 21726

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT
Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is <http://library.omegal.com> the website for the City of San Francisco, CA, Contact No.: (415) 558-6378

Zoning Designation: "NCD" NEIGHBORHOOD COMMERCIAL DISTRICT
The observed use is permitted. YES
Building Height: 35 Feet
Minimum Lot Area: 2,500 Sq. Ft.
Max Building Coverage: None
Bulk Density: None
Building Setbacks:
Front: None
Street Side: None
Interior Side: None
Rear: 15 Feet

Parking Requirements: No car parking required
Handicap per ADA requirements



STATEMENT OF ENCROACHMENTS

No visible encroachments or observed evidence of encroachments onto or over subject property's boundary line as of date of survey.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

11. Matters as contained or referred to in an instrument, Entitled: Notice of Special Restrictions under the Planning Code Executed By: Li Hwa Lu, a married man as his sole and separate property, Li Min Lu, a married man as his sole and separate property, James Lu, a married man as his sole and separate property and Tina Lu, a married woman as her sole and separate property Recorded: May 17, 2017 in Official Records under Recorder's Serial Number 2017-K451176. AFFECTS SUBJECT PROPERTY. NOT A PLOTTABLE ITEM.

UTILITY NOTE

The Aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

The underground utilities shown have been located from field survey information and existing drawings, if available. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

FLOOD ZONE

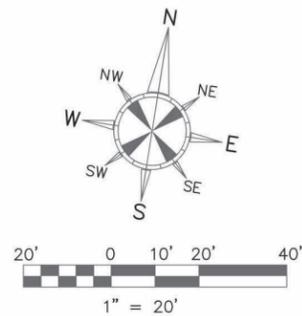
A field survey was not conducted to determine the flood zone areas. Any flood zone lines distinguishing between flood areas are graphically plotted from FEMA Flood Insurance Rate Maps (FIRM). A flood elevation certificate may be needed to determine or verify the location of the flood areas. The subject property's community does participate in the program. It is determined that the subject property resides in an area not mapped by FEMA and Special Flood Hazard Zone is undetermined. The Flood Insurance Rate Program was contacted on 3/5/2018 by telephone or email (www.fema.gov)

MISCELLANEOUS NOTES

- N1 Property has direct access to California Street which is a public right-of-way.
- N2 The addresses of 1436 and 1498 Polk Street were observed by the surveyor posted on property as of date of survey.
- N3 The basis of bearings of this survey is based on the center line of California Street, shown as East, per plat.
- N4 The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

PARKING				
REGULAR	HANDICAPPED	TRAILER	PARTIAL	TOTAL
16	0	0	0	16

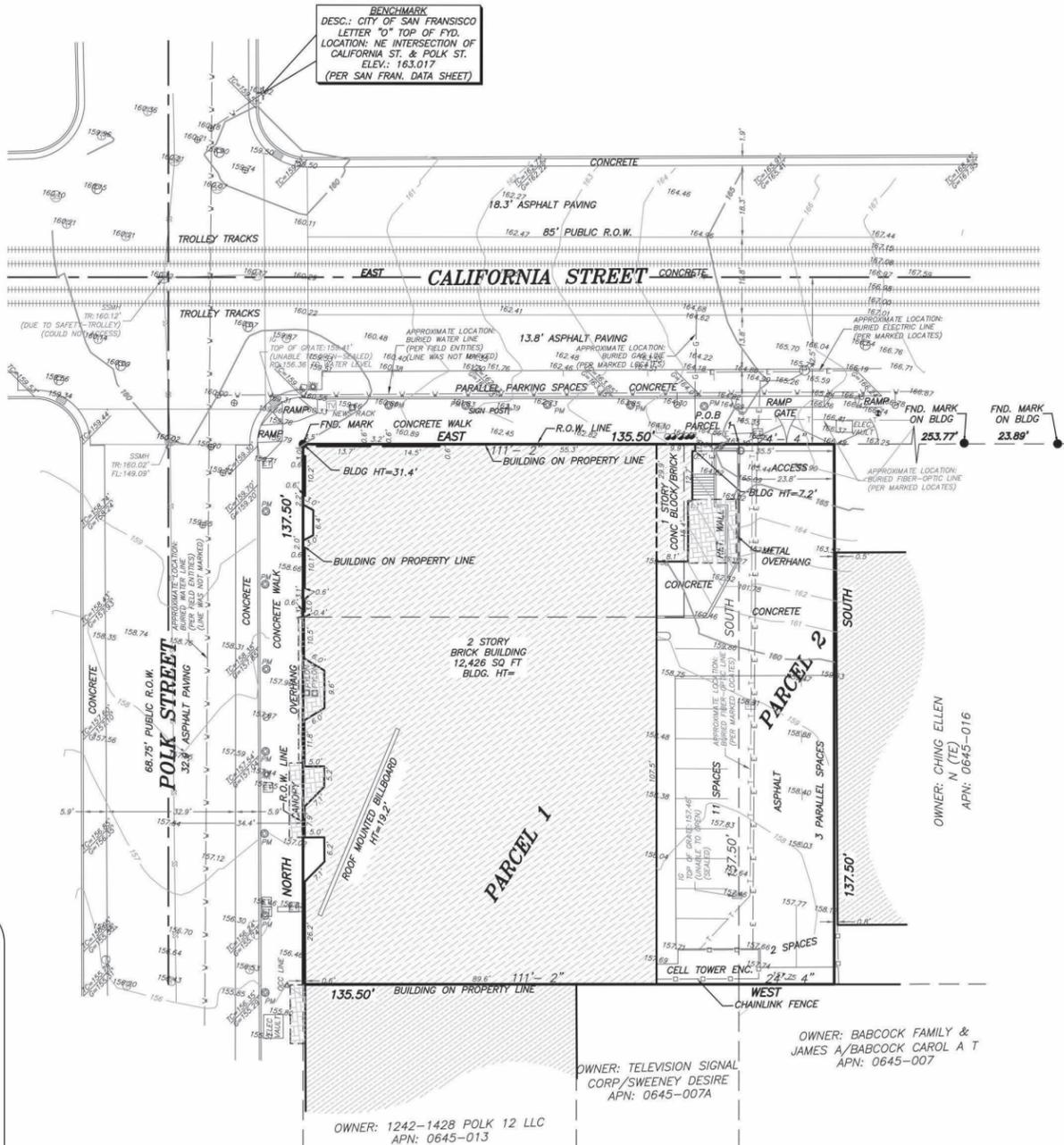
- N5 There was no observable evidence of earth moving work, building construction or building additions within recent months.
- N6 There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.
- N7 There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
- N8 The subject property is located at the intersection of California Street and Polk Street.
- N9 No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
- N10 This survey map correctly represents the facts at the time of the survey.
- N11 There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
- N12 The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, right-of-ways and easements, public or private, as described in their most recent respective legal descriptions of record.
- N13 The subject property (APN# 0645-014, 0654-014A and 0654-015; Owner: LI HWA LU, JAMES LU, TINA LU, Contains: 18,631 sq. ft. or 0.4277 acres, more or less.



SYMBOL LEGEND

○ - MONUMENT SET (AS DESCRIBED)	● - MONUMENT FOUND (AS DESCRIBED)	LIST OF ABBREVIATIONS
○ - BUSH	○ - TREE	U/G - UNDERGROUND
○ - GAS METER	○ - ELEC. PEDESTAL	HC - HANDICAPPED
○ - SIGNAL LIGHT	○ - FIRE HYDRANT	CONC. - CONCRETE
○ - PIPELINE MARK	○ - POWER POLE	APPROX. - APPROXIMATE
○ - MAIL BOX	○ - PIPELINE VENT	SAN. - SANITARY
○ - SAN. SEW. M.H.	○ - STM. SEW. M.H.	ASPH. - ASPHALT
○ - GUY WIRE	○ - PULL BOX	TYP. - TYPICAL
○ - CURB INLET	○ - GUARD POST	BLVD. - BOULEVARD
○ - TV PED.	○ - LIGHT POLE	BLDG. - BUILDING
○ - CLEAN OUT	○ - MONITOR WELL	PED. - PEDESTAL
○ - ELEC. TRANS.	○ - HANDICAP	PLNTR. - PLANTER
○ - UNDERGROUND TANK ACCESS	○ - GAS VALVE	TRNS. - TRANSFORMER
○ - AUTO SPRINKLER	○ - FIRE RISER	FIN. FL. - FINISHED FLOOR
○ - STORM SEWER	○ - SANITARY SEWER	R.O.W. - RIGHT-OF-WAY
○ - F/O FIBER OPTIC	○ - UNDERGROUND COMMUNICATION	FACE - FENCE
		DIA. - DIAMETER
		BLV. - BOULEVARD
		BYA - BUILDING SETBACK LINE
		ESMT - EASEMENT
		A/S - AUTO-SPRINKLER
		DIST. - DISTANCE
		BRNG. - BEARING
		W/US - WITH UNDERGROUND SERVICES
		STAT. - STATUTORY
		PLAT DIMENSION
		R - RECORD DIMENSION
		TR - TOP OF RIM
		FL - FLOW LINE
		RD - ROOF DRAIN
		POM - POINT OF MEASUREMENT

(GS -) = GROUND LEVEL SPOT ELEVATION
(TR -) = TOP OF BUILDING SPOT ELEVATION



Survey Prepared By:
Red Plains Surveying Company
1917 S. Harvard Avenue
Oklahoma City, OK 73128
Phone: 405-603-7842 / Fax: 405-603-7852
Email: Comments@rpsurveying.com



TITLE LEGAL DESCRIPTION

PARCEL I:
BEGINNING at the point of intersection of the southerly line of California Street and the Easterly line of Polk Street; running thence Easterly along the Southerly line of California Street 111 feet and 2 inches; thence at a right angle Southerly 137 feet and 6 inches; thence at a right angle Westery 111 feet and 2 inches to the Easterly line of Polk Street; thence Northerly along the Easterly line of Polk Street 137 feet and 6 inches to the point of beginning.

BEING part of Western Addition Block No. 15.

APN: Lot 014 & 014A; Block 0645

PARCEL II:
BEGINNING at a point on the Southerly line of California Street, distant thereon 111 feet and 2 inches Easterly from the easterly line of Polk Street; running thence Easterly along said line of California Street 24 feet and 4 inches; thence at a right angle Southerly 137 feet and 6 inches; thence at a right angle Westery 24 feet and 4 inches; thence at a right angle Northerly 137 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 15.

APN: Lot 015; Block 0645

The above described parcel is the same land described in Old Republic Title Company's Preliminary Report Order No. 0224042170-AN, bearing an effective date of April 25, 2017, at 7.30AM

ALTA/ACSM LAND TITLE SURVEY
FOR
Polk Street

PARTNER PROJECT NUMBER 18-209710.1
PROPERTY ADDRESS: 1436 and 1498 Polk Street and 1567 California Street, San Francisco, California 94109
ALTA SURVEY BASED AND RELIED ON OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER No. 0224042170-AN, BEARING AN EFFECTIVE DATE OF APRIL 25, 2017, at 7.30 AM

CERTIFICATION

To: Old Republic Title Company and Partner Engineering and Science, Inc

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof. The field work was completed on 3/19/2018.

Date of Plat or Map:

James M. Powers PLS RPLS CFedS
PLS No.: 8541
IN THE STATE OF CALIFORNIA
DATE OF SURVEY: 3/19/2018
DATE OF LAST REVISION:

PARTNER
Engineering and Science, Inc.
CAXTON BUILDING
812 HURON RD. SUITE 690
CLEVELAND, OHIO 44115
T 440-987-1001
jdavenport@partneresi.com



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

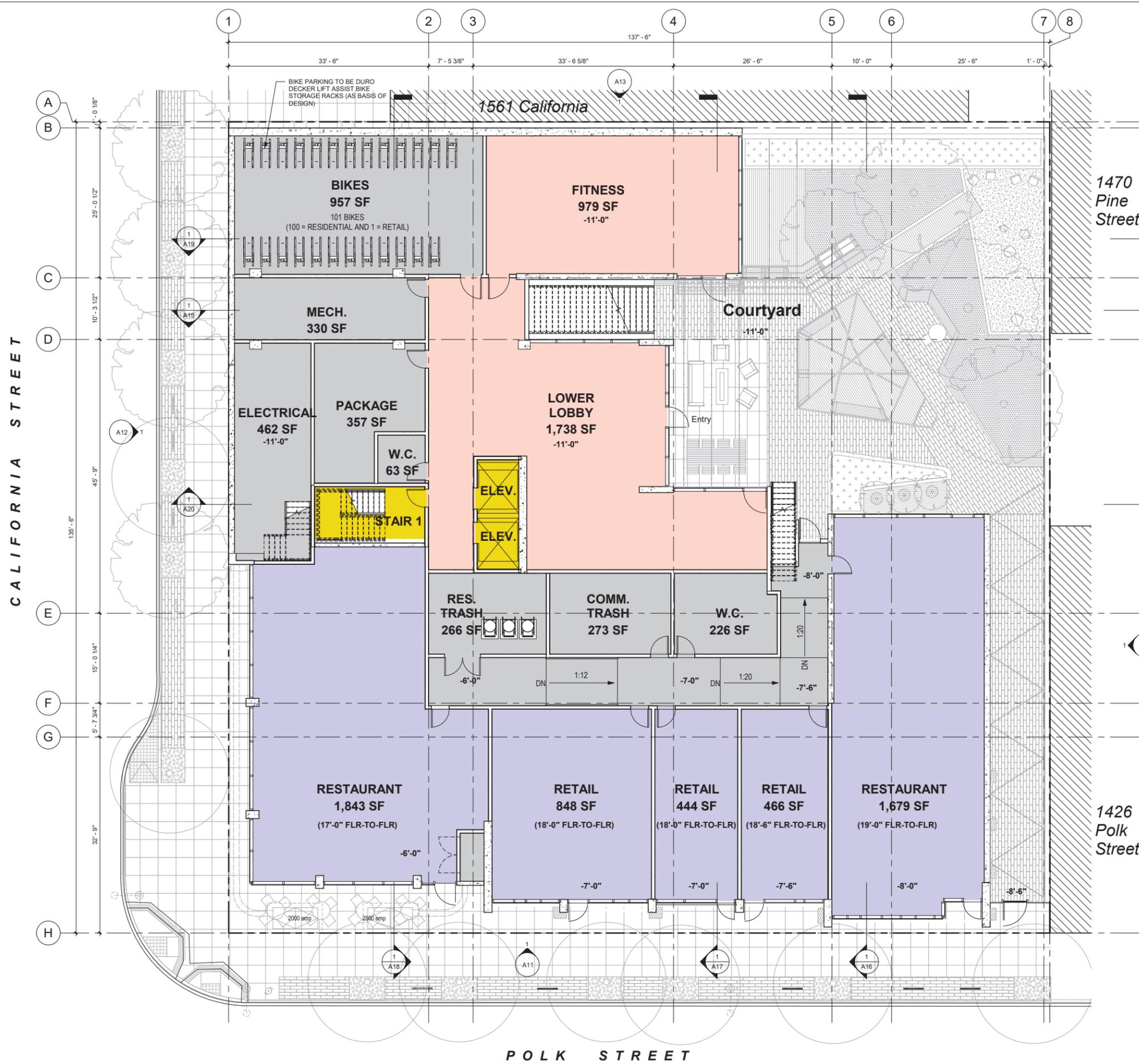
Set Title
Planning Submission

Drawing Title
Lower Ground Floor

Sheet No.

A01

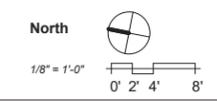
Date: 01/03/20
Project No.: 21726



Section 145.1 Active Ground Floor:
Ground Floor Retail/Restaurant shall have a minimum floor-to-floor height of 14 feet.

Square Footage:
Total **Compliant** Retail sf = 5,280 sf
Total **Non-Compliant** Retail sf = 2,338 sf

Average Height:
Total Average Retail Height = 15'-3"



POLK STREET



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

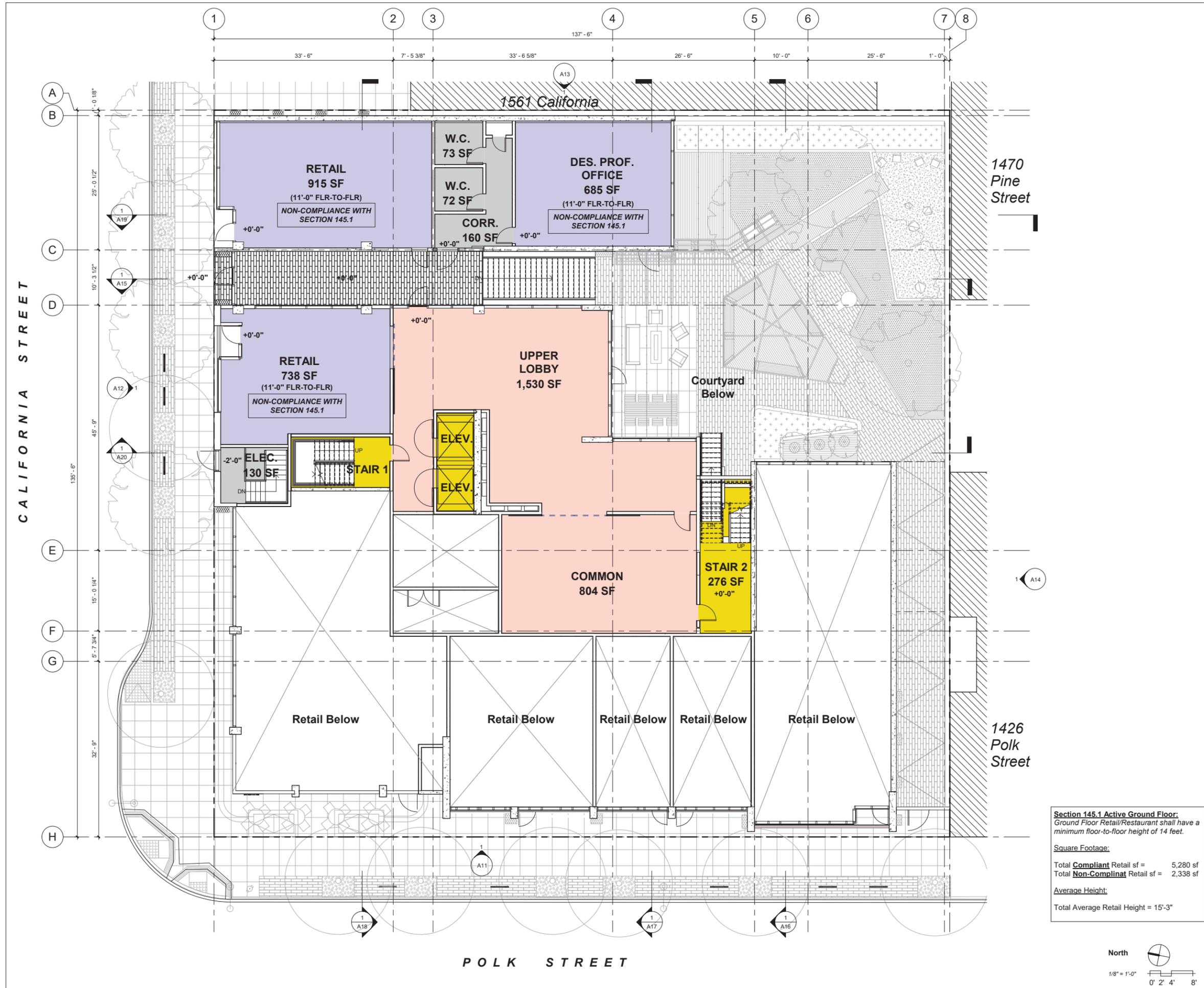
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Upper Ground Floor

Sheet No.
A02

Date: 01/03/20
Project No.: 21726



Section 145.1 Active Ground Floor:
Ground Floor Retail/Restaurant shall have a minimum floor-to-floor height of 14 feet.

Square Footage:
Total **Compliant** Retail sf = 5,280 sf
Total **Non-Compliant** Retail sf = 2,338 sf

Average Height:
Total Average Retail Height = 15'-3"



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
**Level 2 Floor Plan
(showing typical
unit plans)**

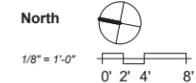
Sheet No.
A03

Date: 01/03/20
Project No.: 21726



CALIFORNIA STREET

POLK STREET





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

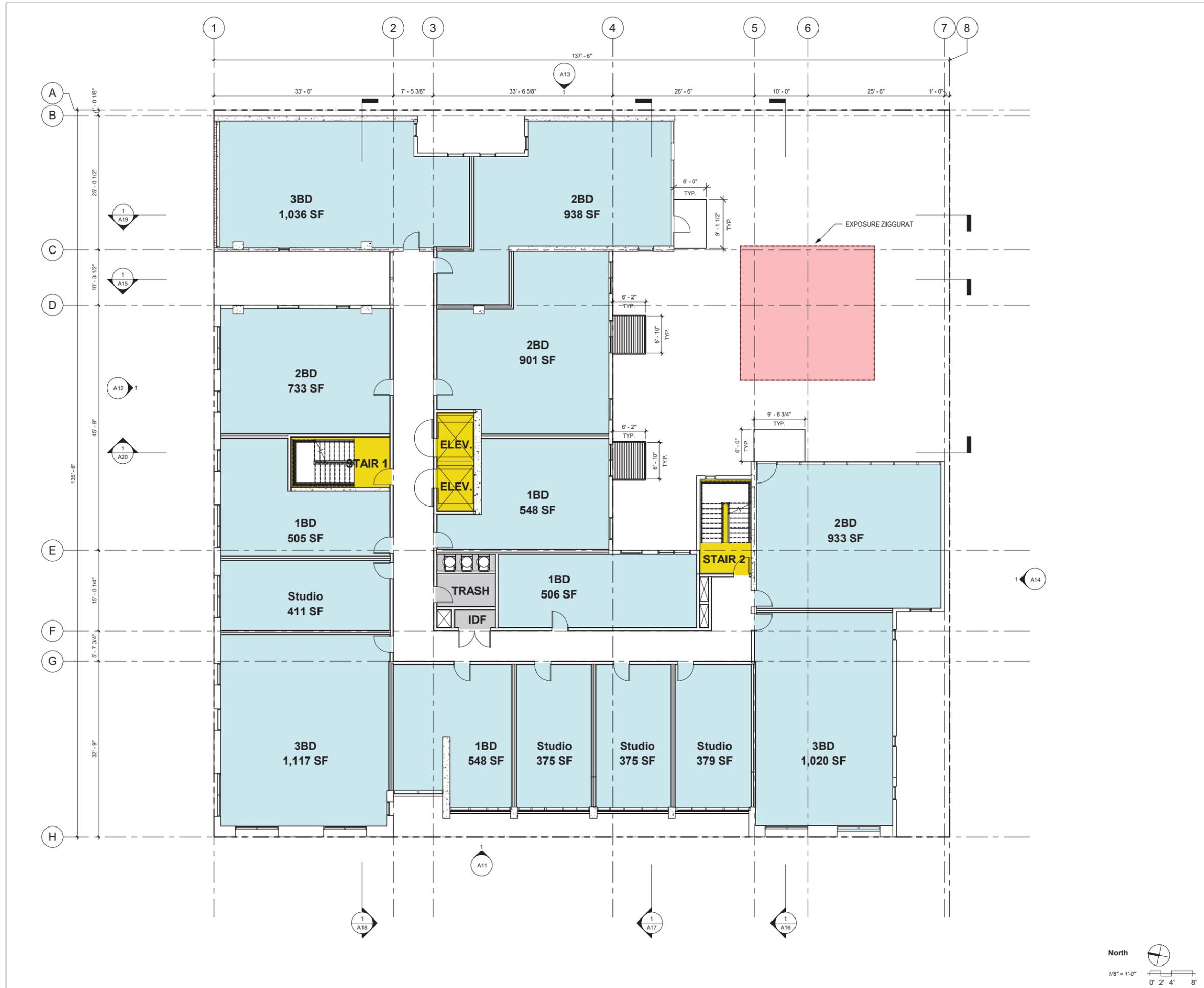
Revisions	
Rev.	Date

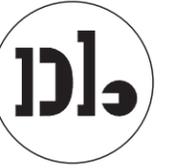
Set Title
Planning Submission

Drawing Title
Level 3 Floor Plan

Sheet No.
A04

Date: 01/03/20
Project No.: 21726





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

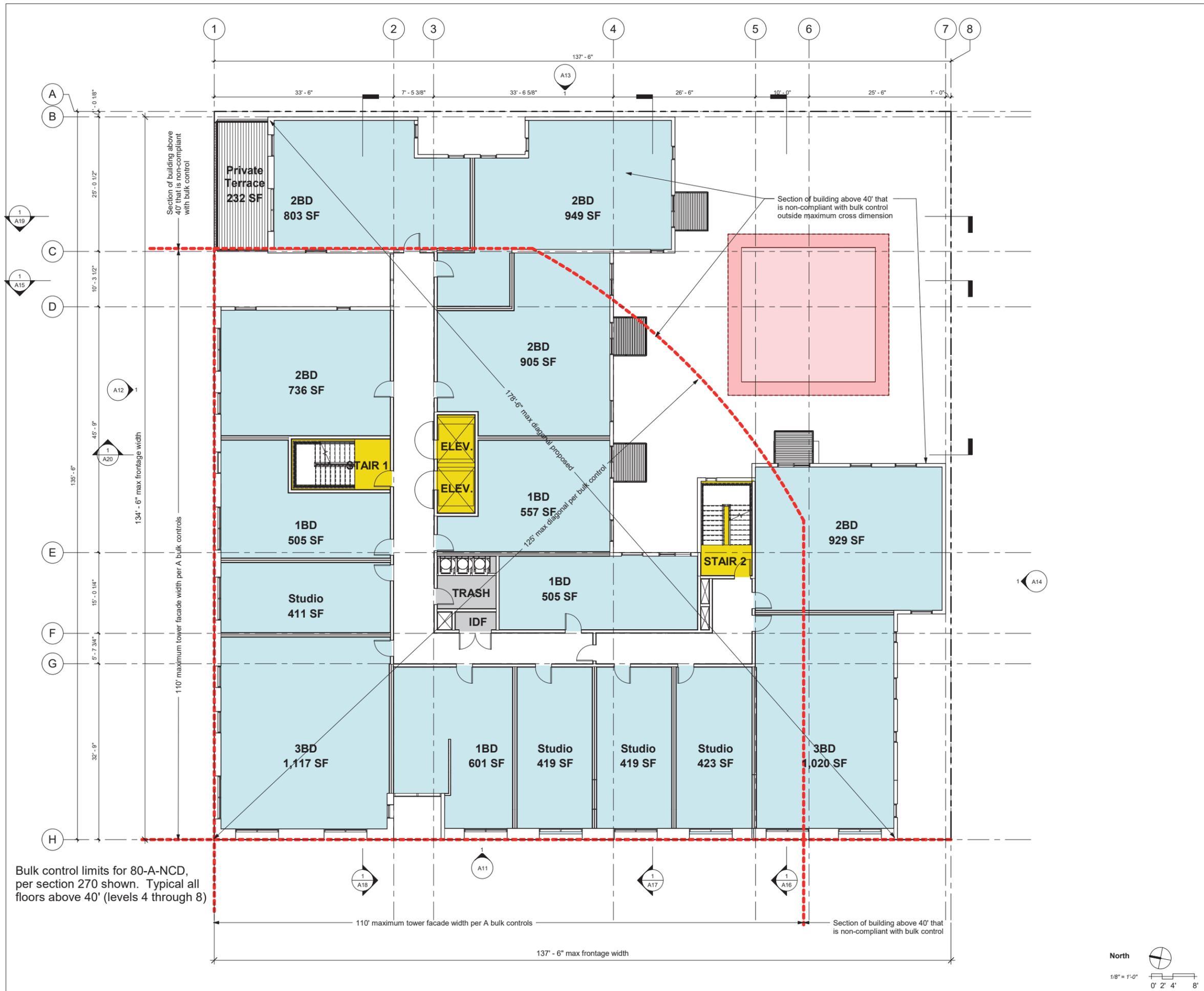
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Level 4 Floor Plan

Sheet No.
A05

Date: 01/03/20
Project No.: 21726





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

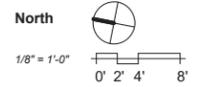
Set Title
Planning Submission

Drawing Title
Level 5 Floor Plan

Sheet No.

A06

Date: 01/03/20
Project No.: 21726





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

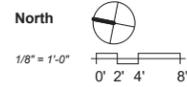
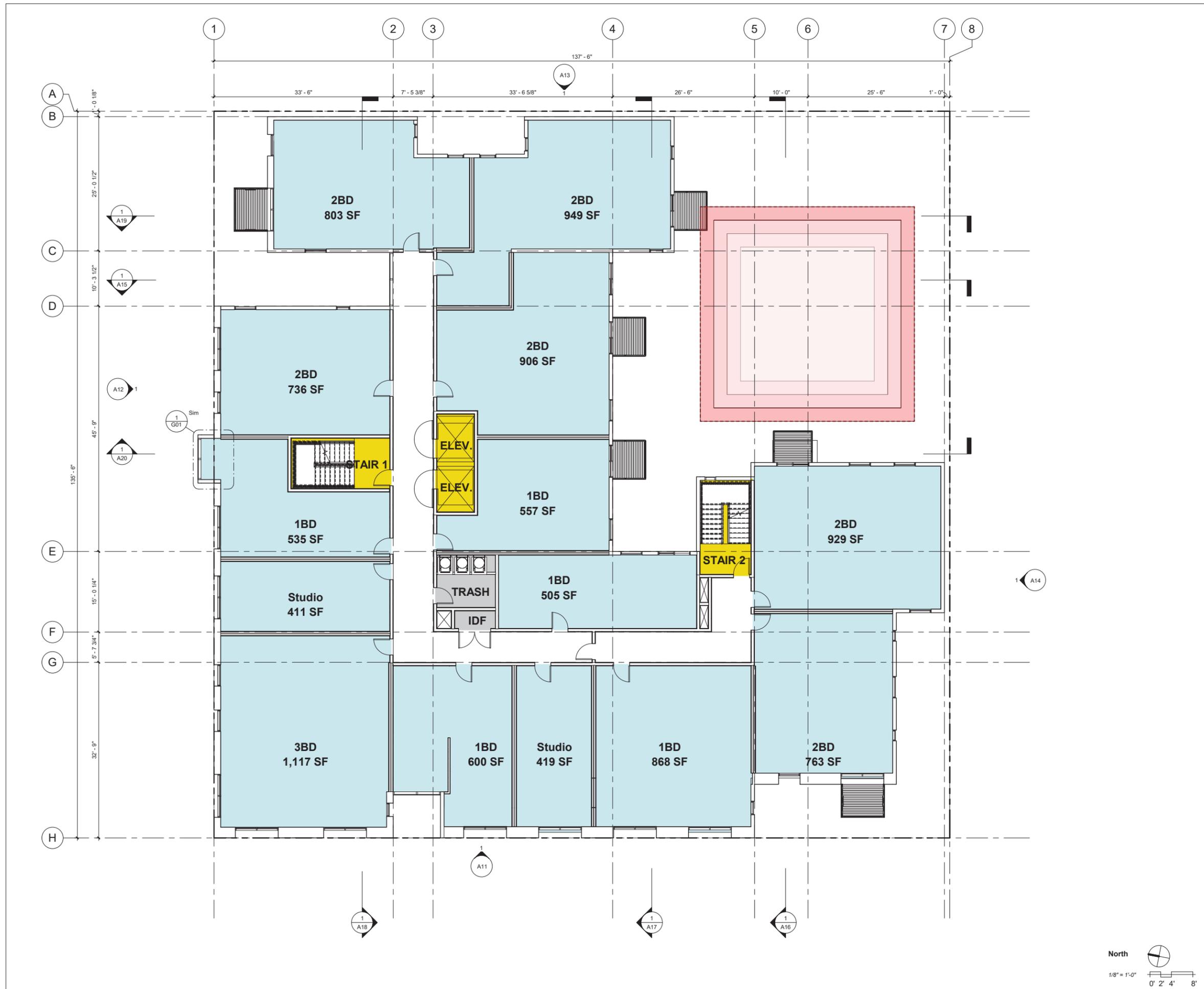
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Level 6 Floor Plan

Sheet No.
A07

Date: 01/03/20
Project No.: 21726





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

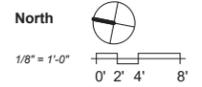
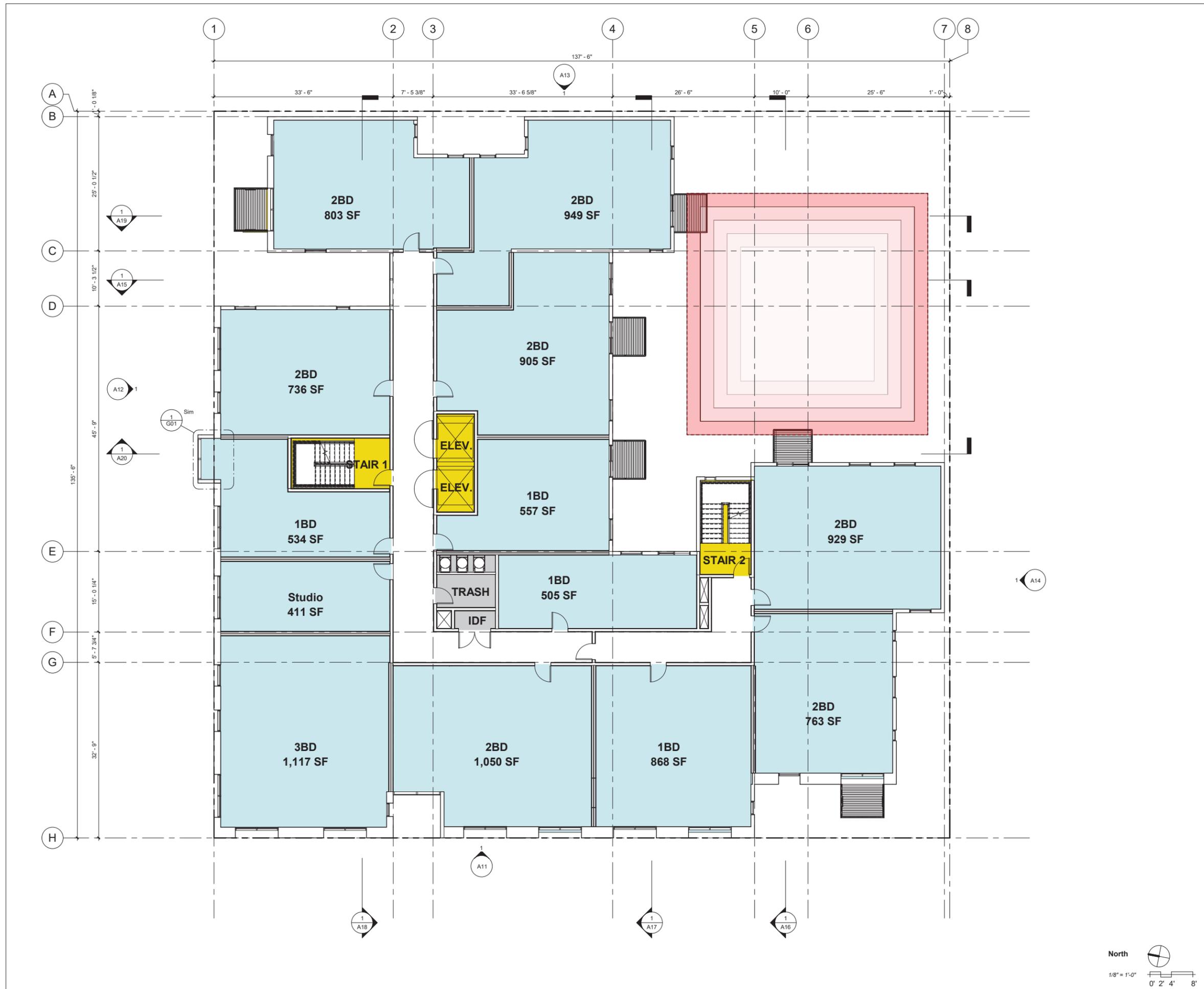
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Level 7 Floor Plan

Sheet No.
A08

Date: 01/03/20
Project No.: 21726





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

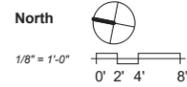
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Level 8 Floor Plan

Sheet No.
A09

Date: 01/03/20
Project No.: 21726





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

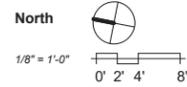
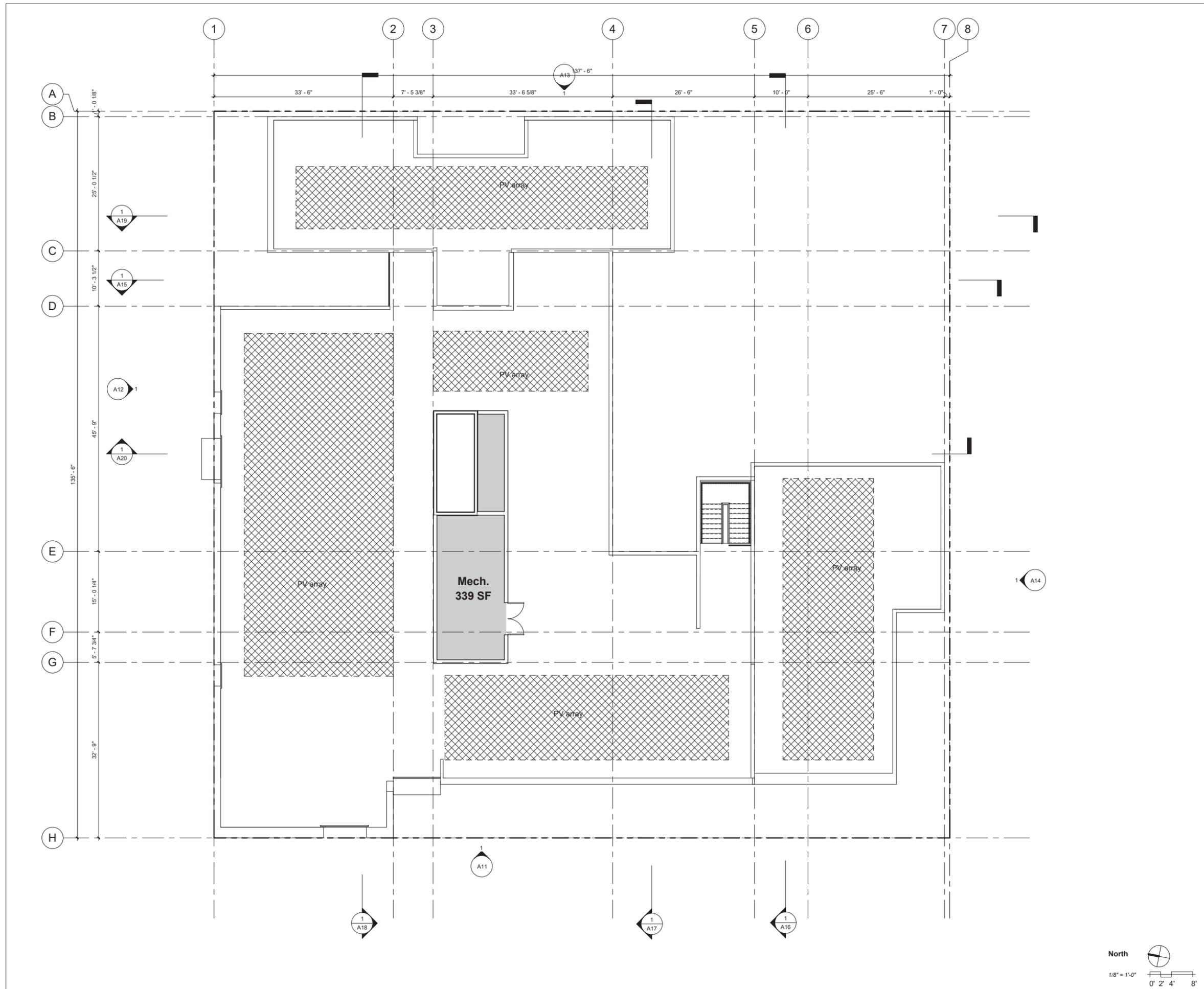
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
Roof Level Floor Plan

Sheet No.
A10

Date: 01/03/20
Project No.: 21726





David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title

Planning Submission

Drawing Title

**EXTERIOR
ELEVATION -
POLK STREET**

Sheet No.

A11

Date 01/03/20
Project No. 21726



- A Board-textured concrete with creeping vine cover
- B Double glazed storefront glazing system
- C Vertical hardwood siding
- D External fiber cement board wall cladding
- E Clear glass panel guard screening with metal framing
- F Metal guard railings to external circulation
- G Exterior stucco finish
- H Double Glazed casement windows and sliding doors
- I Perforated metal sunshading
- J Horizontal Slats / Slat guardrail at balcony
- L Blind wall construction at property boundary
- M Clear glazing in retail shopfront w/ painted transom beams

1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
**EXTERIOR
ELEVATION -
CALIFORNIA
STREET**

Sheet No.

A12

Date 01/03/20
Project No. 21726



- A Board-textured concrete with creeping vine cover
- B Double glazed storefront glazing system
- C Vertical hardwood siding
- D External fiber cement board wall cladding
- E Clear glass panel guard screening with metal framing
- F Metal guard railings to external circulation
- G Exterior stucco finish
- H Double Glazed casement windows and sliding doors
- I Perforated metal sunshading
- J Horizontal Slats / Slat guardrail at balcony
- L Blind wall construction at property boundary
- M Clear glazing in retail shopfront w/ painted transom beams

1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
**EXTERIOR
ELEVATION -
EAST**

Sheet No.

A13

Date 01/03/20
Project No. 21726



- A Board-textured concrete with creeping vine cover
- B Double glazed storefront glazing system
- C Vertical hardwood siding
- D External fiber cement board wall cladding
- E Clear glass panel guard screening with metal framing
- F Metal guard railings to external circulation
- G Exterior stucco finish
- H Double Glazed casement windows and sliding doors
- I Perforated metal sunshading
- J Horizontal Slats / Slat guardrail at balcony
- L Blind wall construction at property boundary
- M Clear glazing in retail shopfront w/ painted transom beams

1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
**EXTERIOR
ELEVATION -
SOUTH**

Sheet No.

A14

Date 01/03/20
Project No. 21726



- A Board-textured concrete with creeping vine cover
- B Double glazed storefront glazing system
- C Vertical hardwood siding
- D External fiber cement board wall cladding
- E Clear glass panel guard screening with metal framing
- F Metal guard railings to external circulation
- G Exterior stucco finish
- H Double Glazed casement windows and sliding doors
- I Perforated metal sunshading
- J Horizontal Slats / Slat guardrail at balcony
- L Blind wall construction at property boundary
- M Clear glazing in retail shopfront w/ painted transom beams

1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

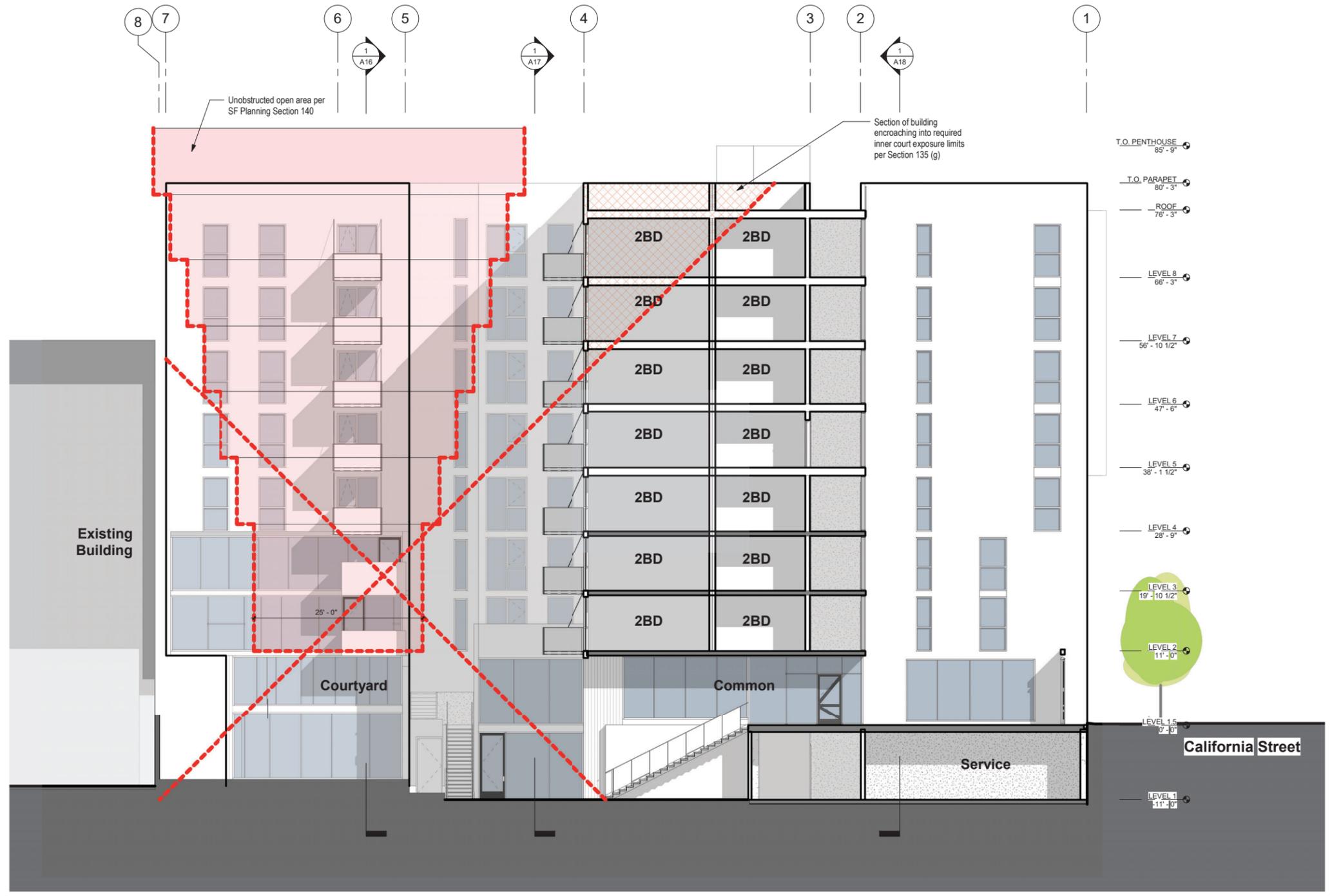
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
BUILDING SECTION - CALIFORNIA STREET

Sheet No.
A15

Date: 01/03/20
Project No.: 21726



1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

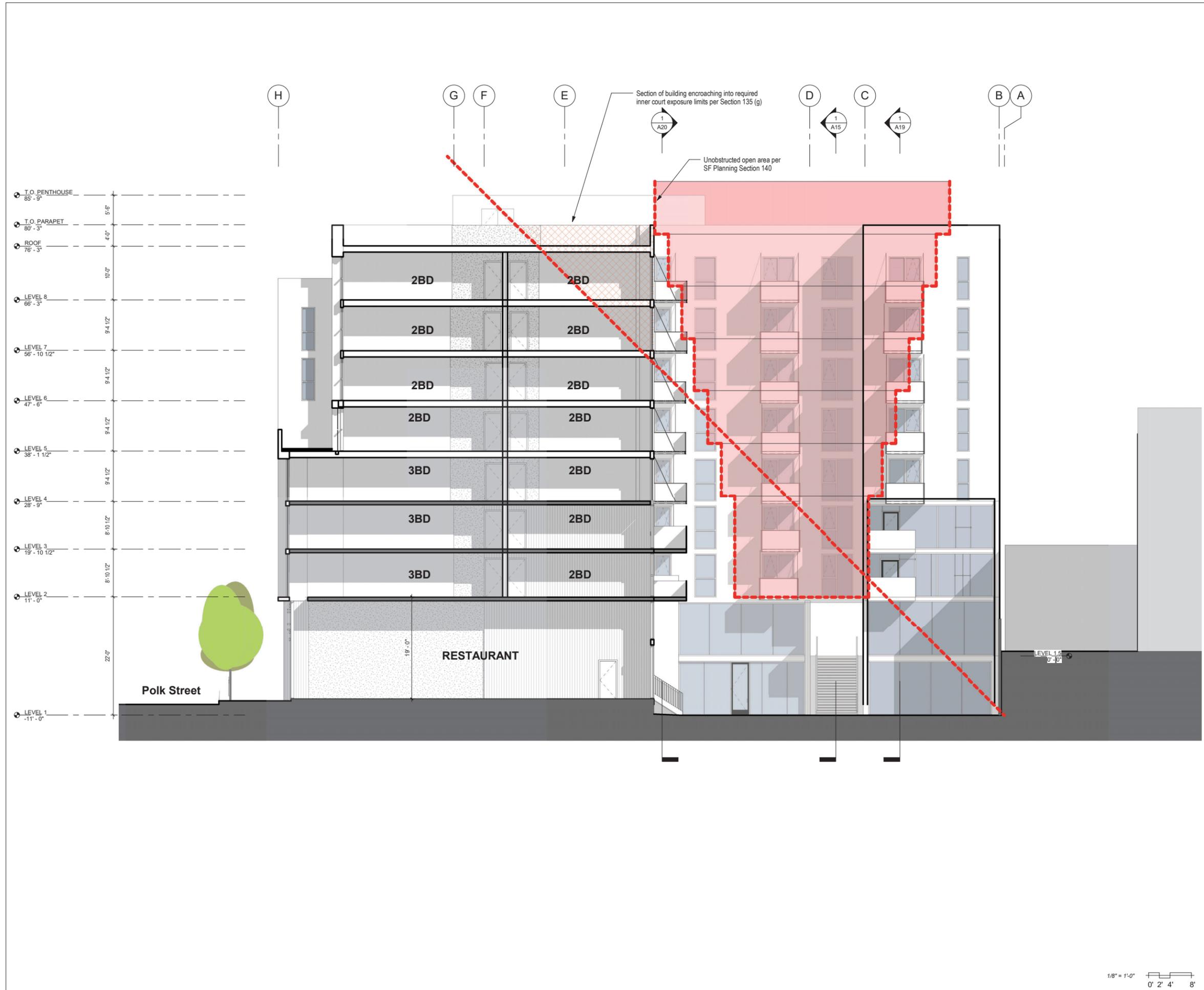
Set Title
Planning Submission

Drawing Title
**BUILDING
SECTION - POLK
STREET**

Sheet No.

A16

Date: 01/03/20
Project No.: 21726



1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
**BUILDING
SECTION - POLK
STREET**

Sheet No.
A18
Date 01/03/20
Project No. 21726



1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

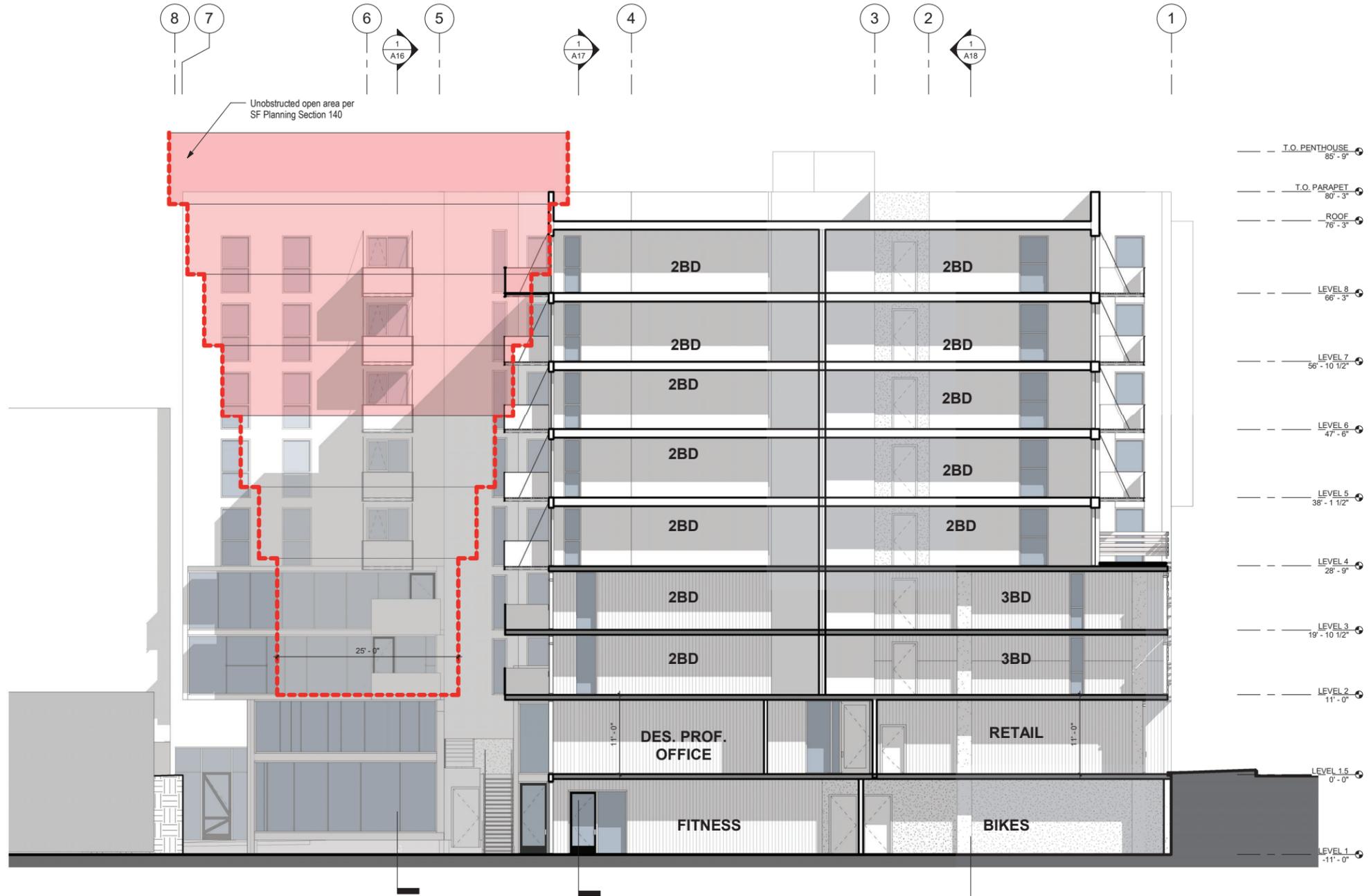
Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
BUILDING SECTION - CALIFORNIA STREET

Sheet No.
A19

Date: 01/03/20
Project No.: 21726



1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions	
Rev.	Date

Set Title
Planning Submission

Drawing Title
BUILDING SECTION - CALIFORNIA STREET

Sheet No.
A20

Date: 01/03/20
Project No.: 21726



1/8" = 1'-0"
0' 2' 4' 8'



David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

License Stamp

Issues	
Description	Date
Planning Submission	07/20/2018
Planning Redesign	10/24/2018
Planning Revisions	01/03/2020

Revisions		
Rev.	Description	Date

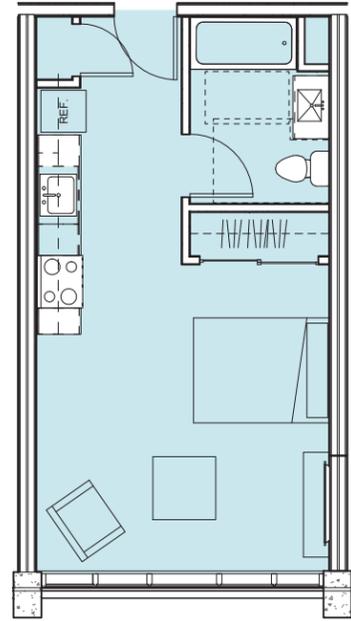
Set Title
Planning Submission

Drawing Title
UNIT PLANS

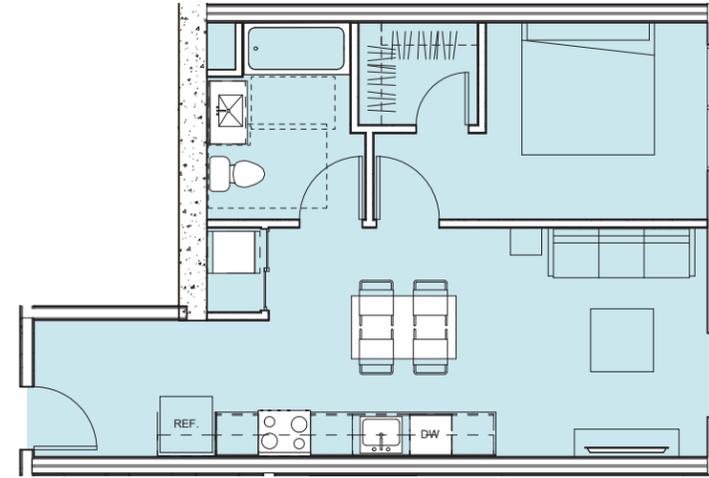
Sheet No.

A21

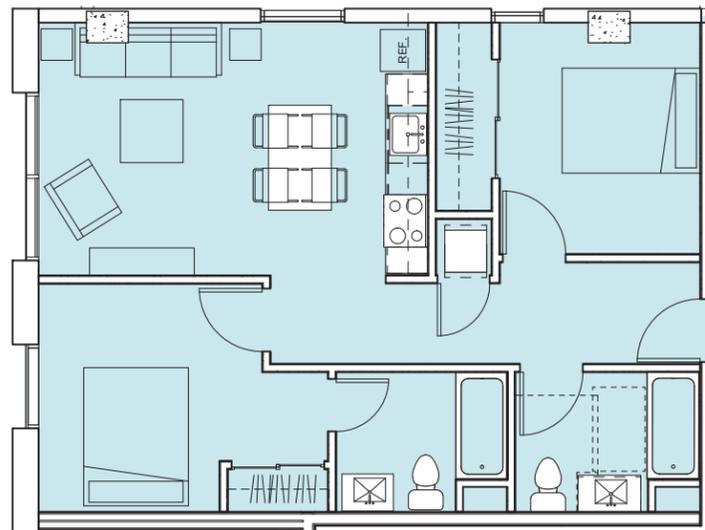
Date 01/03/20
Project No. 21726



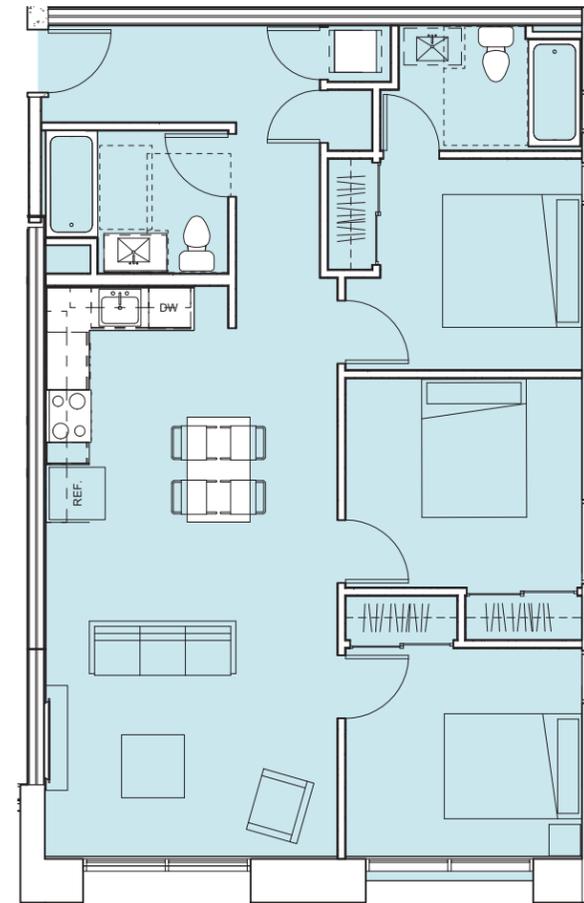
① **Studio**
1/4" = 1'-0"



② **1 Bedroom**
1/4" = 1'-0"



③ **2 Bedroom**
1/4" = 1'-0"



④ **3 Bedroom**
1/4" = 1'-0"

This page intentionally left blank.

Exhibit C

Environmental Determination

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1567 CALIFORNIA ST		0645014, 0645014A, 0645015
Case No.		Permit No.
2018-011249ENV		201912099034
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project site is located on the northeast corner of California and Polk streets with frontage on both streets, on three parcels totaling 18,600 square feet in the Nob Hill neighborhood. The lot is occupied by a two-story 10,020-gross-square-foot, commercial building constructed in 1900, and a small surface parking lot with seven parking spaces. The site is adjacent to a mixed-use, four-story apartment building at 1424-1428 Polk Street that is an historic resource. The proposed project would demolish the existing commercial building constructed in 1900, and construct an eight-story over partial basement (lower ground level), 85-foot-tall (93 foot with penthouse), 105,000 gross-square-foot mixed-use building including 10,000 square-feet of ground floor commercial and 100 dwelling units. The partial basement would contain 101 Class 1 and no vehicle parking. The proposed project would include 31 studio units, 19 one-bedroom units, 38 two-bedroom units and 12 three-bedroom units. The proposed project would include 18 class 2 bicycle spaces on the sidewalks along California Street and Polk Street. An existing curb cut at the eastern edge of the property along California Street would be converted to an on-street parking space. An existing on-street parking space on California street would be converted to a white passenger loading</p> <p>FULL PROJECT DESCRIPTION ATTACHED</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 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?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</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 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 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
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 type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature:
	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.	

Full Project Description

The project site is located on the northeast corner of California and Polk streets with frontage on both streets, on three parcels totaling 18,600 square feet in the Nob Hill neighborhood. The lot is occupied by a two-story 10,020-gross-square-foot, commercial building constructed in 1900, and a small surface parking lot with seven parking spaces. The site is adjacent to a mixed-use, four-story apartment building at 1424-1428 Polk Street that is an historic resource.

The proposed project would demolish the existing commercial building constructed in 1900, and construct an eight-story over partial basement (lower ground level), 85-foot-tall (93 foot with penthouse), 105,000 gross-square-foot mixed-use building including 10,000 square-feet of ground floor commercial and 100 dwelling units. The partial basement would contain 101 Class 1 and no vehicle parking. The proposed project would include 31 studio units, 19 one-bedroom units, 38 two-bedroom units and 12 three-bedroom units.

The proposed project would include 18 class 2 bicycle spaces on the sidewalks along California Street and Polk Street. An existing curb cut at the eastern edge of the property along California Street would be converted to an on-street parking space. An existing on-street parking space on California street would be converted to a white passenger loading zone. The proposed project would include a new 3-foot permeable paver strip along the southwest corner of the project site and new 3-feet by 3-feet scored concrete sidewalk within the northern and western sides of the project site. The existing bulb out and curb ramps at the corner of California and Polk streets would remain. The proposed project would include new landscaping consisting of five new street trees along California Street and one new street tree on Polk Street and 10 Class 2 bicycle parking spaces.

The project proposes to use the State Density Bonus Law to permit seven bonus units (93 units are principally permitted) and is requesting waivers of the 80-foot height limit (the building is 85 feet high), bulk district restrictions, rear yard configuration, and open space configuration. The project sponsor is seeking a Conditional Use Authorization.

Construction of the building would take place over a period two years. The proposed building would be supported on a mat foundation over drilled displacement piers for ground improvement, as recommend in the geotechnical report. Piers would be set back 10 feet from the adjacent Polk Street building.

CEQA Impacts

Geology and Soils: A geotechnical report was prepared (Final Geotechnical Study Report, April 23, 2019, AGS). 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: Department's staff archeologist conducted preliminary archeological review February 19, 2019 and determined no CEQA-significant archeological resources are expected within project-affected soils.

Hazardous Materials: Project is subject to Maher Ordinance (Article 22A Health Code) administered by the Department of Public Health. Project sponsor enrolled in the Maher Program on April 5, 2019.

Traffic: Department's transportation staff reviewed the proposed project on January 8, 2019 and determined additional transportation review is not required.

Noise: The project would use typical construction equipment that would be regulated by Article 29 Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. The Department required a vibration study to determine the potential construction vibration impacts of proposed project (Construction Vibration Study, December 16, 2019, Charles M. Salter Associates, Inc.). The vibration study determined the construction equipment needed to construct the proposed project, including equipment for drilling caissons, would generate a level of vibration at a distance that is not anticipated to affect adjacent buildings and would not cause a vibration impact. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels. 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 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 over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

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.

Wind: The proposed project would construct a building over 80 feet high. The Department required a wind analysis (Screening-Level Wind Analysis #1803851, June 14, 2019, RWDI) which showed that the building would generate new wind patterns that would not be expected to exceed the wind hazard criteria (Planning Code section 148).

Public Notice: Notification of Project Receiving Environmental Review was mailed June 17, 2019 to occupants and owners of buildings within 300 feet of the project site and to the Nob Hill neighborhood groups list. None of the exceptions to categorical exemptions apply. The project would not contribute to significant cumulative effects.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1567 CALIFORNIA ST		0645/014
Case No.	Previous Building Permit No.	New Building Permit No.
2018-011249PRJ	201912099034	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit D - Land Use Data

PROJECT ADDRESS: 1567 CALIFORNIA STREET
RECORD NO.: 2018-011249CUA

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	4,500	0	-4,500
Residential GSF	0	96,910	96,910
Retail/Commercial GSF	11,746	9,823	-1,923
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	0	6,600	6,600
Public Open Space	-	-	-
Other ()			
TOTAL GSF	11,746	106,733	94,987
	EXISTING	PROPOSED	NET NEW
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	9	9
Dwelling Units - Market Rate	0	91	91
Dwelling Units - Total	0	100	100
Hotel Rooms	-	-	-
Number of Buildings	1	1	0
Number of Stories	2	8	6
Parking Spaces	7	0	-7
Loading Spaces	-	-	-
Bicycle Spaces	0	111	111
Car Share Spaces	-	-	-
Other ()			

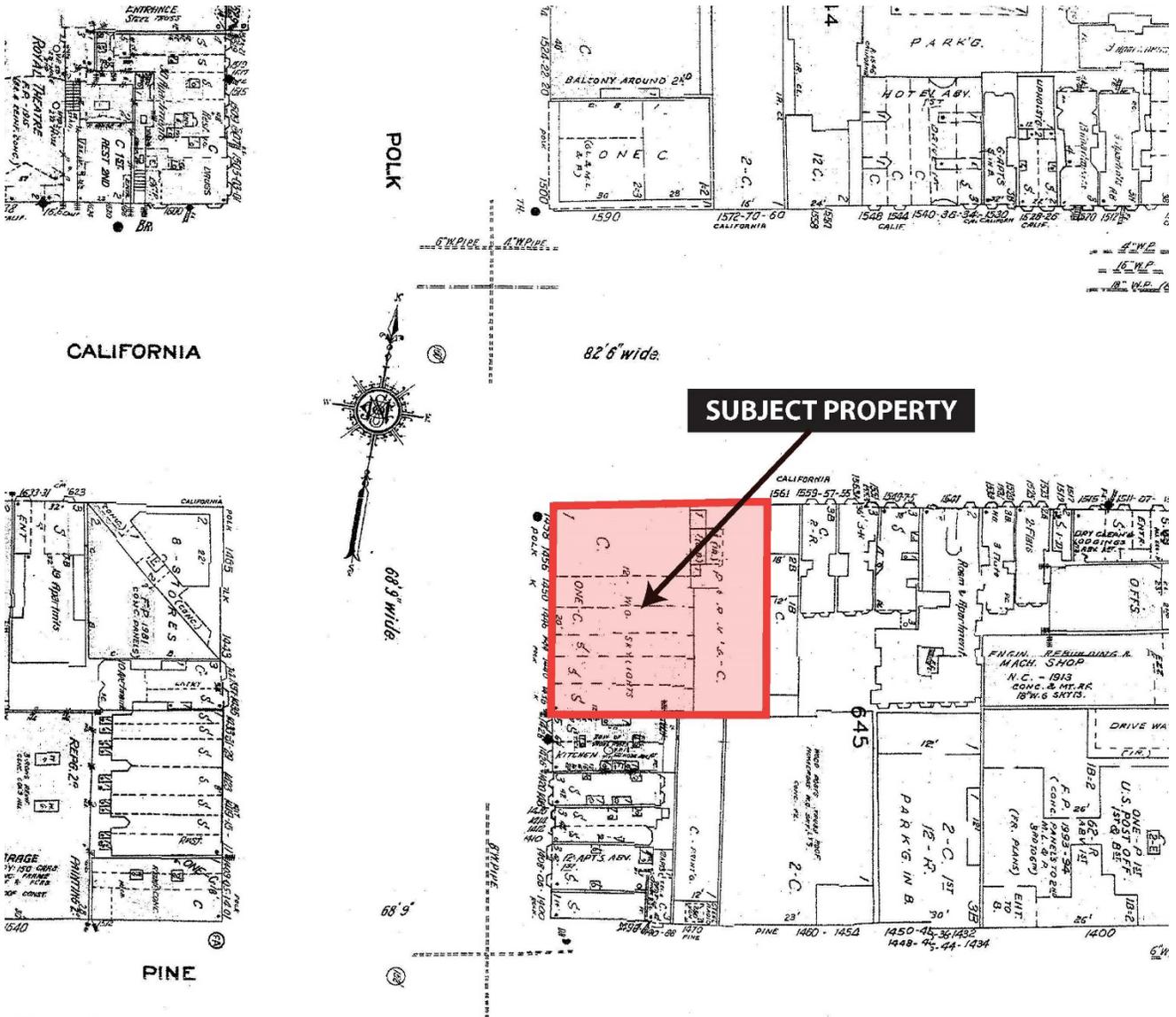
EXHIBIT D - Land Use Data
1567 California Street
2018-011249CUA

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	20	20
One Bedroom Units	0	29	29
Two Bedroom Units	0	39	39
Three Bedroom (or +) Units	0	12	12
Group Housing - Rooms	-	-	-
Group Housing - Beds	-	-	-
SRO Units	-	-	-
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

Exhibit E – Maps and Context Photos

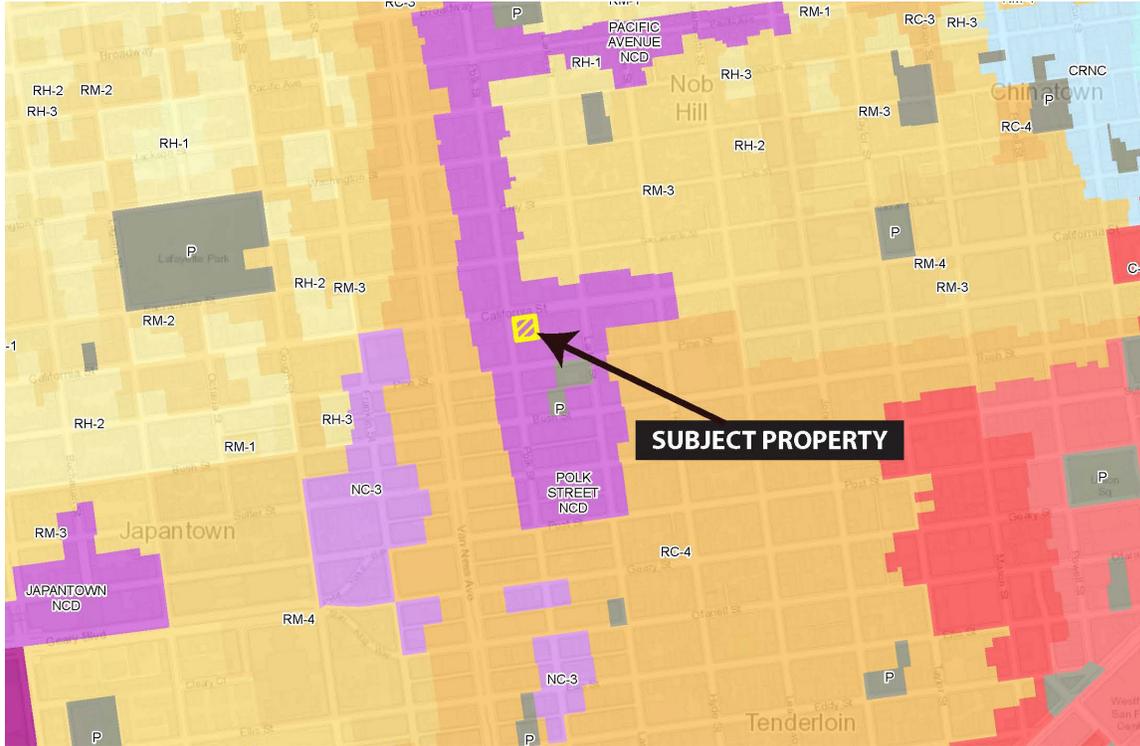
This page intentionally left blank.

Sanborn Map*

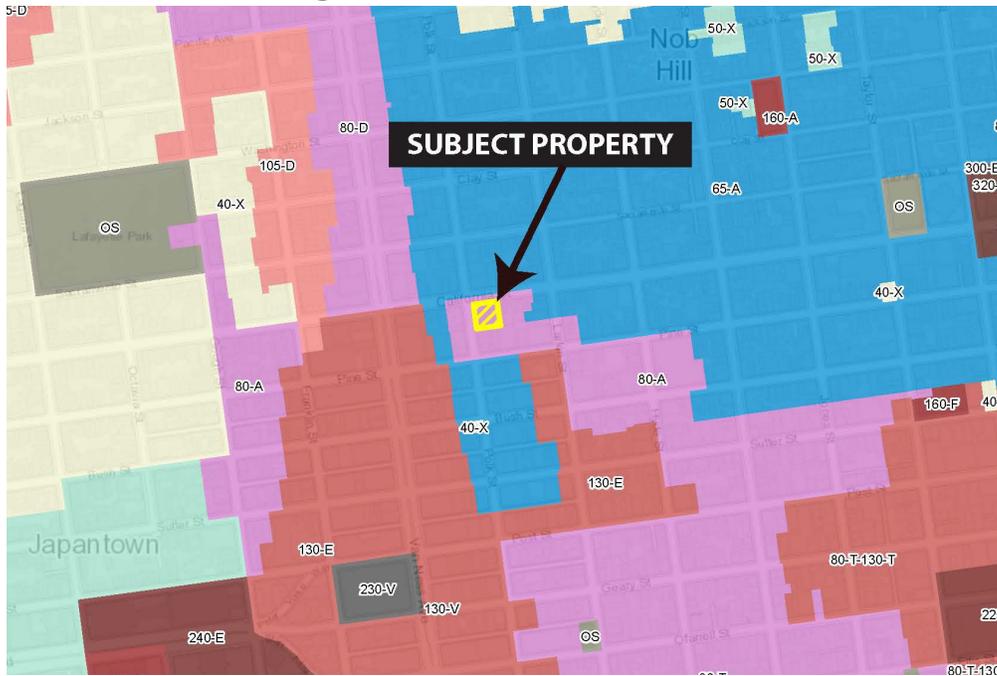


* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

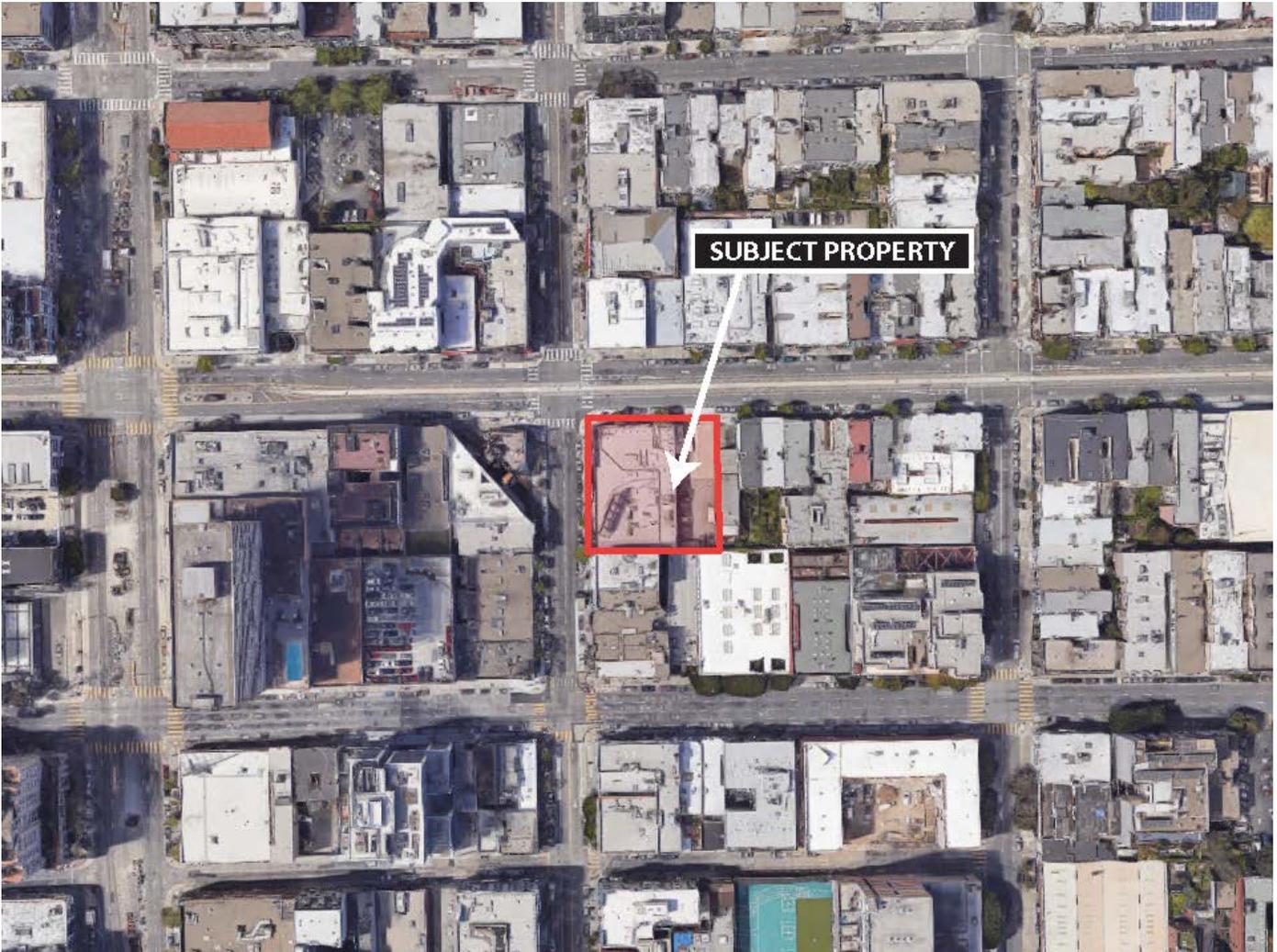
Zoning Map



Height and Bulk Map



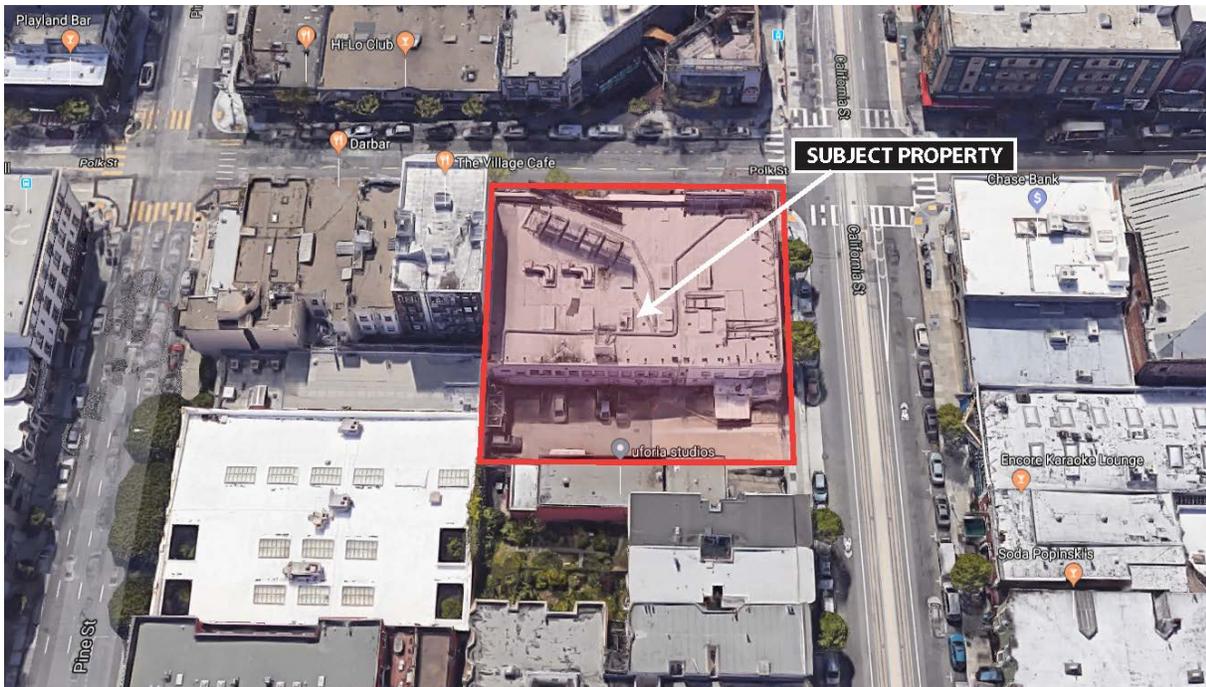
Aerial Photos (oriented north)



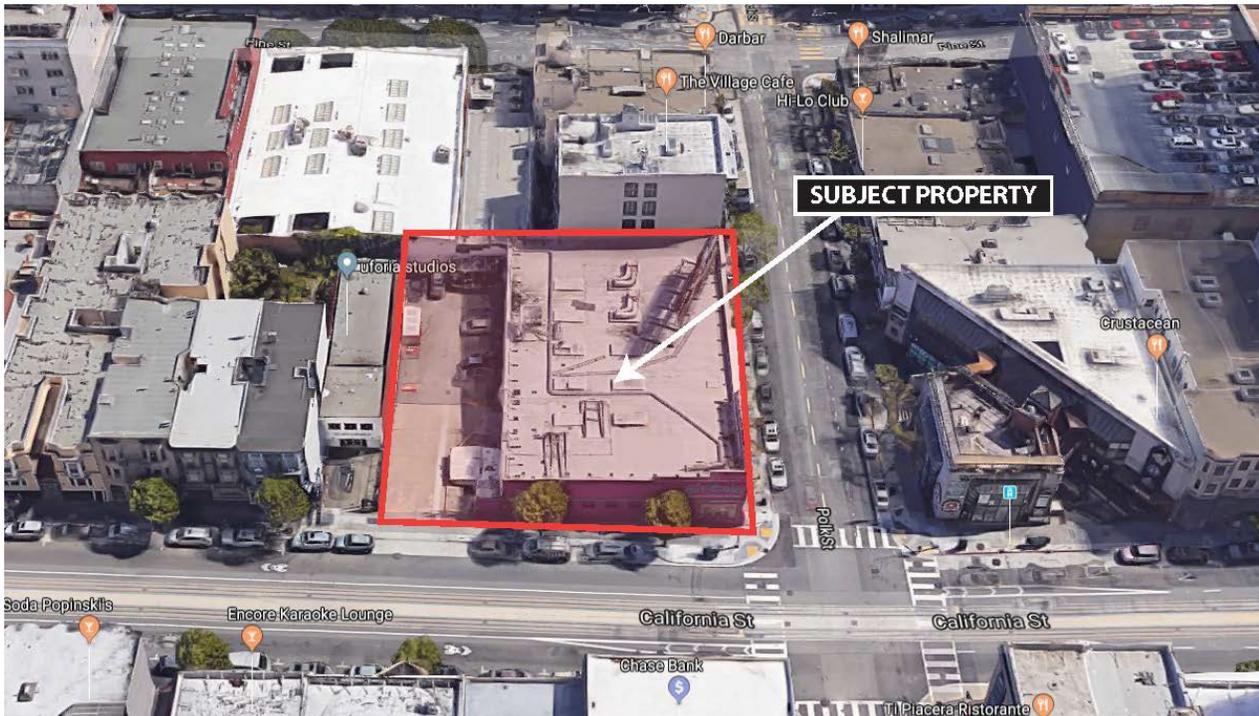
Aerial Photos (oriented east)



(oriented west)



Aerial Photos (oriented south)



Context Photos (Intersection of Polk and California Streets)



Context Photos

(On California Street, looking west)

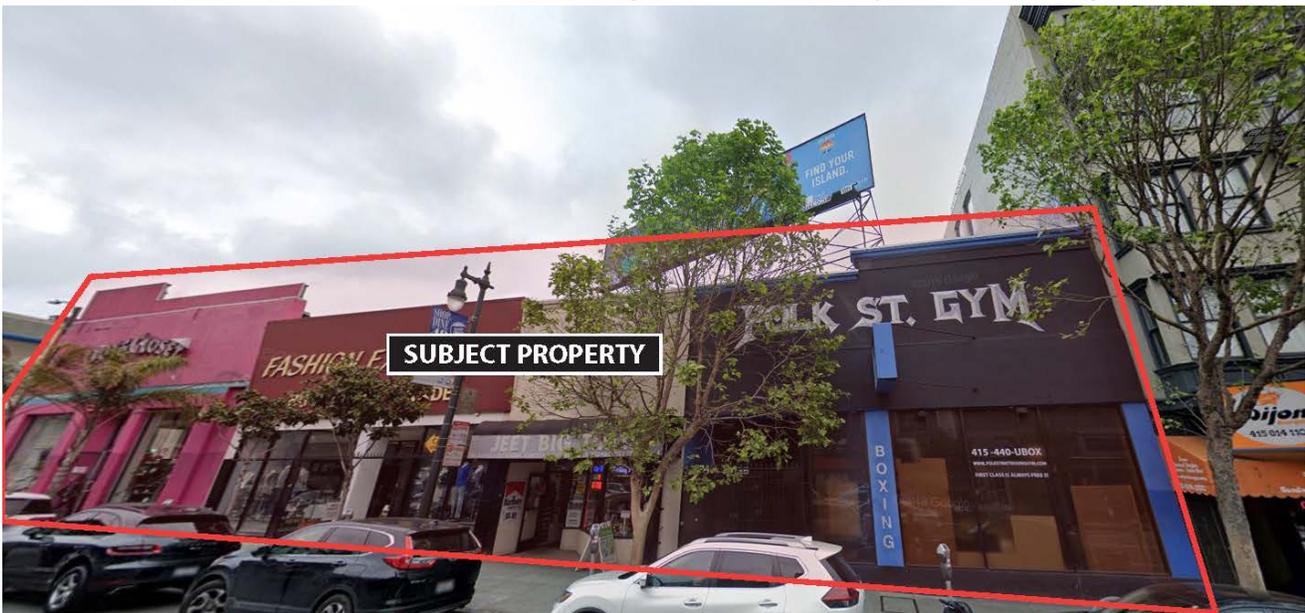


Context Photos

(On Polk Street, looking south)



(On Polk Street, looking east at Project frontage)



Context Photos

(On Polk Street, looking north)



This page intentionally left blank.

Exhibit F

Public Correspondence

This page intentionally left blank.



November 14, 2019

San Francisco Planning Commission
City and County of San Francisco
1650 Mission Street, STE 400
San Francisco, CA 94103

Re: 1567 California Street 2018-011249CUA

President Melgar and Honorable Commissioners,

On behalf of Lower Polk Neighbors (LPN,) we kindly submit the following comments in support of the Conditional Use Application for 1567 California Street. Lower Polk Neighbors has met with the project sponsor is pleased to express our support for the project. We find the project to be necessary and desirable for the neighborhood.

Over the course of working with our organization and several presentations to our membership, their prompt and frank expression of cooperation in working with those of our community in the adjacent building most impacted by their project is commended. In addition to his project being designed and presented within the development guidelines developed by the organization, LPN would like to provide the following comments to the Planning Commission in support of our position:

- The project sponsor has cooperated with our membership and spent the time and energy to meet with us and respond with substantial changes to the project to incorporate and address our memberships concerns to the overall betterment of the project and its sympathy for the neighborhood.
- The project has been very cooperative with our neighbors and membership when approached with requests for better light and air than absolutely required by the planning code.
- This project acknowledges through its own access and massing the introduction to an Alley like through passage to the inner courtyard which greatly increases the porosity of the building and allows this project to reaffirm the alleyway morphology that is characteristic of the area as the Alleyway's District of Lower Polk.
- The project voluntarily stepped back from the corner to allow for a widening of our very constrained side-walks in this neighborhood on Polk which has allowed for a more activated pedestrian zone at the commercial ground floor establishments at this intersection with California which has greatly enhanced the pedestrian experience and safety at the intersection all in conformance with our development objectives, master plan guidelines and core mission statement of the LPN.
- They have broken up the mass of the building very well and have articulated the façade in keeping with our architectural guidelines

Lower Polk Neighbors kindly asks that the Planning Commission approve this project.

Regards,

Chris Schulman
Chairperson
Lower Polk Neighbors

This page intentionally left blank.

From: [Fabio Spinella](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: Proposed 100 unit Development at 1567 Polk St/California
Date: Saturday, January 25, 2020 4:17:24 PM

Hello Andrew,

Further to yesterday's telcon, this is to resubmit my email of a few months ago to the Planning Commission and Supervisor Peskin, concerning the generalized preoccupation on the part of neighborhood residents re the projected 105,000 sq. ft, 93 foot tall, 100 unit residential compound which, notwithstanding its outsized dimensions (a waiver is being requested to allow for 93 ft height vs. approved 80 ft limit), will do little to alleviate the lack of affordable housing in San Francisco, and will simply widen the divide between haves and have-nots. (50 proposed units are two and three-bedroom dwellings).

On Feb. 13, 2020, impacted residents will be on hand at City Hall, with objections/questions.

Thank you for your cooperation.

Sincerely,

Fabio Spinella
1424 Polk Street Apt. 54
San Francisco, CA 94109

From: Fabio Spinella <faspinella@gmail.com>
Sent: Saturday, August 24, 2019 3:16 AM
To: 'Perry, Andrew (CPC)' <andrew.perry@sfgov.org>
Cc: diane.livia@sfgov.org; aaron.peskin@sfgov.org; '1424 Polk' <1424polk@greentreepmco.com>; Charles Steiner <charlessteiner@att.net>; Georgia J. Llewellyn <RedHedd@att.net>; 'Joel Kohn' <joelmkohn@gmail.com>; tms Shank <tms Shank@gmail.com>; Jennifer Headley <jojheadley@yahoo.com>; antonellapalombi@yahoo.com; 'Denise Guarita' <denise.guarita@gmail.com>
Subject: RE: Proposed 100 unit Development at 1567 Polk St/California

Hello Andrew,

Much to our dismay, myself and other tenants at 1424 Polk Street have received “[Notification of Project Receiving Environmental Review from the San Francisco Planning Department](#)” regarding subject.

This is to reiterate our adamant and strenuous opposition to the outsized construction which, in addition to the inevitable environmental degradation, will significantly impact the: light, view, air quality, and overall quality of life and service to all of the units. Moreover, our own building, considered a “historic resource”, will be smothered by the new 85 feet/8 story construction, which will be built facing our lightwell, which provides air and direct sunlight to all our north facing units.

The construction seems to be a slap in the face of the impacted tenants at 1424 Polk

Street, who include: a single mom and child, a family with two baby children, and seniors with serious illnesses (my wife underwent a stem cell self-transplant on 10/20/2019, due to her leukemia relapse).

I would like to reiterate the concerns expressed to Supervisor Peskin over a year ago:

Hello Supervisor Peskin,

My wife and I have been residents at 1424 Polk St. since 2003 and have, over time, witnessed the gradual erosion in the quality of life at Polk Gulch in terms of: widespread car jackings and street crime, human excrement and dirty sidewalks, increase in homeless and deranged, and a generalized “dumbing down” of the neighborhood perhaps due to the closing of iconic cultural establishments such as: Acorn Books, The Lumiere, Fields Book Store.

The tenants at 1424 Polk (several are cc'd) would like to draw your attention to a planned 100 unit, 8 story, 100,00 sq. ft. development which, per developers who visited several north facing units/tenants at 1424 Polk, will be erected 5 feet from 1424 property line. (please see attached for specifics).

Among other negative consequences (noise, overcrowding, environmental impact, etc.), we are particularly concerned about the light degradation to 1424 Polk tenants, which will be significant because of the size, height, and proximity of the new construction. As we see it, the end result further exacerbate quality of life issues in the neighborhood mentioned above

Please don't get us wrong, we are not opposed in principle to the need for new and increased housing in SF. This seems a given both socially and politically. We are opposed to the indiscriminate and reckless construction of oversized properties (providing only token affordable rent units), whose overriding objective is to maximize return on investment, with little concern for the rights of weaker, law abiding residents.

I hope the tenants at 1424 Polk will have further opportunity to communicate our concerns to the appropriate Planning Dept. officials.

Thank you for your cooperation in keeping us abreast of project review process.

Sincerely,

Fabio Spinella & Antonella Palombi

From: Perry, Andrew (CPC) <andrew.perry@sfgov.org>

Sent: Friday, October 19, 2018 8:35 PM

To: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; faspinella@gmail.com

Cc: antonellapalombi@yahoo.com

Subject: RE: Proposed 100 unit Development at 1567 Polk St/California

Hi Fabio,

As Claudine mentioned, I have been assigned to this project but have not yet begun my review in earnest. I have filed this email and your concerns about the project in the record. Please feel free to reach out to me moving forward should you have any other questions or concerns about the project.

Thank you,

Andrew Perry, Planner
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9017 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Asbagh, Claudine (CPC)
Sent: Friday, October 19, 2018 11:28 AM
To: faspinella@gmail.com
Cc: antonellapalombi@yahoo.com; Perry, Andrew (CPC)
Subject: RE: Proposed 100 unit Development at 1567 Polk St/California

Hi Fabio,

I've just recently assigned the project to Andrew Perry, copied on this email. I don't believe there are any updates at this time since he's only beginning his review. Feel free to continue to follow up with Andrew to check on status.

Have a good weekend,
Claudine

Claudine Asbagh, Principal Planner
Northeast Team, Current Planning Division
San Francisco Planning Department
[1650 Mission Street, Suite 400 San Francisco, CA 94103](#)
Direct: [415.575.9165](tel:415.575.9165) | www.sfplanning.org
[San Francisco Property Information Map](#)

From: faspinella@gmail.com [<mailto:faspinella@gmail.com>]
Sent: Friday, October 19, 2018 10:37 AM
To: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>
Cc: antonellapalombi@yahoo.com
Subject: RE: Proposed 100 unit Development at 1567 Polk St/California

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

Hello Claudine,

Sorry to bug you.

Antonella and I were wondering if you had any updates regarding subject ?

Thanks much your response.

Kind regards,

Fabio Spinella

From: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>

Sent: Thursday, June 28, 2018 10:58 AM

To: faspinella@gmail.com

Cc: 'palombi antonella' <antonellapalombi@yahoo.com>; Charles Steiner <charlessteiner@att.net>; Georgia J. Llewellyn <RedHedd@att.net>; tms Shank11@gmail.com; Joel Kohn <jmkohn@yahoo.com>; Jennifer Headley <jojheadley@yahoo.com>; brad@hrcsf.org

Subject: RE: Proposed 100 unit Development at 1567 Polk St/California

Hi Fabio,

Thank you for letting me know your concerns regarding the proposal and don't hesitate to check in with me as things move forward.

Best Regards,

Claudine Asbagh

From: faspinella@gmail.com [<mailto:faspinella@gmail.com>]

Sent: Thursday, June 28, 2018 9:14 AM

To: Asbagh, Claudine (CPC)

Cc: 'palombi antonella'; Charles Steiner; Georgia J. Llewellyn; tms Shank11@gmail.com; Joel Kohn; Jennifer Headley; brad@hrcsf.org

Subject: FW: Proposed 100 unit Development at 1567 Polk St/California

Dear Claudine,

Pleased to meet you via email.

My wife, Antonella (here cc'd with several 1424 Polk residents), suggested that, further to yesterday's Pre-planning meeting, I reach out to you regarding the subject construction and our concerns.

Please find below my previous email to Supervisor Peskin which touches on some of our overriding problems with the project.

Regarding yesterday's meeting, unfortunately, I was not able to attend, as I am out of town.

As I understand it, however, the meeting in no way addressed how the developers might mitigate the impact on 1424 residents, let alone the overall neighborhood. This is troubling in light of fact that developer/architects visited several north facing apartments at 1424 on June 9 and agreed regarding the severe light degradation and quality of life to 1424 Polk.

Subsequent to said visits, we were informed via email by developer Michael Lee that:

“...we are continuing to develop our design with thought of mitigating impact to you. And we will share with you our latest plan.”

During yesterday’s meeting, however, a description of the “mitigating impact” of the design was absent, as were the previously voiced concerns of 1424 residents, which were clearly stated to the developers, in person during the June 9th onsite visits.

Also, Mike McCamish, Senior Director, Property Management, Greentree Property Management (as you know, the owners of 1424 Polk), was to attend the meeting to gather information about this “sensitive project”. We are in the dark as to Greentree’s reactions to the meeting and what, if any actions, they intend to take.

I hope the above provides a general overview of our concerns.

Thank you in advance for your efforts to fully scrutinize and adequately vet this project which, as we see it, will downgrade one of San Francisco’s landmark cable car intersections, and the entire neighborhood.

Best regards,

Fabio Spinella

From: faspinella@gmail.com <faspinella@gmail.com>

Sent: Thursday, June 21, 2018 8:12 PM

To: aaron.peskin@sfgov.org

Cc: Georgia J. Llewellyn <RedHedd@att.net>; Charles Steiner <charlessteiner@att.net>; Jennifer Headley <jojheadley@yahoo.com>; 'palombi antonella' <antonellapalombi@yahoo.com>; Joel Kohn <jmkohn@yahoo.com>; brad@hrcsf.org

Subject: Proposed 100 unit Development at 1567 Polk St/California

Hello Supervisor Peskin,

My wife and I have been residents at 1424 Polk St. since 2003 and have, over time, witnessed the gradual erosion in the quality of life at Polk Gulch in terms of: widespread car jackings and street crime, human excrement and dirty sidewalks, increase in homeless and deranged, and a generalized “dumbing down” of the neighborhood perhaps due to the closing of iconic cultural establishments such as: Acorn Books, The Lumiere, Fields Book Store.

The tenants at 1424 Polk (several are cc'd) would like to draw your attention to a planned 100 unit, 8 story, 100,00 sq. ft. development which, per developers who visited several north facing units/tenants at 1424 Polk, will be erected 5 feet from 1424 property line.

(please see attached for specifics).

Among other negative consequences (noise, overcrowding, environmental impact, etc.), we are particularly concerned about the light degradation to 1424 Polk tenants, which will be significant because of the size, height, and proximity of the new construction. As we see it, the end result further exacerbate quality of life issues in the neighborhood mentioned above

Please don't get us wrong, we are not opposed in principle to the need for new and increased housing in SF. This seems a given both socially and politically. We *are* opposed to the indiscriminate and reckless construction of oversized properties (providing only token affordable rent units), whose overriding objective is to maximize return on investment, with little concern for the rights of weaker, law abiding residents.

Thank you in advance for anything you can do to adequately monitor and vet subject project, with a view to assisting the impacted residents at 1424 Polk St.

Sincerely,

Fabio Spinella

From: [Georgia J. Llewellyn](#)
To: [Perry, Andrew \(CPC\)](#); [Fabio Spinella](#)
Cc: [Livia, Diane \(CPC\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: Re: Proposed 100 unit Development at 1567 Polk St/California
Date: Monday, August 26, 2019 9:08:22 AM

I totally agree with Mr. Spinella's notes below. I've lived at 1424 Polk Street for over 40 years. It is my home. My apartment is on the third floor facing Polk Street with side windows facing the North. My light and limited views will be destroyed by the proposed structure.

I also want to add my dismay and horror at the hare-brained "plan" to build a 100 unit building with NO parking! I don't know why San Francisco has established this war against cars, but it is driving business out of our neighborhood. The SFMTA has done a "good" job of removing parking, which is discouraging customers from trying to shop or eat here because they can't find parking. This has led to many empty storefronts in our neighborhood. No customers = no business = empty storefronts.

Many new tenants in our building are also dismayed at the lack of parking available nearby. I got lucky and have a monthly spot at the Holiday Inn, a block away, There is currently a very long wait-list for available parking at the Holiday Inn and other surrounding parking lots. I pay a premium price for this parking privilege and I know many others would be willing to pay for nearby parking too. Your could be missing an opportunity for additional revenue here.

I'm also not sure our building, which was built in 1909, can withstand the pummeling and vibrations it would experience with excavation, pile driving, and building. I know there will be testing done. I have a very strong suspicion our building will not pass those tests, despite being retrofitted a number of years ago.

I'm also appalled at the fact from the notice we received that our concerns have to be sent to you by September 6th, and yet I've since learned from other tenants that Ms. Livia will be "out of town" and not available to respond for THREE WEEKS, which well past the September 6th response deadline .

Please do not build this monstrosity next to our beloved building.

Thank you for your consideration.

Georgia Llewellyn
1424 Polk Street, Apt. #32
(415) 441-7039

On Saturday, August 24, 2019, 3:15:56 AM PDT, Fabio Spinella <faspinella@gmail.com> wrote:

Hello Andrew,

Much to our dismay, myself and other tenants at 1424 Polk Street have received "[Notification of Project Receiving Environmental Review from the San Francisco Planning Department](#)" regarding subject.

This is to reiterate our adamant and strenuous opposition to the outsized construction

From: [Lucy Leong Chen](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: 1567 California St, Record # 2018-011249CUA
Date: Monday, January 27, 2020 2:33:26 PM

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

Dear Mr. Perry,

I am writing regarding the above referenced project which I learned about via the Notice of Public Hearing that I received as a homeowner at 1635 California St.

While I have no objection to the project in general, I am concerned that the building will have 100 new dwelling units, but no vehicle parking added as part of the project. The notice states that there are only plans for bicycle parking. The neighborhood is very busy due to the commercial activity on Polk Street, and is already challenged for car parking. It cannot sustain an influx of 100+ residents with their cars in the area, without having a parking garage to absorb the vehicles.

I appreciate your consideration into this matter.
- Lucy Chen

1635 California St
San Francisco, CA 94109
510.923.1373

--

Lucy Chen

Exhibit G

Project Sponsor Brief

This page intentionally left blank.

January 30, 2020

Hon. Joel Koppel, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1567 California Street
Case No. 2018-0112495CUA
Conditional Use and State Density Bonus Authorization
Hearing Date: February 13, 2020

Dear President Koppel and Commissioners:

I am writing on behalf of Michael Lee of Southern Land Global, the project sponsor of the 1567 California Street project (the “Project”). The 18,600 square foot Project site is at the southeast corner of California Street and Polk Street within the Polk Street Neighborhood Commercial zoning district and 80-A height and bulk district. The site is currently occupied by a one-story commercial building and a surface parking lot.

Project Description. The Project proposes to demolish the one-story commercial building and parking lot and construct an 8-story mixed-use building containing 100 dwelling units (51% of which are 2-bedroom and 3-bedroom units) and 9,823 square feet of ground floor commercial space fronting both Polk Street and California Street. Mr. Lee has elected to provide a combination of on-site inclusionary affordable units, qualifying the Project for the State Density Bonus program (Planning Code Section 206.6), and payment of a partial Affordable Housing Fee. The Project contains no off-street parking or loading spaces; 114 Class 1 and Class 2 bicycle parking spaces will be provided.

David Baker Architects is the Project architect. Your Commission packet contains renderings, plans, elevations, and sections of this well-designed infill housing development.

Conditional use authorization is required only for merger of the three existing lots and because the combined lots exceed 2,500 square feet in size. The underlying zoning allows a base project of 93 units. In 2016, the Commission approved a 7-story building with 63 units on the Project site that did not move forward.

Utilizing the Section 206.6 density bonus, the current Project increases the unit count from 63 units to 100 units, requiring a bulk limit waiver. Waivers associated with the location of the rear yard and open space configuration on this corner lot are also requested, as is one density bonus concession to allow three small commercial spaces along California Street to be built with less than a 14-foot floor-to-floor height. The retail spaces along Polk Street have a 20-foot floor-

to-floor height, but the steep uphill slope of California Streets prevents the small commercial spaces on the eastern end of the California Street frontage from strictly complying.

Community Engagement. Mr. Lee and his team from the beginning engaged extensively with the Lower Polk Neighbors and the site's immediate neighbors. In response to identified neighborhood concerns, the Project design was refined in the following ways:

1. A large 10-foot by 42-foot setback was incorporated along the south property line to preserve light and air to a light well in the adjacent 1424 Polk Street building.
2. A wide pedestrian passage was added to provide a visual link between the sidewalk and the rear yard.
3. A ground floor setback was incorporated at the Polk and California Street intersection to significantly widen the corner sidewalk.
4. The building design and massing were refined to incorporate a series of sifting plane, setbacks, and terraces to articulate the street facades.

As a result of this engagement, the Project has received the written endorsement of the Lower Polk Neighbors. A copy of the Lower Polk Neighbor's support letter, as well as a summary of the team's outreach efforts, are attached.

Environmental Review. The Department staff has issued a Class 32 infill CEQA exemption determining that the Project has no significant environmental impacts.

State Density Bonus/Conditional Use. Projects utilizing the State Density Bonus law by providing on-site affordable units are entitled to local agency approval, waiver of development standards that could thwart the bonus units and one or more development standard concessions. As noted above, the Project seeks bulk, rear yard and open space configuration waivers to accommodate the bonus units. One concession is also sought to allow three small commercial spaces along California Street to have floor-to-floor heights of less than 14 feet. This one concession is sought to eliminate the significant costs that would be associated with utilizing a split slab at the ground floor and thereby eliminating three dwelling units on the second floor or by increasing the building height to above 85 feet as measured from Polk Street, thereby implicating the cost of high-rise construction.

Under the Density Bonus Law, a local agency cannot deny a density bonus project's request for waivers to achieve the added density or development standard concessions unless the concession "would have a specific, adverse impact as defined [by the Housing Accountability Act] upon public health and safety or the physical environment . . . for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households." (Cal. Gov't. Code § 65915(d)(1)(B)).

Here, there is no evidence in the record that the three small commercial spaces with less than 14-foot floor-to-floor heights could have an adverse impact on public health or safety. Accordingly, we submit that this State Density Bonus project is entitled to the requested conditional use approval, a waiver of the A bulk district controls, the rear yard and open space configuration waivers and the single requested concession.

Even without these provisions of state law, the Project would warrant the Commission's approval. It meets the objectives and policies of the General Plan, the Section 206.6 density bonus policies, the Urban Design Guidelines, and the Priority Policies of the Planning Code. The Project will add 100 new units to the City's housing supply, including on-site inclusionary units, as well as an over \$3 million payment to the City's Affordable Housing fund. The Project will also pay significant transportation, child care and school impact fees. Finally, the Project enjoys widespread support from its highly engaged neighbors.

We look forward to the February 13 hearing. Please contact me prior to the hearing if we can provide any additional information.

Sincerely,



Steven L. Vettel

cc: Andrew Perry, Planner
Michael Lee, Southern Land Global
David Baker Architects

Enclosures

This page intentionally left blank.



November 14, 2019

San Francisco Planning Commission
City and County of San Francisco
1650 Mission Street, STE 400
San Francisco, CA 94103

Re: 1567 California Street 2018-011249CUA

President Melgar and Honorable Commissioners,

On behalf of Lower Polk Neighbors (LPN,) we kindly submit the following comments in support of the Conditional Use Application for 1567 California Street. Lower Polk Neighbors has met with the project sponsor is pleased to express our support for the project. We find the project to be necessary and desirable for the neighborhood.

Over the course of working with our organization and several presentations to our membership, their prompt and frank expression of cooperation in working with those of our community in the adjacent building most impacted by their project is commended. In addition to his project being designed and presented within the development guidelines developed by the organization, LPN would like to provide the following comments to the Planning Commission in support of our position:

- The project sponsor has cooperated with our membership and spent the time and energy to meet with us and respond with substantial changes to the project to incorporate and address our memberships concerns to the overall betterment of the project and its sympathy for the neighborhood.
- The project has been very cooperative with our neighbors and membership when approached with requests for better light and air than absolutely required by the planning code.
- This project acknowledges through its own access and massing the introduction to an Alley like through passage to the inner courtyard which greatly increases the porosity of the building and allows this project to reaffirm the alleyway morphology that is characteristic of the area as the Alleyway's District of Lower Polk.
- The project voluntarily stepped back from the corner to allow for a widening of our very constrained side-walks in this neighborhood on Polk which has allowed for a more activated pedestrian zone at the commercial ground floor establishments at this intersection with California which has greatly enhanced the pedestrian experience and safety at the intersection all in conformance with our development objectives, master plan guidelines and core mission statement of the LPN.
- They have broken up the mass of the building very well and have articulated the façade in keeping with our architectural guidelines

Lower Polk Neighbors kindly asks that the Planning Commission approve this project.

Regards,

Chris Schulman
Chairperson
Lower Polk Neighbors

SUMMARY OF OUTREACH MEETINGS

Project: 1567 CALIFORNIA STREET (2018-011249PRJ)

6/30/2019

NO.	DATE	TIME	ORGANIZATION	PLACE OF MEETING	CONTACT	PHONE	EMAIL	NOTES
1.	4/3/2018	5:30pm	Middle Polk Neighborhood Association (MPNA) Lower Polk Neighbors (LPN)	Contraban Coffee 1415 Larkin Street	Moe Jamil Chris Schulman	(415) 370-7265 (415) 827-0650	moe@middlepolk.org chris.schulman@gmail.com	Our initial outreach meeting was with Board Members Moe and Chris from MPNA & LPN, respectively. David Baker (DBA) and I wanted to meet and exchange views of our understanding about the site, the existing environment and our initial planning concept. Specifically, ways to activate retail, parking and needs of residential housing, and character of building design were broadly discussed.
2.	5/9/2018	7:00pm	Lower Polk Neighbors (LPN)	First Congregational Church 1300 Polk Street	Chris Schulman	(415) 827-0650	chris.schulman@gmail.com	Our first formal meeting with LPN. We presented our planning concepts and goals i.e. activating retail at this important intersection by providing retail friendly sidewalk, mitigating traffic impact with zero parking, provision for much needed housing and affordable residential units. Architecturally, how we propose to divide the building mass into smaller blocks to better integrate with the neighborhood. Some residents from the adjacent property (1424 Polk Street) expressed concerns with losing views and lights from their lightwell along property line.
3.	6/9/2018	10:00am	Residents in adjacent property (1424 Polk Street)	1424 Polk Street	Georgia Llewellyn Antonella Palombi Tiffany Cruickshank	(415) 215-6275 (657) 228-0806 (408) 221-4797	RedHedd@att.net antonellapalombi@yahoo.com tmshank11@gmail.com	As follow-up to the LPN meeting, David Baker (DBA) and I visited with the three residents to see their units from the inside to gain better understanding of their concerns with losing light and view from the semi-enclosed lightwell. We generally discussed our initial and mitigating proposal to integrate a lightwell on our development to try to match theirs.
4.	6/25/2018	7:00pm	Middle Polk Neighborhood Association (MPNA)	St. Paulus Church 1541 Polk Street	Chris Gembinski	(916) 300-5704	chrisgembinski@gmail.com	Generally same presentation as our May 9th meeting with LPN.
5.	7/12/2018	1:00pm	Veritas Investment	Veritas Investment One Bush, Suite 900	David Thomas (Asset Manager)	(415) 651-4354	dt@veritasinv.com	Veritas Investment is the Owner of adjacent property (1424 Polk St.) John Onken (DBA) and I met with the David (Asset Manager for this property) to introduce our project and to discuss comments raised by their tenants regarding views and light from their lightwell as well as possible ways to improve adjoining condition between us.
6.	2/6/2019	2:00pm	Veritas Investment	Veritas Investment One Bush, Suite 900	Mila Shimko Justine Shoemaker	(415) 817-9522	ms@veritasinv.com	Mila is the new Asset Manager for the adjacent property (1424 Polk St.) John Onken and I met Mila and her colleague Justine to re-introduce the project and changes that have evolved from the first meeting in July 2018 with Veritas (David).
7.	4/16/2019	4:00pm	Encore Karaoke	Encore Karaoke 1550 California Street	Chris Amburn	(415) 775-0442	encorekaraokesf@msn.com	Met with Owner (Chris) to introduce our project with regard to Noise Study and matters related to the Entertainment Commission requirements for Residential Project (within 300 feet).
8.	4/16/2019	4:00pm	Playland Bar	Playland Bar 1351 Polk Street	Angela Voloshyna	(415) 440-7529		Met with manager Carlo to introduce our project with regard to Noise Study and matters related to the Entertainment Commission requirements for Residential Project (within 300 feet)
9.	5/8/2019	7:00pm	Lower Polk Neighbors (LPN)	First Congregational Church 1300 Polk Street	Chris Schulman	(415) 827-0650	chris.schulman@gmail.com	Presented changes to the proposed project since the first meeting in 2018 with attention to alleyway and building setback along Polk Street in response to adjacent residents concerns with light.
10.	5/30/2019	6:30pm	Lower Polk Business Collaborative	Playland Bar 1351 Polk Street	David Villa-Lobos	(415) 921-4192	david_villalobos@sbcglobal.net	To meet with and introduce proposed project to local businesses and to listen to comments or concerns about the project or neighborhood issues. Many business owners expressed removal and lack of street parking have contributed to the lackluster retail condition along Polk Street.

Exhibit H

Individually-Requested State Density Bonus Application

This page intentionally left blank.



INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

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

The Individually Requested State Density Bonus Program offers a path for developers requesting a density bonus who do not qualify for bonuses under the HOME-SF or Analyzed State Density Bonus Programs.

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

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS?

The Individually Requested Density Bonus program offers a path for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code, or for those that do not qualify for bonuses under the HOME-SF or Analyzed State Density Bonus Programs. This program requires sponsors to submit two sets of plans:

1. a fully code-compliant base project and
2. a bonus project – including details regarding any incentives, concessions or waivers requested.

The Individually Requested State Density Bonus Program is available in all zoning districts that allow residential uses, except for RH-1 and RH-2 (unless located on a site or sites in those districts that permits the construction of 5 or more units).

WHAT DOES THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM OFFER?

- Potential Maximum 35% Density Bonus
- Waivers, Concessions and Incentives as identified by the project sponsor.

Waivers are modifications of volumetric requirements that are regulated by the Planning Code. Project sponsors may seek any waivers necessary to physically accommodate increased density in the bonus project. Requested waivers may not exceed that which is necessary to accommodate the bonus.

Concessions and Incentives are reductions of site development standards or architectural design requirements which result in financially sufficient and actual cost reductions. Project sponsors may seek up to three concessions and incentives, depending on amount of affordable housing provided and the level of affordability of those units.

Waivers and concession incentives may not be used to waive applicable building code and life safety standards.

IS MY PROJECT ELIGIBLE FOR THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM?

- The project must consist of five or more dwelling units;
- The project replaces any existing rental unit that is subject to rent or price control, or is subject to a recorded covenant that restricts rent levels to affordable levels for very low or low income persons or families;
- The project must not be located in the RH-1 or RH-2 Zoning District, unless the Planning Code permits the construction of five or more units on a site or sites.

HOW DO I DETERMINE MY BASE PROJECT AND BONUS PROJECT?

1. Determine the base project.

The base project must conform to all provisions of the Planning Code without exception, including the volume and density which is principally permitted by the Planning Code. The code-complying project must comply with the Inclusionary Housing Requirements pursuant to Planning Code Section 415.

2. Calculate Bonus Density.

The allowable density bonus is based on the level and amount of affordable housing provided, which may be inclusive of the required inclusionary units per Planning Code Section 415. Please reference the table below to determine the amount of additional density allowed, up to a maximum of 35%. In areas where the permitted density is established as a ratio of units to lot area, the bonus density are calculated as a number of units, and any fraction of units will be rounded to the highest number. In areas where density is controlled by the permitted building envelope, the bonus density is calculated as a bonus of additional residential floor area.

Note: density bonuses from more than one income category cannot be combined.

Restricted Affordable Units or Category	Minimum Percentage of Restricted Affordable Units	Percentage of Density Bonus Granted	Additional Bonus for each 1% increase in restricted units	Percentage of Restricted Units Required for Maximum Bonus
Very Low Income (up to 50% AMI)	5%	20%	2.5%	11%
Low Income (51 - 80% AMI)	10%	20%	1.5%	20%
Moderate Income (81 - 120% AMI)	10%	5%	1%	40%
Senior Housing	100%	50%	-	-

3. Determine the requested waivers, concessions and incentives.

Note: The Department may request additional documentation on the requested waivers, incentives and concessions.

HOW MANY CONCESSIONS OR INCENTIVES MAY BE OBTAINED FOR MY PROJECT?

Individually Requested State Density Bonus projects shall receive concessions or incentives in the amounts specified in the table below.

Target Group	Restricted Affordable Units		
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income	10%	20%	30%
Maximum Number of Incentives/Concessions	1	2	3

Fees

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

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



INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 1567 California Street

Block/Lot(s): 0645/014, 014A, 015

Project Details

In areas where the permitted density is established as a ratio of units to lot area, the base and bonus density are calculated as a number of units, and any fraction of units will be rounded to the highest number. In areas where density is controlled by the permitted building envelope, the base and bonus density is calculated as a bonus of additional residential floor area. Please list the proposed number of units or the amount of residential floor area for the following:

Proposed total number of units in the base project:	93
Proposed total residential floor area in the base project (if applicable):	
Proposed number of restricted affordable units for Very Low Income Households (up to 50% AMI)	5
Proposed number of restricted affordable units for Low Income Households (51% - 80% AMI)	2
Proposed number of restricted affordable units for Moderate Income Households (81% - 120% AMI)	2
Proposed number of bonus units or the total residential floor area in the bonus project:	7 units
Total number of units in proposed project:	100
Total residential floor area in the project (if applicable):	

Density Bonus Calculator

Please calculate the density bonus the project is seeking pursuant to Section 206.6(c).

Bonus Calculator								
A	B	C	D	E	F	G	H	I
Affordability Level	Restricted Affordable Units Provided in Project	Percentage of Base Project	Minimum Percentage to Qualify for Bonus	Bonus Granted for Minimum	Percentage of Units Above Minimum Provided (Column C - Column D)	Additional Bonus for Each 1% Increase in Restricted Units	Additional Bonus Granted (Column F x Column G)	Bonus Units Granted (Column E + Column H)
Very Low Income (up to 50% AMI)	5	0	5%	20%	0	2.5%	20%	19
Low Income (51 - 80% AMI)	2		10%	20%		1.5%		
Moderate Income (81 - 120% AMI)	2		10%	5%		1%		
Senior Housing			100%	50%		-	-	-

Concessions and Incentives

Please list the concessions and incentives (up to three, see above) the project is seeking, and describe how each requested concession or incentive would result in cost reductions for the project. The Department may request additional documentation to verify that the requested concessions and incentives result in cost reduction for the project.

Non-residential floor-to-floor height. Because of the steep slope of the site along California Street, the non-residential floor-to-floor height is less than 14 feet for the commercial spaces fronting California Street (Section 145.1). To achieve a 14-foot floor-to-floor height at this location would require a stepped podium slab that would substantially increase the cost of the project.

Waivers

Please list the waivers the project is seeking, and describe how each requested waiver would allow the proposed project to accommodate any additional permitted density.

1. Bulk. Above a height of 40 feet, the project proposes a horizontal dimension of 134'6" and a diagonal dimension of 178'6". The bonus units cannot be accommodated in a building complying with the A bulk district controls, which restrict horizontal bulk above 40 feet to 110 feet and diagonal bulk to 125 feet.
2. Rear Yard. The project proposes a corner courtyard of 4,594 sf in lieu of a 4,656 sf rear yard. The bonus units cannot be accommodated in building with a complying rear yard.
3. Open Space. The rear courtyard does not meet the strict vertical to horizontal restrictions set forth in Planning Code Section 135(g) to qualify as usable open space. The bonus units cannot be accommodated in building with a rear yard that strictly complies with Section 135(g).
4. Unit Exposure. Two units on each of Floors 2 through 8 at the inside corner of the rear courtyard do not meet the inverted ziggurat requirement of Section 140 for an inner court. In addition, four balconies on Floors 7 and 8 encroach into the inverted ziggurat. The bonus units cannot be accommodated in building in which every unit meets Section 140 inner court restrictions.

Removal of rent-controlled units for the Individually Requested State Density Bonus Program

Does the project remove any residential units? Yes No

Have there been any residential uses removed from the property within the last five years? Yes No

Are any of the existing units on the property subject to the San Francisco Rent Stabilization and Arbitration Ordinance (Administrative Code Section 37)? Yes No

Are any of the existing units on the property occupied by households of low or very low income, consistent with the requirements of the California Government Code Section 65915(c)(3)? Yes No

If you have responded yes to any of the questions above, please provide additional information on the type and size of the existing unit(s), as well as the incomes of persons or families occupying the unit(s).

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

Jan. 6, 2020

Date

Michael Lee

Name (Printed)

Agent/Sponsor

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

(626) 807-7880

Phone

michael.lee@southernlanddev.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Michael Lee

Name (Printed)

Jan. 6, 2020

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Exhibit I

Inclusionary Affordable Housing Affidavit

This page intentionally left blank.

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



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

January 21, 2020
Date

I, MICHAEL LEE
do hereby declare as follows:

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

1567 California Street
Address

0645 / 14, 14A & 15
Block / Lot

The subject property is located within the following Zoning District:

Polk Street NCD
Zoning District

80A
Height and Bulk District

Special Use District, if applicable

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

Yes No

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

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

2018-011249 CUA
Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Andrew Perry
Planner Name

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

8/15/18
Date

The project contains 100 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:

19% on-site; 30% off-site/fee

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

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

96,292 gsf

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:
100		20	29	39	12

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

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

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
LOW-INCOME	Number of Affordable Units		% of Total Units		AMI Level
MODERATE-INCOME	Number of Affordable Units		% of Total Units		AMI Level
MIDDLE-INCOME	Number of Affordable Units		% of Total Units		AMI Level

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

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

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:
9		2	3	3	1

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
	5	5.39%	50
	2	2.29%	80
	2	2.29%	110

3. Fee % of affordable housing requirement. *of base project*

Is this Project a State Density Bonus Project? Yes No

If yes, please indicate the bonus percentage, up to 35% 7.5% and the number of bonus units and the bonus amount of residential gross floor area (if applicable) 7 bonus units / 6,740 gsf

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

Southern Land Global LLC

Company Name

Michael Lee

Name (Print) of Contact Person

2707 E. Valley Blvd. #305

Address

West Covina, CA 91792

City, State, Zip

(626) 807-7880

Phone / Fax

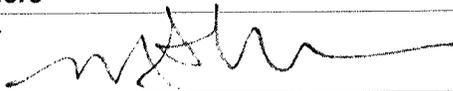
michael.lee@southernlanddev.com

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:

Michael Lee, Authorized Agent & Sponsor

Executed on this day in:

Location:

San Francisco, California

Date:

Feb. 28, 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:

This page intentionally left blank.

Exhibit J

Anti-Discriminatory Housing Affidavit

This page intentionally left blank.

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: James Lu	
PROPERTY OWNER'S ADDRESS: 468 7th Ave. #4 San Francisco, CA 94118	TELEPHONE: (626) 254-7668
	EMAIL: james.lu@southernlanddev.com

APPLICANT'S NAME: Southern Land Global LLC Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 2707 E. Valley Blvd., #305 West Covina, CA 91792	TELEPHONE: (626) 254-7671
	EMAIL: michael.lee@southernlanddev.com

CONTACT FOR PROJECT INFORMATION: Michael Lee Same as Above <input type="checkbox"/>	
ADDRESS: 2707 E. Valley Blvd. #305 West Covina, CA 91792	TELEPHONE: (626) 807-7880
	EMAIL: michael.lee@southernlanddev.com

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: 1567 California Street,		ZIP CODE: 94109
CROSS STREETS: Polk Street		
ASSESSORS BLOCK/LOT: 0645 / 14, 14A & 15	ZONING DISTRICT: Polk Street NCD	HEIGHT/BULK DISTRICT: 80-A

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	100	100
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? YES NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? YES NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? YES NO

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

Human Rights Commission contact information
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: 2/25/2019

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

Michael Lee

Owner Authorized Agent (circle one)

Exhibit K

First Source Hiring Affidavit

This page intentionally left blank.



**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)	
1567 California Street		0645 / 14, 14A & 15	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2018-011249 CUA		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Southern Land Global LLC	Michael Lee	(626) 807-7880	
ADDRESS			
2707 E. Valley Blvd., #305			
CITY, STATE, ZIP		EMAIL	
West Covina, CA 91792		michael.lee@southernlanddev.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
100	10,385 s.f.	85 feet/8-story	38,000,000
ANTICIPATED START DATE			
April 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):

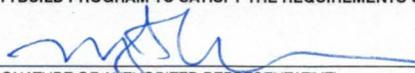
TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS			
Abatement Laborer	40	}	6	Laborer	55	}	15			
Boilermaker	—		0	Operating Engineer	70		3			
Bricklayer	—		0	Painter	71		15			
Carpenter	78		25	Pile Driver	—		0			
Cement Mason	61		15	Plasterer	72		12			
Drywall/Latherer	79		TBD	Plumber and Pipefitter	114		TBD	15		
Electrician	105		20	Roofer/Water proofer	59		}	10		
Elevator Constructor	106		5	Sheet Metal Worker	104			10		
Floor Coverer	76		10	Sprinkler Fitter	95			12		
Glazier	79		15	Taper	77			15		
Heat & Frost Insulator	92		5	Tile Layer/ Finisher	67/45			10		
Ironworker	73		10	Other:						
TOTAL:			136	TOTAL:				117		

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

YES NO
 SOME
 SOME NO

TBD

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
MICHAEL LEE, SPONSOR	michael.lee@southernlanddev.com	(626) 807-7880
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.		
		3/5/19
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(DATE)

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

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