



EXECUTIVE SUMMARY LARGE PROJECT AUTHORIZATION

HEARING DATE: February 18, 2021

CONTINUED FROM: December 17, 2021 & January 21, 2021

Record No.: 2018-014795ENX
Project Address: 1560 Folsom Street
Zoning: WMUG (Western SoMa Mixed Use General) Zoning District
RED (Residential Enclave) Zoning District
40-X Height and Bulk District
55-X Height and Bulk District
Western SoMa Special Use District
Block/Lot: 3516 / 009, 066, 067, 068
Project Sponsor: Daniel Belknap, L37 Partners
500 Sansome Street, Suite 750
San Francisco, CA 94111
Property Owner: Howard C. Greene, Inc.
c/o Haig A. Harris
235 Montgomery Street, #460
San Francisco, CA 94104
Staff Contact: Michael Christensen – (628) 652-7567
Michael.christensen@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the demolition of existing industrial buildings at the project site, merger of four existing lots into two new lots, vacating a portion of Burns Place (a public alleyway), and construction of two new buildings at the site, including construction of one new building fronting Kissling Street which is a seven-story, 83-ft 6-in tall, 65,575 square feet (sq ft) residential building containing 56 dwelling units and 36 off-street auto parking spaces, and one building fronting Folsom and 11th Streets which is an eight-story, 85-ft tall, 200,049 sq ft residential building containing 188 dwelling units, 3,516 sq ft of Retail Sales and Service use, and 47 off-street auto parking spaces at 1560 Folsom Street on Block 3516 Lots 009, 066, 067, and 068.

Pursuant to California Government Code Section 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and has requested waivers from the Planning Code volumetric requirements for: height (Planning Code Section 260); rear yard (Planning Code Section 134); dwelling unit exposure (Planning Code Section 140); narrow street height limits (Planning Code Section 261.1); horizontal mass reduction (Planning Code Section 270.1). In addition, the Project has requested a concession to address the Planning Code requirements for open space (Planning Code Section 823(c)(2)(B)).

Required Commission Action

The Commission must grant a Large Project Authorization, pursuant to Planning Code Section 329, for new construction over 25,000 gross square feet (gsf) in an Eastern Neighborhoods Mixed Use District.

Issues and Other Considerations

- **Project Updates.** Since the January 21, 2021 hearing, the Project Sponsor has continued to meet and work with neighborhood groups to address concerns with the Project. In addition to private discussions and agreements between the Project Sponsor and these groups, the Department has proposed amended Conditions of Approval to strengthen the existing liaison condition, require direct communication between future building management and area Places of Entertainment and PDR businesses, and to create a process through which the Leather and LGBTQ Cultural District can inform future residents of the neighborhood context prior to move-in. The amended conditions are as follows:
 - A. **Condition of Approval 7E:** Project Sponsor shall make a cell phone number available to management of all Place(s) of Entertainment, Restaurant, and Bar uses within 600-feet of the Project (including but not limited to Oasis Nightclub, Audio Nightclub, Slim's, DNA Lounge, Butter, Folsom Street Foundry, Don Ramon's, Wish Bar, Willows, Halcyon, Bergerac, Holy Cow, Calle 11, and Buzzworks) 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.
 - o **Condition of Approval 44:** 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, owners and occupants of other properties within 600-feet of the Project Site, 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, owners and occupants of other properties within 600-feet of the Project Site, 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.
 - o **Condition of Approval 46 (NEW):** The Project is located within the Leather and LGBTQ Cultural District. The Project Sponsor or any future operator of the building shall incorporate into its standard Rules and Regulations a protocol to notify prospective tenants or buyers of residential units that the

Project is located within the Cultural District and that events regularly occur which may cause street closures, noise, or other effects to the local area. If provided by the Leather and LGBTQ Cultural District, information detailing existing and/or planned events and nearby Places of Entertainment is to be provided to prospective tenants or buyers prior to lease or sale agreement.

- **Condition of Approval 47 (NEW):** The Project Sponsor shall make a phone number of a designated community liaison available to management of all Production, Distribution & Repair uses within 600-feet of the Project (including but not limited to Fix Auto Folsom, 11th Street Auto Repair, Clean Air Smog Check, Ace Glass Company, SOMA Collision Repair, California Choppers, MacArthur Glass Co., Auto Repair Center/Folsom Smog, Sal's Autohaus/Juarez Tires and Brakes, iTVS, Mercedes Benz Service Center, City Lights, Extra Space Storage, Royal Automotive, Cal Pacific/SOMA Supply, A-1 Plumbing Supply, Borden Decal Co., SF Auto Repair Center, Cycle Gear, an Wrecking Ball Coffee Roastery) during all phases of development through construction. In addition, a line of communication shall be created to ongoing building management throughout the occupation phase and beyond.

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received correspondence from three persons regarding the Project. One individual requested additional information on construction schedule, particularly regarding potential daytime noise impact of construction while many residents of nearby buildings are working from home under the Shelter in Place order. An additional nearby resident expressed concern with content of the environmental review notification, the inclusion of townhomes, the requested open space waiver, shadow, trees, wind, noise, pedestrian safety during construction, traffic, transit delay, public services, cleanliness related to construction, cumulative construction impacts. The final comment expressed opposition with the use of State Density Bonus Law.
- **Outreach:** The Project Sponsor has also met to discuss the Project with the LGBT Leather Cultural District, and they are continuing active discussion of a potential in-kind agreement for the Project. If such an agreement is pursued, it may follow the entitlement of the Project.

- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:

- One floor of massing was removed from the Burns Place and Kissling Street facades. At the Folsom Street façade, floorplates were reduced in height such that an additional floor of residential use was added within the same envelope, reducing the overall massing of the building while maintaining the same amount of floor area.
- While a waiver from the horizontal massing break requirement of the Planning Code was requested, a smaller massing break was still requested on the Folsom Street façade to reduce the overall bulk of that façade, which the Project Sponsor incorporated into the design.

- **Leather and LGBTQ Cultural District:** The Project is located within the boundaries of the Leather and LGBTQ Cultural District, which was established by the Board of Supervisors on May 9, 2018 (See Board of Supervisors Resolution No. 129-18, File No. 171019). This cultural district commemorates the history and culture of the leather subculture, which has been active in this neighborhood for half a century. This district

does not possess any land use regulations applicable to the Project. The Project Sponsor has conducted outreach with the leaders of this cultural district.

- **Affordable Housing:** The Project is invoking the California State Density Bonus (California Government Code Section 65915-65918) to increase the development capacity of the site. As such, the Project is required to provide on-site below market rate units, pursuant to Planning Code Section 415, for the 'base' project (portion of the development permissible under existing zoning), and can elect to do on-site below market rate units or pay fees for units and floor area gained by the density bonus. Per the submitted Inclusionary Housing Affidavit, the Project Sponsor is providing 34 below market rate dwelling units on-site and paying an affordable housing fee on the 68,208 square feet of residential use that was gained through the density bonus.

Environmental Review

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on May 18, 2020, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Western SoMa Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Western SoMa Area Plan and the Objectives and Policies of the General Plan. Although the Project results in a loss of PDR space, the Project does provide a substantial amount of new rental housing, including new on-site below-market rate units for rent, which is a goal for the City. 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 – Large Project Authorization with Conditions of Approval (Exhibit A)
Exhibit B – Environmental Determination
Exhibit C – Mitigation Monitoring and Reporting Program
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Inclusionary Affordable Housing Affidavit
Exhibit G – Anti-Discriminatory Housing Affidavit
Exhibit H – First Source Hiring Affidavit
Exhibit I – Project Plans



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 329, 813, 823, AND 844, FOR A PROJECT WHICH INCLUDES THE DEMOLITION OF FIVE EXISTING INDUSTRIAL BUILDINGS AT THE PROJECT SITE, MERGER OF FOUR EXISTING LOTS INTO TWO NEW LOTS, VACATING A PORTION OF BURNS PLACE (A PUBLIC ALLEY), AND NEW CONSTRUCTION OF TWO BUILDINGS AT THE SITE, INCLUDING CONSTRUCTION OF ONE BUILDING FRONTING KISSLING STREET WHICH IS A SEVEN-STORY, 83-FT 6-IN, 65,575 SQUARE FEET (SQ FT) RESIDENTIAL BUILDING CONTAINING 56 DWELLING UNITS AND 36 OFF-STREET AUTO PARKING SPACES LOCATED WITHIN THE RED (RESIDENTIAL ENCLAVE) ZONING DISTRICT, THE WESTERN SOMA SPECIAL USE DISTRICT, AND A 40-X HEIGHT AN BULK DISTRICT, AND ONE BUILDING FRONTING FOLSOM AND 11TH STREETS WHICH IS AN EIGHT-STORY, 85-FT TALL, 200,049 SQ FT RESIDENTIAL BUILDING CONTAINING 188 DWELLING UNITS, 3,516 SQ FT OF RETAIL SALES AND SERVICE USE, AND 47 OFF-STREET AUTO PARKING SPACES LOCATED WITHIN THE WMUG (WESTERN SOMA MIXED USE GENERAL), THE WESTERN SOMA SPECIAL USE DISTRICT, AND A 40-X AND 55-X HEIGHT AND BULK DISTRICT, UTILIZING THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918) AND RECEIVING A CONCESSION FOR OPEN SPACE (PLANNING CODE (PC) 135) AND WAIVERS FOR: HEIGHT LIMIT (PC 260), REAR YARD (PC 134), DWELLING UNIT EXPOSURE (PC 140), NARROW STREETS HEIGHT LIMIT (PC 261.1), AND HORIZONTAL MASS REDUCTION (PC 270.1) REQUIREMENTS OF THE PLANNING CODE, AND MAKING FINDINGS

OF ELIGIBILITY FOR THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 29, 2018, Daniel Belknap of L37 Partners (hereinafter "Project Sponsor") filed Application No. 2018-014795ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization for a project which includes the demolition of existing industrial buildings at the project site, merger of four existing lots into two new lots, vacating a portion of Burns Place (a public alleyway), and construction of two new buildings at the site, including construction of one new building fronting Kissling Street which is a seven-story, 83-ft 6-in, 65,575 sq ft residential building containing 56 dwelling units and 36 off-street auto parking spaces, and one building fronting Folsom and 11th Streets which is an eight-story, 85-ft tall, 200,049 sq ft residential building containing 188 dwelling units, 3,516 sq ft of Retail Sales and Service use, and 47 off-street auto parking spaces (hereinafter "Project") at 1560 Folsom Street, Block 3516 Lots 009, 066, 067, and 068 (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 "Base Project" including 194,212 square feet of Residential gross floor area that would include housing affordable to very-low income households. Because the Project Sponsor is providing 11% of base project units of housing affordable to very-low income households, the Project seeks a density bonus of 35% and waivers of the following development standards: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250 and 252); 4) Narrow Streets Height Limit (Planning Code Section 261.1); and 5) Horizontal Mass Reduction (Planning Code Section 270.1). The Project is requesting a concession from the Planning Code requirement for Open Space (Planning Code Section 135).

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Western SoMa Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on December 6, 2012, by Motion No. 18756, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commissions review as well as public review.

The Western SoMa Community Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Western SoMa Area Plan, the Commission adopted CEQA Findings in its Motion No. 18756 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On May 18, 2020, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Western SoMa Area Plan and was encompassed within the analysis contained in the Western Soma Area Plan Final EIR. Since the Western SoMa Final EIR was finalized, there have been no substantial changes to the Western Soma Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Western SoMa Plan Area Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Western SoMa Area Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On December 17, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2018-014795ENX and continued the item to January 21, 2021.

On January 21, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2018-014795ENX and continued the item to February 18, 2021.

On February 18, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2018-014795ENX.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-014795ENX is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization as requested in Application No. 2018-014795ENX, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of the five existing industrial buildings on the project site and new construction of two residential buildings. The first residential building, fronting Folsom Street, has a total height of 85-feet and eight-stories, contains a total of 188 dwelling-units, and is a total of 200,049 sq ft in size (189,417 sq ft residential, 3,516 sq ft retail, and 7,116 sq ft auto parking). The second building, fronting Kissling Street, has a total height of 76-feet and seven stories, contains a total of 56 dwelling units, and is a total of 65,575 sq ft in size (58,684 sq ft residential and 6,891 sq ft auto parking). The Project includes a dwelling unit mix of 61 studio units, 76 one-bedroom units, 92 two-bedroom units, 10 three-bedroom units, and five townhouse units. The Project includes 83 off-street automobile parking spaces, 236 Class One bicycle parking spaces, and 15 Class Two bicycle parking spaces. The Project includes a dwelling unit mix of 61 studio units, 76 one-bedroom units, 92 two-bedroom units, 10 three-bedroom units, and 5 townhome units. A total of 7,414 sq ft of common open space is provided at roof decks, and 11,377 sq ft of private open spaces are provided at private patios. The Project includes the merger of Lots 009, 066, 067, and 068 of Block 3516, as well as a vacation of a portion of Burns Place.
- 3. Site Description and Present Use.** The Project is located on four lots (with a lot area of approximately 50,126 square feet), which have approximately 227-ft of frontage along Folsom Street, 60-ft of frontage along 11th Street, and 79-ft of frontage along Kissling Street. The Project Site contains five existing industrial buildings which collectively measure 31,650 square feet. Currently, the existing buildings are vacant.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the WMUG and RED Zoning Districts in the Western SoMa Area Plan. The immediate context is mixed in character with residential, industrial, and automotive uses. The immediate neighborhood includes one to three story industrial or mixed-use buildings, with nighttime entertainment uses along 11th Street. The Project Site shares the Block and is immediately bordered by a six-level parking structure owned by the City and County of San Francisco, three three-story residential buildings, three industrial buildings used as automotive repair, and one one-story building used as nighttime entertainment (dba Oasis). All parcels immediately adjoining the site are also located in the WMUG and RED Zoning Districts.

The Project Site is part of the Leather and LGBTQ Cultural District, which is roughly defined as the area bounded by Howard Street (to the northwest), 7th Street (to the northeast), I-80 (to the east) and US 101 (to the south). As adopted by the Board of Supervisors in May 2018, this cultural district commemorates the history and culture of the leather subculture active in the surrounding neighborhood for the past half century.
- 5. Public Outreach and Comments.** The Department has received correspondence from three persons regarding the Project. One individual requested additional information on construction schedule, particularly regarding potential daytime noise impact of construction while many residents of nearby

buildings are working from home under the Shelter in Place order. An additional nearby resident expressed concern with content of the environmental review notification, the inclusion of townhomes, the requested open space concession, shadow, trees, wind, noise, pedestrian safety during construction, traffic, transit delay, public services, cleanliness related to construction, cumulative construction impacts. The final comment expressed opposition with the use of State Density Bonus Law.

The Project Sponsor has also met to discuss the Project with the Leather and LGBTQ Cultural District, and they are continuing active discussion of a potential in-kind agreement for the Project. If such an agreement is pursued, it may follow the entitlement of the Project.

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.** Planning Code Sections 813 and 844 principally permit Residential uses in the RED and WMUG Zoning Districts. Residential density is not limited by lot area. Planning Code Section 844 also principally permits Retail Sales and Service uses up to 10,000 sq ft per lot.

The Project proposes to construct 244 dwelling units on the Project Site, including 3,516 sq ft of Retail Sales and Service uses within the portion of the Site that is located in the WMUG Zoning District. As such, the proposed uses of the Project are principally permitted in the respective zoning districts.

- B. Rear Yard.** In both the WMUG and RED Zoning Districts, Planning Code Section 134 establishes that the minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

The Project does not propose a Rear Yard at the ground level,. Beginning at level two, where the main level of Residential units begins, a Rear Yard which ranges from 18'9" to 22'3" is proposed, located at the interior of the Project Site abutting the neighboring parking garage.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and requests a waiver from the development standards for rear yard, which are defined in Planning Code 134. This reduction in the rear yard requirements is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- C. Residential Usable Open Space.** Within the WMUG and RED Zoning Districts, Planning Code Section 135 requires a minimum of 80 sq ft of open space per dwelling unit. Per Planning Code Section 823(c)(2), all dwelling units within the Eastern Neighborhoods Mixed Use Districts shall provide 80 square feet of open space per dwelling units regardless of whether the open space is privately or publicly accessible.

Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sq ft. Further, inner courts may be credited as

common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

Per Planning Code Section 823(c)(2)(B), roof decks within the Western SoMa Special Use District do not qualify as required private or common useable open space.

Therefore, the Project is required to provide 19,520 square feet of open space for the 244 dwelling units.

The Project includes 820 square feet of usable open space at grade, located near Burns Place at the automobile parking entrance. This is the only open space area which would meet the Planning Code definition of usable open space, meaning the Project provides 5.5% of the usable open space that is required under the Planning Code.

The Project contains other open space areas that do not meet the requirements outlined in the Planning Code, including private open space areas at levels two, three, six, and eight, as well as at the roof level. In total, the Project provides 17,971 square feet of open space as roof decks which do not count as usable open space under the Western SoMa Special Use District, of which 7,185 square feet are in private roof decks for 21 dwelling units and 7,414 square feet are in common roof decks for 223 units. In total, the Project provides 18,791 square feet of open space areas where 19,520 square feet is required.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and requests a concession from the development standards for usable open space, which are defined in Planning Code 135. This reduction in the usable open space requirements provides a cost reduction to the project, as provided by Government Code Section 65915.

- D. Height and Bulk.** The Project Site is located within the 40-X and 55-X Height and Bulk Districts. Within the portion of the site regulated by the 40-X Height and Bulk District, buildings are limited to a height of 40-feet, excluding certain features listed in Section 260. No bulk limit is established. Within the portion of the site regulated by the 55-X Height and Bulk District, buildings are limited to a height of 55-feet, excluding certain features listed in Section 260. No bulk limit is established.

The height of the Project ranges from 64-ft 8-in to 85-ft, with lower heights proposed along Kissling Street and Burns Place and the higher height proposed along the Folsom Street frontage. As such, the Project generally conforms to the distribution of the height limits for the site, placing the tallest building portions within the 55-X portion of the site and along the widest street, with the shorter portions of the building within the 40-X portion of the site and along smaller streets.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and requests a waiver from the development standards for height limit, which are defined in Planning Code Section 260. This waiver in height limit is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- E. Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling

units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley at least 20-ft wide, side yard or rear yard must be at least 25 ft in width, or an open area (either an inner court or a space between separate buildings on the same lot) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located.

The Project contains a total of 140 dwelling units which have code-compliant dwelling unit exposure. The remaining units have exterior exposure to non-compliant open space areas, including the rear yard, a small (20-ft x 15-ft 8-in) exterior court adjacent to 123 Kissling Street, and rooftop areas. As such, 104 dwelling units require a waiver from the Dwelling Unit Exposure requirements of the Planning Code under the State 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 from the development standards for dwelling unit exposure, which are defined in Planning Code 140. This reduction in the dwelling unit exposure requirement is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- F. Horizontal Mass Reduction.** Planning Code Section 270.1 outlines the requirements for horizontal mass reduction on large lots within the Eastern Neighborhoods Mixed Use Districts. For projects with street frontage greater than 200-ft in length, one or more mass reduction breaks must be incorporated to reduce the horizontal scale of the building into discrete sections not more than 200-ft in length. Specifically, the mass reduction must 1) be not less than 30-ft in width; 2) be not less than 60-ft in depth from the street-facing building façade; 3) extend up to the sky from a level not higher than 25-ft above grade or the third story, whichever is lower; and, 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft.

Since the overall frontage is 227-ft along Folsom Street, the Project is required to provide a single horizontal mass break along Folsom Street, which is not less than 30-ft wide by 60-ft deep, and extends from the third-story up to the sky. Per the Planning Code, this mass break must result in discrete building sections along the street frontage of not greater than 200-ft.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes a waiver from the development standards for horizontal mass reduction, which are defined in Planning Code 270.1. This waiver from the horizontal mass reduction requirement is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

In lieu of a horizontal mass break that is compliant with the Section, the Project proposes a smaller, 15' wide by 4' deep horizontal mass break, treated with a different façade material to create a perception of a massing break.

- G. Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor;

that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. All off-street parking is setback from public streets and screened with other uses. The Project features active uses on the ground floor with walk-up dwelling units with direct, individual pedestrian access to a public sidewalk Burns Place. The main residential lobbies are located along Folsom and Kissling Streets. Finally, the Project features appropriate street-facing ground level spaces, as well as the ground level transparency and fenestration requirements. Therefore, the Project complies with Planning Code Section 145.1.

- H. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for apartment use between 100,001 and 200,000 gsf.

The Project contains one off-street loading space within the off-street parking garage.

- I. **Automobile Parking.** Planning Code Sections 813 and 844 limit off-street parking in RED and WMUG Zoning Districts to three spaces for each four units and one space for each four units, respectively.

Within the portion of the Site located in the RED Zoning District, the Project provides 36 off-street automobile parking spaces for a total of 56 dwelling units, for a ratio of .64 cars per dwelling unit, and is consistent with this Section. In the portion of the site in the WMUG Zoning District, the Project provides a total of 47 parking spaces for a total of 188 dwelling units, for a ratio of .25 parking spaces per unit and is thus consistent with the Section.

- J. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units. For buildings containing more than 100 dwelling units, 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100.

The Project includes 244 dwelling units; therefore, the Project is required to provide 136 Class One bicycle parking spaces and 12 Class 2 bicycle parking spaces. For Retail Sales and Service uses, one Class Two bicycle parking space is required for each 2,500 square feet of floor area, or a minimum of two. Therefore, the Retail Sales and Service use is required to have two Class Two bicycle parking spaces. A total of 136 Class One and 14 Class Two bicycle parking spaces are required.

The Project proposes 172 Class 1 bicycle parking spaces and 15 Class 2 bicycle parking spaces. Therefore, the proposed project complies with Planning Code Section 155.2.

- K. **Prop X (Limitation on Conversion of Production, Distribution, & Repair Use, Institutional Community Use, and Arts Activity Use.** Planning Code Section 202.8 requires replacement of a ratio of existing site PDR, Institutional, and Arts Activity uses for projects in SALI, UMU, MUO, SLI, MUG, and MUR Zoning Districts and certain ratios.

The Project is not located in a Zoning District that is subject to Prop X.

- L. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

For the 244 dwelling units, the Project is required to provide at least 98 two-bedroom units or 73 three-bedroom units.

The Project provides 61 studio units, 76 one-bedroom units, 92 two-bedroom units, 10 three-bedroom units, and 5 townhouse style units. 43.8% of the dwelling units in the proposed Project contain two or more bedrooms, therefore, the Project complies with this requirement.

- M. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a detailed shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

- N. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

The Project includes approximately 248,101 gsf of new residential use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A. The Project shall receive a prior use credit for the 31,650 sq ft of existing PDR space.

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

The Project includes approximately 248,101 gsf of new residential use associated with the new construction of 244 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- P. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Sections 415.3 and 419.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5, the Project may pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. Alternatively, the Project can designate a certain number of dwelling units as part of the inclusionary affordable housing program. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete

Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on October 29, 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 rental dwelling units as affordable. In addition, under the State Density Bonus Law, Government Code section 65915 et seq, a project is entitled to a density bonus, concessions and incentives, and waivers of development standards only if it provides on-site affordable units.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project 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 December 9, 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 October 29, 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 associated with the base project 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, 19% of the total proposed dwelling units as affordable to low-income households, as defined by the Planning Code and Procedures Manual. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

Additionally, the provisions of Planning Code Section 415 apply to the entirety of the Project, including the bonus square footage gained under the State Density Bonus. The inclusionary housing fee will apply to the square footage of the Project that is attributable to the bonus.

- Q. Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the WMUG Zoning District that results in the new construction of residential space.

The Project includes approximately 248,101 gross square feet of new residential development. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the first construction permit.

- R. Western SoMa Special Use District.** Planning Code Section 823 outlines the requirements for projects located within the Western SoMa Special Use District. Additional controls are provided for rear yard, open space, exposure, nonconforming uses, vertical architectural elements, SRO units, recreational facilities, nighttime entertainment and animal services, and major developments.

The Project complies with the majority of the requirements outlined in the Western SoMa Special Use District, including the Western SoMa Design Guidelines.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for open space, which are defined in Planning Code 135 and 823. This reduction in the open space requirements is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915.

- 7. Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:
- A. Overall building mass and scale.** *The Project is designed as an eight-story, 85-ft tall residential development, with lower, 64-ft 8-in building heights along Kissling Street and Burns Place. Building massing is greatest along Folsom Street, which is the most intensive street bordering the development site, and least intensive along Kissling Street and Burns Place, which are lower intensity streets. The overall building massing adapts to the irregular development site by wrapping the proposed building around the adjacent City-owned six level parking structure. While this massing is not typical in San Francisco (where the mid-block is typically open space), the existing development and adjacent parcels follow this development pattern, and this focuses the intensity of development on Folsom Street. Thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood.*
 - B. Architectural treatments, facade design and building materials.** *The Project's architectural treatments, façade design and building materials include white cement plaster and grooved fiber cement panels, a dark metallic storefront, and accent rainscreen panels. The Project is distinctly contemporary in its character while reflecting the Industrial nature of the Western SoMa neighborhood. The Project incorporates a simple, yet elegant, architectural language. Overall, the Project offers a high-quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.*
 - C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.** *The Project provides walk-up units along Burns Place, designed with generous setbacks from the street to provide for privacy to the units. Garage entries are located along Kissling Street and Burns Place to minimize impacts to Folsom Street, which has high class bicycle lanes and transit service. Utilities are located interior of the site along Burns Place, in a manner which shields them from view from public spaces.*
 - D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.** *The Project provides open spaces on all usable rooftop surfaces while also meeting other code requirements, such as stormwater retention and the inclusion of photovoltaic panels. While the open space provided is below what is required under the Planning Code, and while it is provided at roof levels, where the Planning Code does not consider it 'usable' under the Western*

SoMa SUD, the Project is afforded a Waiver from the Open Space requirements of the Planning Code under the Individually Requested State Density Bonus Program.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2. *The Project is not required to provide a mid-block connection under Planning Code Section 270.2.*
 - F. Streetscape and other public improvements, including tree planting, street furniture, and lighting. *In compliance with Planning Code Section 138.1, the Project includes new streetscape elements, such as new concrete sidewalks, linear planters along the street edge, and new street trees. These improvements would vastly improve the public realm and surrounding streetscape.*
 - G. Circulation, including streets, alleys and mid-block pedestrian pathways. *The Project provides ample circulation in and around the project site through the streetscape improvement proposed. Automobile access is limited to the two entries on Kissling Street and Burns Place. Off-street loading is provided within the proposed off-street parking garage.*
 - H. Bulk limits. *The Project is within an 'X' Bulk District, which does not restrict bulk.*
 - I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan. *The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.*
8. **Individually Requested State Density Bonus Required Findings.** Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission shall make the following findings as applicable:

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

The Project provides at least 11% of the proposed rental dwelling units as affordable to very low income households, defined as those earning 50% of area median income, and is therefore entitled to a 35% density bonus under California Government Code Sections 65915-95918.

- 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 requests a concession from the open space requirements of the Planning Code. Under Planning Code Section 426, waiver or reduction of open space requirements in Eastern Neighborhoods Zoning Districts requires payment of an in-lieu fee, to be paid into the Recreation and Open Space subset of the Eastern Neighborhoods Community Improvements Fund. Thus, obtaining a concession from the open space requirements of the Planning Code using the Individually Requested State Density Bonus program removes the requirement for payment of the in-lieu fee, and reduces the total cost of constructing the Project by reducing applicable impact fees due at issuance of the first construction document.

- 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 requests the following waivers of Planning Code Development Standards: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250 and 252); 4) Narrow Streets Height Limit (Planning Code Section 261.1); and 5) Horizontal Mass Reduction (Planning Code Section 270.1).

The Project provides a total residential floor area equal to the square footage afforded to a base project (one which complies with all development standards), plus the 35% floor area bonus afforded under the Individually State Density Bonus. The additional floor area is obtained by increasing the total height of the buildings, expanding the buildings horizontally into the required rear yard, and reducing the amount of horizontal mass reduction provided to obtain additional floor area. As the Project is entitled to a defined amount of residential floor area, reduction of removal of any requested waiver would require an expansion to the degree in which other waivers are provided. For example, if the rear yard waiver were reduced, the reduction in floor area would require accommodation elsewhere, such as in additional height.

The proposed waivers provide a development which conforms to mid-rise construction standards, providing a more cost-effective design than would be provided by high-rise construction. Increasing the height further would result in a requirement for high-rise construction type or would require the addition of height along Kissling Street or Burns Place, where adjacent low-rise construction warrants lower heights for compatibility. As such, the Commission supports the requested waivers as they are proposed, as disapproval of these Waivers would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted, would increase the cost of constructing the Project, and/or would result in a less compatible development design.

The 'Base' project provides 194,212 square feet of Residential gross floor area. When a 35% floor area bonus is applied, a maximum development potential of 262,186 square feet of Residential gross floor area is permitted. The bonus project results in a total of 244 dwelling units. As 74% of the proposed residential gross square footage is attributable to the base project, 181 dwelling units are attributable to the base project, and the remaining dwelling units (63) and residential square footage is attributable to the 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 Project does not include a donation of land, and this is not the basis for the Density Bonus.

- 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 Project does not include a Child Care facility, and this is not the basis for the Density Bonus.

- 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 includes 3,516 square feet of non-residential use at the ground floor, as is principally permitted under the WMUG Zoning District. As the non-residential, Retail Sales and Service use is principally permitted in the WMUG Zoning District, this does not constitute a Concession or Incentive under Government Code Section 65915(k).

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12

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

Policy 12.1

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

Policy 12.2

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

Policy 12.3

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

Policy 1.7

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

WESTERN SOMA AREA PLAN

HOUSING

OBJECTIVE 3.2

ENCOURAGE NEW NEIGHBORHOOD RESIDENTIAL USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES TO BUILD ON THE EXISTING NEIGHBORHOOD PATTERNS.

Policy 3.2.2

Encourage in-fill housing production that continues the existing built housing qualities in terms of heights, prevailing density, yards and unit sizes.

Policy 3.2.6

Promote the production of housing development programs that provide for families and other Western SoMa SUD special population needs in terms of the mix of unit sizes, affordability and tenure.

OBJECTIVE 3.5

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

The Project is consistent with the Western SoMa Area Plan and the Objectives and Policies of the General Plan, in that the project would provide 244 housing units helping alleviate San Francisco's severe housing crisis. Additionally, 19% of the proposed total housing units will be below market rate units. The massing of the proposed building's primary front facade has been designed to be compatible with the prevailing street wall pattern, and the Project provides a modern architectural design that is compatible with the mixed-use and Industrial nature of the Western SoMa neighborhood. The Project adds a significant amount of housing to a transit rich neighborhood, supporting the City's Transit First Policy and housing goals. In addition, more than 40% of the proposed dwelling units contain two or more bedrooms, supporting an array of housing needs. Overall, the Project and its design provides new housing opportunities within a building that is unique in its form and materials.

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

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

The project site does not possess any neighborhood-serving retail uses. The Project provides 244 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses. Additionally, the ground floor of the proposed building fronting Folsom Street contains a 3,516 square foot commercial space, enhancing the retail environment of the block.

- 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 possess any existing housing. The Project would provide 244 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add new Retail Sales and Service uses, which adds to the public realm and neighborhood character. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 34 of the dwelling units as below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (12-Folsom/Pacific), and is within walking distance of the MUNI Metro and BART Stations located at Civic Center Station. Future residents would be afforded proximity to multiple transportation options. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests. If additional parking is necessary, it is available at the adjacent six level parking garage for rent.

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

The Project does not include commercial office development. Although the Project would remove a PDR use, the Project does provide new housing, which is a high priority for the City.

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

The Project will be designed and will be constructed to conform to the structural and seismic

safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

In the analysis of the Project under CEQA, the Department found that the proposed Project would not cast any shadow on any public parks or open spaces.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2018-014795ENX**, subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 14, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Western SoMa Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 18, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 18, 2021

EXHIBIT A

Authorization

This authorization is for a Large Project Authorization for a project which includes the demolition of existing Industrial buildings at the project site, merger of four existing lots into two new lots, vacating a portion of Burns Place (a public alleyway), and construction of two new buildings at the site, including construction of one new building fronting Kissling Street which is a seven-story, 83-ft 6-in, 65,575 sq ft residential building containing 56 dwelling units and 36 off-street auto parking spaces, and one building fronting Folsom and 11th Streets which is an eight-story, 85-ft tall, 200,049 sq ft residential building containing 188 dwelling units, 3,516 sq ft of Retail Sales and Service use, and 47 off-street auto parking spaces, located at 1560 Folsom Street, Block 3516, and Lots 009, 066, 067, and 068 pursuant to Planning Code Sections 329, 813, 823, and 844 within the WMUG and RED Zoning Districts and 40-X and 55-X Height and Bulk Districts; in general conformance with plans, dated February 14, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2018-014795ENX and subject to conditions of approval reviewed and approved by the Commission on December 17, 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 **December 17, 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 Large Project Authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

www.sfplanning.org

6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Western SoMa Plan EIR (Case No. 2018-014795ENV) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

Entertainment Commission – Noise Attenuation Conditions

7. **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 June 30, 2020. 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 phone number available to management of all Place(s) of Entertainment, Restaurant, and Bar uses within 600-feet of the Project (including but not limited to Oasis Nightclub, Audio Nightclub, Slim’s, DNA Lounge, Butter, Folsom Street Foundry, Don Ramon’s, Wish Bar, Willows, Halcyon, Bergerac, Holy Cow, Calle 11, and Buzzworks) during all phases of development through construction. In addition, a line of communication shall be created

to ongoing building management throughout the occupation phase and beyond.

- 8. Additional Entertainment Commission Conditions of Approval.** In addition to the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects” detailed above, based on the proximity of the proposed Residential development to multiple Places of Entertainment, including the Oasis nightclub located within the same Block at 298 11th Street, the Project shall incorporate all recommended Noise Mitigation Measures as included in the June 26, 2020 Noise Study prepared by Wilson Ihrig, including the following:
- A. However, Project Sponsor shall incorporate windows with a minimum rating of STC 28 at all residential units throughout the project design;
 - B. To order to provide additional isolation against actual noise levels measured in the field, the project sponsor shall incorporate upgraded windows with a minimum rating of STC 33 at the facades along Folsom Street and Burns Place into their project design.
 - C. The applicant shall incorporate into its standard Rules and Regulations the following protocol for any tenant noise complaints:
 - i. The tenant shall first check and secure all outside windows and openings;
 - ii. If noise persists, the tenant may then contact property management; and
 - iii. If noise persists, the tenant may then call 311.

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, www.sfplanning.org

- 11. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop

mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

- 12. 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 628.652.7567, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, www.sfplanning.org

- 14. 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: at the interior of the site and the end of Burns Place, located behind the leasing office fronting Folsom Street. This location has the following design considerations: it is located on the property and not within the right of way, and it is located in a manner such that it is not visible from public spaces. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

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

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

- 16. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and

maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

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

Parking and Traffic

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

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

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

- 18. Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

- 19. Car Share.** Pursuant to Planning Code Section 166, no fewer than **one (1)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

- 20. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no

fewer than 150 bicycle parking spaces (136 Class 1 and 14 Class 2 spaces). 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 628.652.7463, www.sfplanning.org

- 21. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than thirty-six (36) off-street parking spaces within the Kissling building and forty-seven (47) off-street parking spaces within the Folsom Street Building.

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

- 22. Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide one (1) off-street loading spaces.

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

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

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, www.sfplanning.org

- 25. 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*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567,
www.sfplanning.org*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567,
www.sfplanning.org*

- 28. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567,
www.sfplanning.org*

Inclusionary Affordable Housing Program.

- 29. Effective Requirements.** Pursuant to Planning Code Section 415, the following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. If the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- 30. 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 244 units, of which 181 are associated with the base project; therefore, 34 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 34 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

- 31. Unit Mix.** The Project contains 61 studios, 76 one-bedroom, 92 two-bedroom, 10 three-bedroom units, and 5 townhouse units; therefore, the required affordable unit mix is 12 studios, 14 one-bedroom, 17 two-bedroom, 2 three-bedroom units, and 1 townhome unit. 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.sfplanning.org.

planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- 32. 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 50% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. 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. 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.

- 33. 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.

- 34. 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.

- 35. 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.

- 36. 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 base 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.

- 37. 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.

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

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.

- 39. 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.

- 40. 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. 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.

A. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first

construction permit by the Department of Building Inspection (“DBI”). The affordable unit(s) shall (1) 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.

- B. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 11% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% of the 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.
- C. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- D. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- E. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- F. If the Project 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.

Monitoring - After Entitlement

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

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

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

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

Operation

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

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

- 44. 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, owners and occupants of other properties within 600-feet of the Project Site, 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, owners and occupants of other properties within 600-feet of the Project Site, and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

- 46. Cultural District.** The Project is located within the Leather and LGBTQ Cultural District. The Project Sponsor or any future operator of the building shall incorporate into its standard Rules and Regulations a protocol to

notify prospective tenants or buyers of residential units that the Project is located within the Cultural District and that events regularly occur which may cause street closures, noise, or other effects to the local area. If provided by the Leather and LGBTQ Cultural District, information detailing existing and/or planned events and nearby Places of Entertainment is to be provided to prospective tenants or buyers prior to lease or sale agreement.

- 47. Existing PDR.** The Project Sponsor shall make a phone number of a designated community liaison available to management of all Production, Distribution & Repair uses within 600-feet of the Project (including but not limited to Fix Auto Folsom, 11th Street Auto Repair, Clean Air Smog Check, Ace Glass Company, SOMA Collision Repair, California Choppers, MacArthur Glass Co., Auto Repair Center/Folsom Smog, Sal's Autohaus/Juarez Tires and Brakes, iTVS, Mercedes Benz Service Center, City Lights, Extra Space Storage, Royal Automotive, Cal Pacific/SOMA Supply, A-1 Plumbing Supply, Borden Decal Co., SF Auto Repair Center, Cycle Gear, an Wrecking Ball Coffee Roastery) during all phases of development through construction. In addition, a line of communication shall be created to ongoing building management throughout the occupation phase and beyond.



Certificate of Determination COMMUNITY PLAN EVALUATION

Record No.: 2018-014795ENV, 1560 Folsom Street
Zoning: WMUG (Western SoMa Mixed-Use General)
55-X Height and Bulk District
Plan Area: Western SoMa Area Plan
Block/Lot: 3516/066, 067, 068, 009
Lot Size: 48,337 square feet (1.10 acres)
Project Sponsor: Eric Tao, L37 Partners, (415) 394-7027
Staff Contact: Megan Calpin, megan.calpin@sfgov.org, (415) 575-9049

PROJECT DESCRIPTION

The 1560 Folsom Street project site consists of four lots located on the block bounded by Howard Street to the northwest, 11th Street to the northeast, 12th Street to the southwest, and Folsom Street to the southeast in the Western South of Market (Western SoMa) neighborhood (Assessor's Block 3516; lots 066, 067, 068, and 009). In total, the project site is approximately 48,340 square feet. The project site has frontages on Folsom Street, Kissling Street, Burns Place, and 11th Street. Three of the four on-site parcels are currently occupied by one- and two-story buildings, with uses including retail, sales, and service; non-retail sales and service; automobile repair; and automotive. The remaining parcel is a surface parking lot associated with the retail sales and service use. The surrounding uses on the block include automobile repair; residential; public parking garage; and nighttime entertainment and restaurant.

The proposal is to demolish the existing structures on lots 066, 068, and 009, combine the four parcels into two new parcels, and construct two buildings: one eight-story, mixed-use residential building fronting Folsom Street (1560 Folsom) and one seven-story residential building fronting Kissling Street (135 Kissling).

The proposed 1560 Folsom building would be 96 feet 10 inches high including rooftop mechanical equipment and contain 188 dwelling units, including five townhouse units fronting Burns Place. The proposed 1560 Folsom building would contain 26 affordable units. The project proposes a 7,120-square-foot ground-floor garage including 47 vehicle spaces with access off Burns Place. The garage would also include one standard (30-foot) freight loading space. The ground floor would consist of 3,520 square feet of retail as well as a residential lobby, community room and gym for residents, a bicycle room for 172 class 1 bicycle spaces¹, five townhome units, a garage, and a leasing office for the building. Floors two through eight would consist of a mixture of studio, one-, two-, and three-bedroom dwelling units. The building would contain a community room on floor eight and a total of approximately 12,300 square feet of common open space on floors one and eight, with the eighth floor open space in the form of a roof

¹ Class 1 bicycle parking spaces are spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage. Class 2 bicycle parking spaces are spaces located in a publicly accessible, highly visible location intended for transient or short-term use.

deck at the rear of the building. The ground floor garage would provide 45 vehicle parking spaces utilizing two-level stackers, one ADA-compliant space, and one car share space.

The proposed 135 Kissling building would be 93.5 feet high including rooftop mechanical equipment and contain 56 dwelling units, including eight below-market-rate units. The proposed building would have a ground-floor residential lobby, 6,500-square-foot garage, and a bike room with 64 class 1 bicycle spaces for residents. Floors two through seven would consist of a mixture of studio, one-, two-, and three-bedroom dwelling units. Floor two would contain 3,220 square feet of private open space and a community room and gym for residents. Floor three would contain 970 square feet of private open space. Floor seven would contain 2,300 square feet of common open space in the form of a roof deck. The ground-floor garage would provide 36 vehicle parking spaces, including 34 spaces by two-level stackers, one ADA-compliant space and one car share space.

The project would take advantage of the individually requested state density bonus law (California Government Code sections 65915-65918), which allows waivers and concessions from local development standards for projects that provide affordable housing. Under the state density bonus law, the project is requesting waivers from the applicable height limits, rear yard setback, dwelling unit exposure, narrow street height limits, and horizontal mass standards.

The project also includes proposed changes to the public right of way. The proposed project includes the vacation of a portion of the street easement that currently forms Burns Place. Additionally, the proposed project would request approval from the San Francisco Metropolitan Transportation Agency for on-street passenger and freight loading zones along Kissling Street and 11th Street. At the 135 Kissling building's Kissling Street frontage, the project proposes to install a 30-foot yellow commercial loading zone, 10-foot red curb, and a 34-foot white passenger loading zone, including a 2-foot accessible ramp. The project proposes installation of a raised crosswalk at the intersection of 11th Street and Burns Place and a 22-foot white passenger loading zone along 11th Street to the north of Burns Place, including an accessible ramp.

Construction of the proposed project would occur over approximately 22 months. The total amount of excavation for the project would be approximately 8,445 cubic yards of soil to a maximum depth of 8 feet. The proposed foundation for both buildings would be a 2-foot mat foundation on improved soils, with drilled displacement columns extending up to a depth of 28 feet below ground surface.

COMMUNITY PLAN EVALUATION OVERVIEW

California Environmental Quality Act (CEQA) section 21083.3 and CEQA Guidelines section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the

parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1560 Folsom Street project described above and incorporates by reference information contained in the programmatic EIR for the Western South of Market Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street (Western SoMa PEIR)². Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

FINDINGS

As summarized in the initial study – community plan evaluation prepared for the proposed project³:

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Area Plan;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Mitigation measures are included in this project and the project sponsor has agreed to implement these measures. See the attached Mitigation Monitoring and Reporting Program (MMRP) for the full text of required mitigation measures.

CEQA DETERMINATION

The project is eligible for streamlined environmental review per section 15183 of the CEQA Guidelines and California Public Resources Code section 21083.3.

DETERMINATION

I do hereby certify that the above determination has been made pursuant to state and local requirements.

² Planning Department Case No. 2007.1305E and State Clearinghouse No. 2009082031

³ The initial study – community plan evaluation is available for review at the San Francisco Property Information Map, which can be accessed at <https://sfplanninggis.org/PIM/>. The file can be viewed by clicking on the Planning Applications link, clicking the “More Details” link under the project’s environmental case number (2018-014795ENV) and then clicking on the “Related Documents” link.

Devyani Jain for

May 18, 2020

Lisa Gibson
Environmental Review Officer

Date

ATTACHMENTS

- A. Initial Study – Community Plan Evaluation
- B. Mitigation Monitoring and Reporting Program

CC: Eric Tao, L37 Partners, Project Sponsor
Supervisor Matt Haney, District 6
Michael Christensen, Current Planning Division
Maggie Smith, Preservation Planner



Agreement to Implement Mitigation Measures

Record No.: 2018-014795ENV
Project Title: 1560 Folsom Street
Zoning: WMUG (Western SoMa Mixed-Use General)
RED (Residential Enclave)
55-X Height and Bulk District
Block/Lot: 3516/066, 067, 068, 009
Lot Size: 48,337 square feet (1.10 acres)
Project Sponsor: Eric Tao, Project Sponsor
Lead Agency: San Francisco Planning Department
Staff Contact: megan.calpin@sfgov.org, 415 575-9049

MITIGATION MEASURES

Cultural Resources

Project Mitigation Measure 1: Protect Historical Resources from Adjacent Construction Activities (Implementation of Western SoMa PEIR Mitigation Measure M-CP-7a)

Project Mitigation Measure 2: Construction Monitoring Program for Historical Resources (Implementation of Western SoMa PEIR Mitigation Measure M-CP-7b)

Project Mitigation Measure 3: Archeological Testing (Implementation of Western SoMa PEIR Mitigation Measure M-CP-4a)

Tribal Cultural Resources

Project Mitigation Measure 4: Tribal Cultural Resources Preservation or Interpretation (Implementation of Standard Tribal Cultural Resources M-TCR-1)

Noise

Project Mitigation Measure 5: General Construction Noise Control Measures (Implementation of Western SoMa PEIR Mitigation Measure M-NO-2a)

Air Quality

Project Mitigation Measure 6: Construction Emissions Minimization Plan for Health Risk and Hazards (Implementation of Western SoMa PEIR Mitigation Measure M-AQ-7)

Biological Resources

Project Mitigation Measure 7: Pre-Construction Special-Status Bird Surveys (Implementation of Western SoMa PEIR Mitigation Measure M-BI-1a)

X I agree to implement the attached mitigation measure(s) as a condition of project approval.



Project Sponsor

5/13/2020

Date



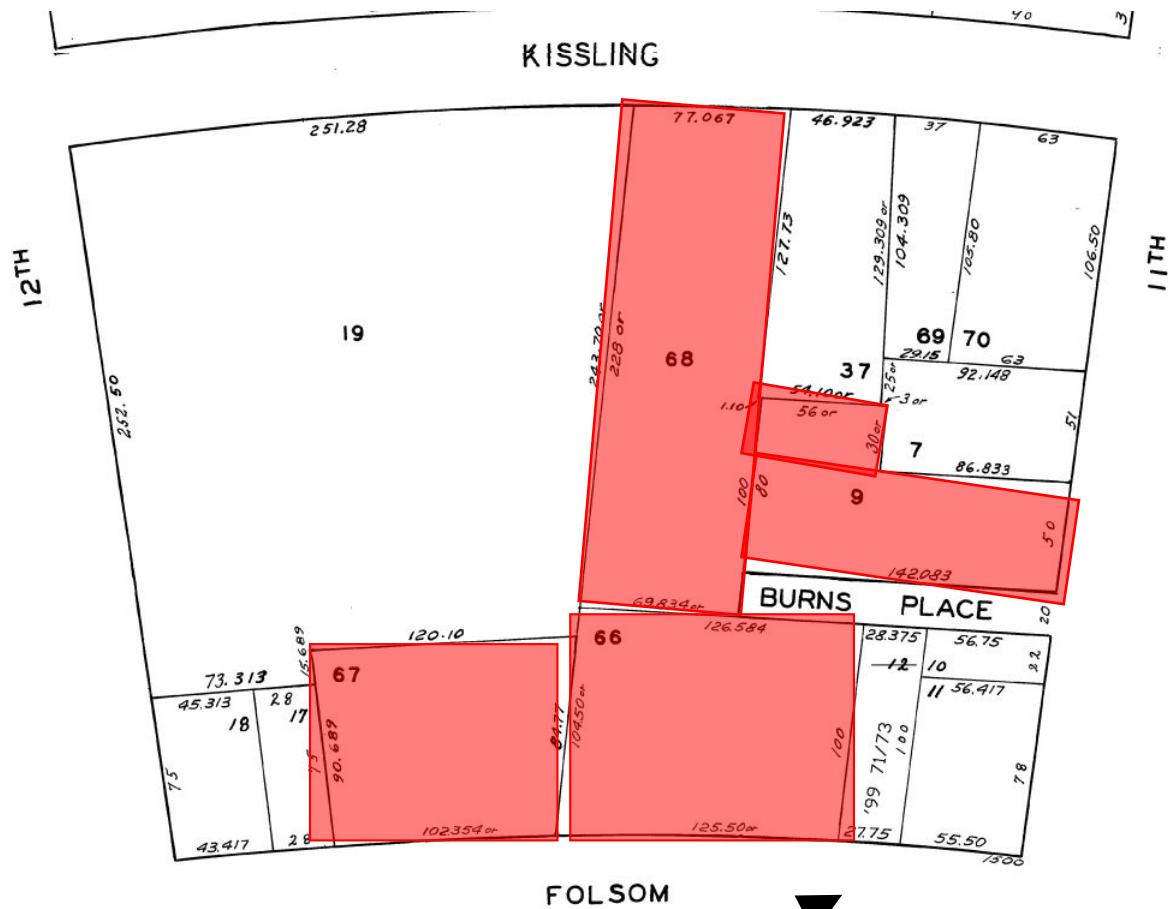
LAND USE INFORMATION

PROJECT ADDRESS: 276 11TH ST

RECORD NO.: 2018-014795PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	12,650	18,976	6,326
Residential GSF	0	265,624	265,624
Retail/Commercial GSF	0	3,500	3,500
Office GSF	1,775	0	-1,775
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	30,883	0	-30,883
TOTAL GSF	45258	288,100	242,792
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	34	34
Dwelling Units - Market Rate	0	210	210
Dwelling Units - Total	0	244	244
Hotel Rooms	0	0	0
Number of Buildings	4	2	-2
Number of Stories	2	8	6
Parking Spaces	21	83	62
Loading Spaces	1	1	0
Bicycle Spaces	0	189	189
Car Share Spaces	0	2	2
Other ()			

Parcel Map



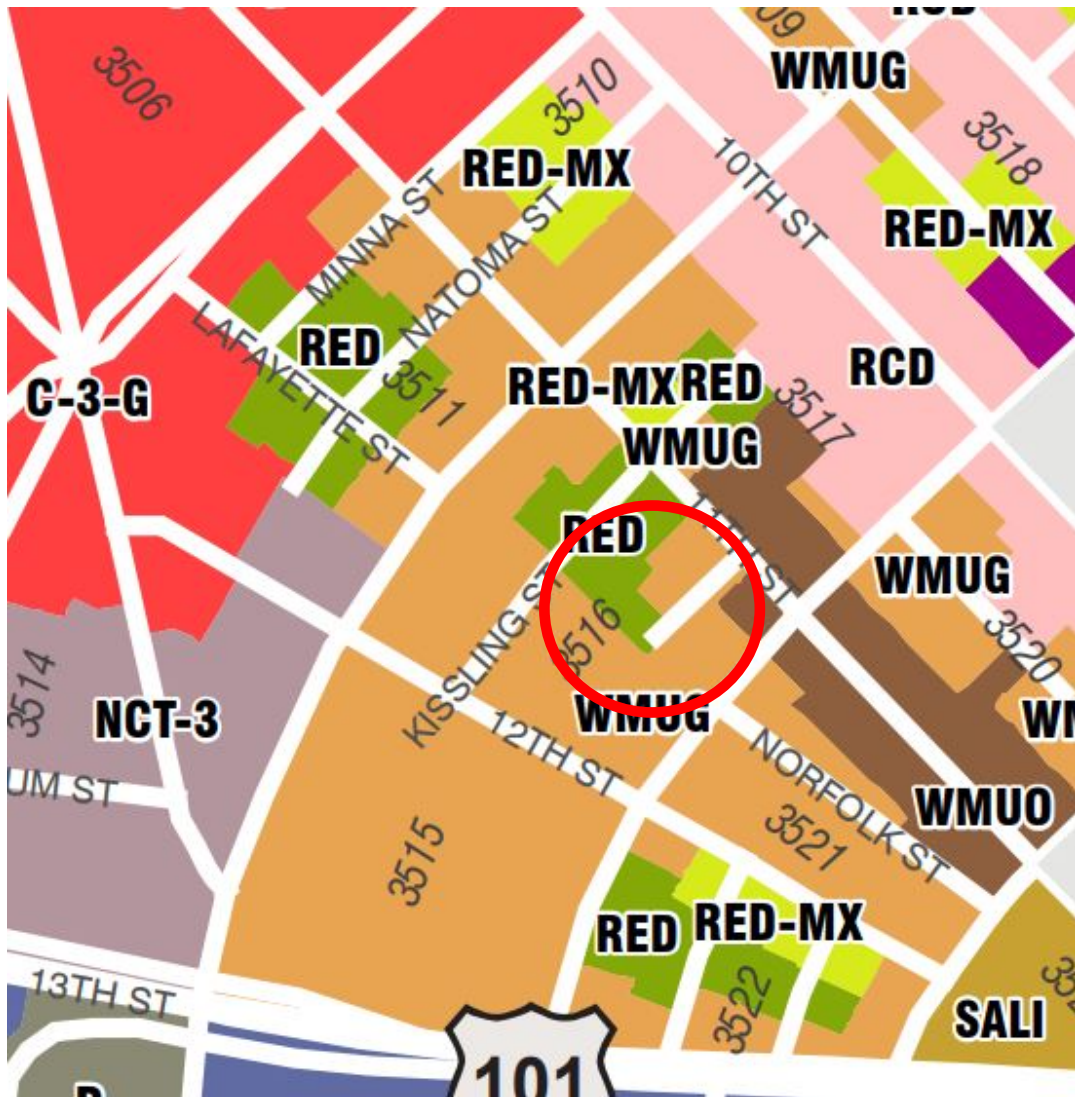
FOLSOM

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2018-014795ENX
1560 Folsom Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2018-014795ENX
1560 Folsom Street

Aerial Photo – View 1

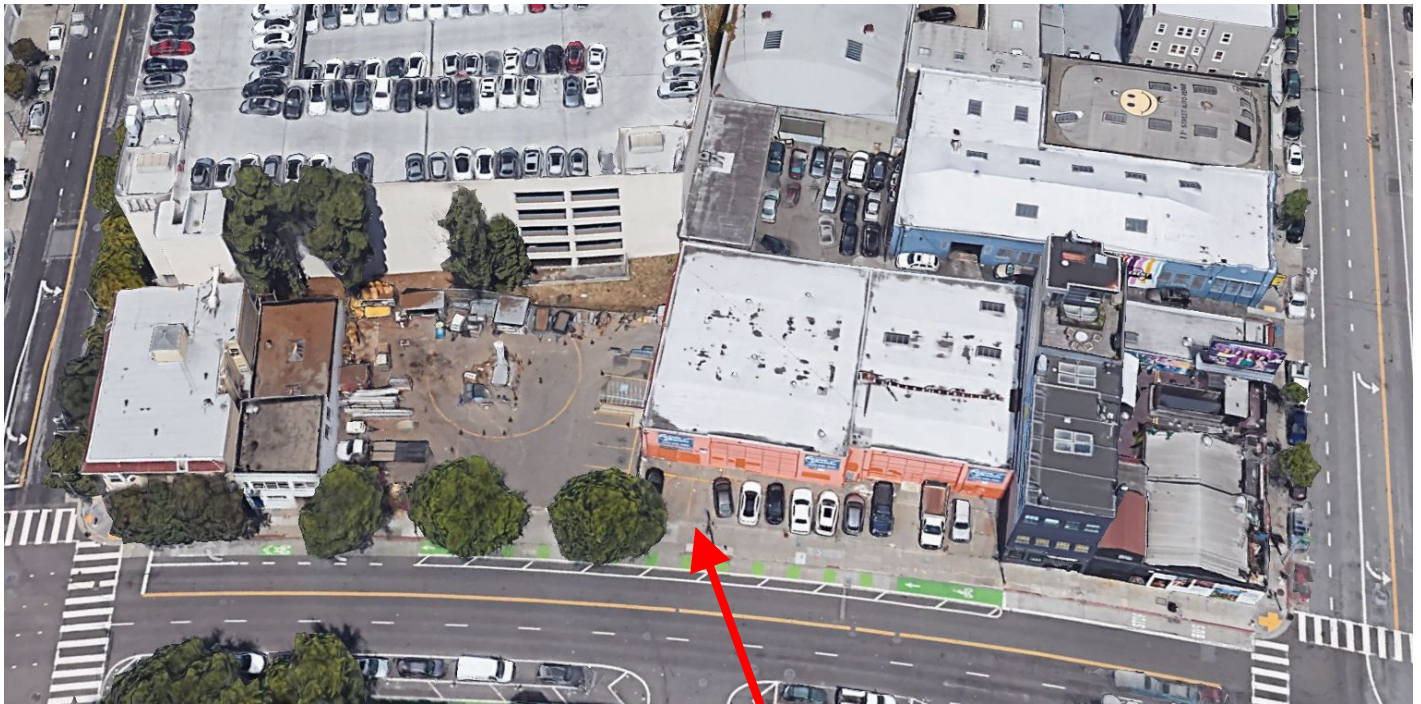


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2018-014795ENX
1560 Folsom Street

Aerial Photo – View 2

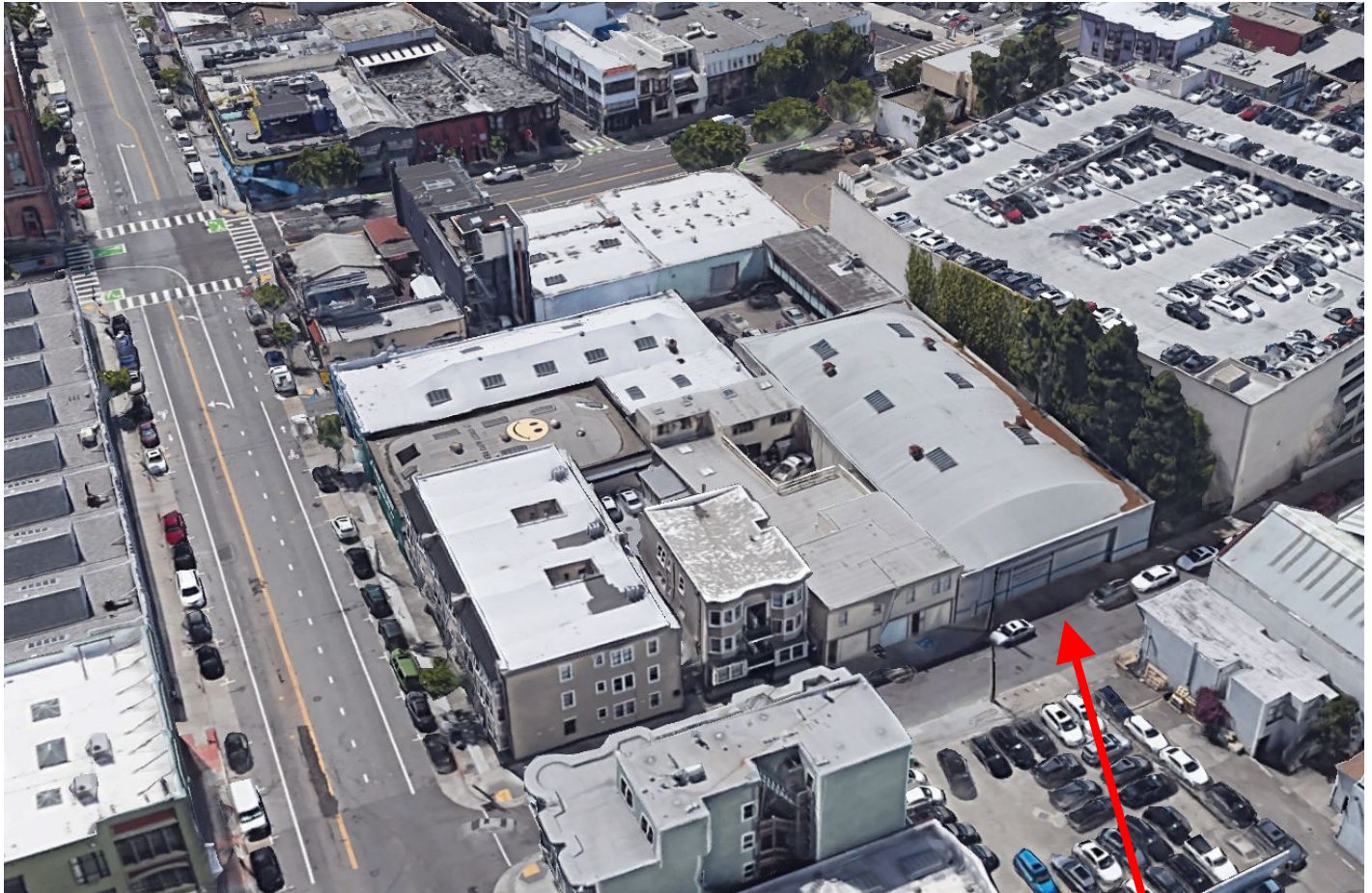


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2018-014795ENX
1560 Folsom Street

Aerial Photo – View 3



SUBJECT PROPERTY



Site Photo – Folsom Street



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2018-014795ENX
1560 Folsom Street

Site Photo – 11th Street



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2018-014795ENX
1560 Folsom Street

Site Photo – Kissling Street



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2018-014795ENX
1560 Folsom Street

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

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

7/9/2019

Date

I, Eric Tao,
do hereby declare as follows:

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

1526-1560 Folsom St, 276 11th St, 135 Kissling St

Address

3516/067, 3516/066, 3516/068, 3516/009

Block / Lot

The subject property is located within the following Zoning District:

WMUG, RED

Zoning District

55-X, 40-X

Height and Bulk District

N/A

Special Use District, if applicable

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

☐ Yes ☐ No

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

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

2018-014795PRJ

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:

Michael Christensen

Planner Name

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

10/29/2018

Date

The project contains 244 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% fee on Bonus Area

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

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

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
244		61	76	92	15

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.

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:
34		9	12	12	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
	20	11%	50%
	7	4%	80%
	7	4%	110%

3. Fee % of affordable housing requirement.

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

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

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

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

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

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

L37 Partners

Company Name

Eric Tao

Name (Print) of Contact Person

988 Market Street, Ste 400

Address

San Francisco, CA 94118

City, State, Zip

415-394-7027

Phone / Fax

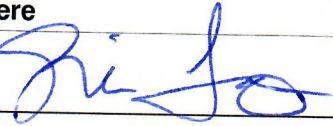
eric@L37partners.com

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:

Eric Tao, Managing Partner

Executed on this day in:

Location:

SAN FRANCISCO, CA

Date:

12/9/2020

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:



SAN FRANCISCO
PLANNING
DEPARTMENT

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

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

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

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

HOW IS THIS INFORMATION USED?

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

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

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

WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

INSTRUCTIONS:

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

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

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

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

Central Reception

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

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

Planning Information Center (PIC)

1660 Mission Street
San Francisco CA 94103-2479

TEL: **415.558.6377**

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

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Howard C. Greene, Inc. c/o Haig A. Harris	
PROPERTY OWNER'S ADDRESS: 235 Montgomery Street, #460	TELEPHONE: (415) 421-8556
	EMAIL: hharris@smhlaw.net

APPLICANT'S NAME: Eric Tao		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 988 Market Street, Ste 400 San Francisco, CA 94118	TELEPHONE: (415) 397-7027	
	EMAIL: eric@L37partners.com	

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 1526-1560 Folsom St, 276 11th St, 135 Kissling St		ZIP CODE: 94103
CROSS STREETS:		
ASSESSORS BLOCK/LOT: / 066-068, 009	ZONING DISTRICT: WMUG, RED	HEIGHT/BULK DISTRICT: 55-X, 40-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input type="checkbox"/> New Construction	0	244	244
<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
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 12/9/2020

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

Eric Tao

Owner (Authorized Agent) (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

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



AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM - ADMINISTRATIVE CODE CHAPTER 83

APPLICATION

Project Sponsor's Information

Name:

Email Address:

Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

Estimated Residential Units:

Estimated SQ FT Commercial Space:

Estimated Height/Floors:

Estimated Construction Cost:

Anticipated Start Date:

FIRST SOURCE HIRING PROGRAM VERIFICATION

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

Notes:

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

FIRST SOURCE HIRING PROGRAM - WORKFORCE PROJECTION

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

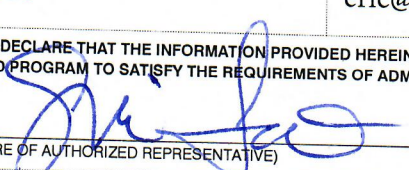
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	\$66	2	8	Laborer	\$80	2	9
Boilermaker				Operating Engineer	\$114	0	4
Bricklayer				Painter	\$86	1	7
Carpenter	\$114	3	16	Pile Driver			
Cement Mason	\$93	1	4	Plasterer			
Drywaller/Latherer	\$99	2	14	Plumber and Pipefitter	\$132	1	8
Electrician	\$109	2	10	Roofer/Water proofer	\$111	1	8
Elevator Constructor	\$205	1	3	Sheet Metal Worker	\$106	1	4
Floor Coverer	\$86	1	2	Sprinkler Fitter	\$130	1	4
Glazier	\$119	1	8	Taper	\$99	2	12
Heat & Frost Insulator				Tile Layer/Finisher	\$93	1	6
Ironworker	\$96	1	8	Other:			
TOTAL:				TOTAL:			

- Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? YES ☒ NO ☐
- Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? ☐ ☐
- Will hiring and retention goals for apprentices be established? ☐ ☐
- What is the estimated number of local residents to be hired? _____

DECLARATION OF SPONSOR OF PRINCIPAL PROJECT

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Eric Tao	eric@L37partners.com	415-394-7027
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(DATE)
		12/9/2020

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

PROJECT APPLICATION PACKAGE

1560 FOLSOM ST. SAN FRANCISCO CA



PROJECT NARRATIVE

THIS PROJECT PROPOSES TO MERGE (4) EXISTING LOTS ON THE BLOCK BOUNDED BY FOLSOM ST, 11TH ST, 12TH ST, AND KISSLING ST. IN WESTERN SOMA. THE EXISTING USE OF THE LOTS IS LIGHT INDUSTRIAL, THE PROPOSED USE OF THE COMBINED LOTS IS RETAIL AND RESIDENTIAL.

(2) SEPARATE BUILDINGS ARE PROPOSED TO BE CONSTRUCTED ON THE MERGED LOT. ONE FACING KISSLING ST AND ANOTHER FACING FOLSOM STREET, WITH ADDITIONAL FRONTAGES ON 11TH ST. AND BURNS PLACE. THE PROPOSED PROJECT INCLUDES THE VACATION OF A PORTION OF THE STREET EASEMENT WHICH CURRENTLY FORMS BURNS PLACE.

THIS PROJECT PROPOSES TO USE THE INDIVIDUALLY PROPOSED STATE DENSITY BONUS PROGRAM. THE PROPOSED BMR MIX, AS SHOWN ON SHEET A-3 QUALIFIES FOR A MAXIMUM BONUS DENSITY OF 35%. THE BASE PROJECT AREA CALCULATION IS DEMONSTRATED ON SHEET A-21. REQUESTED PROJECT WAIVERS AND CONCESSIONS ARE LISTED ON SHEET A-3.

COVER SHEET

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
PLANNING RECORD NUMBER 2018-014795PRJ

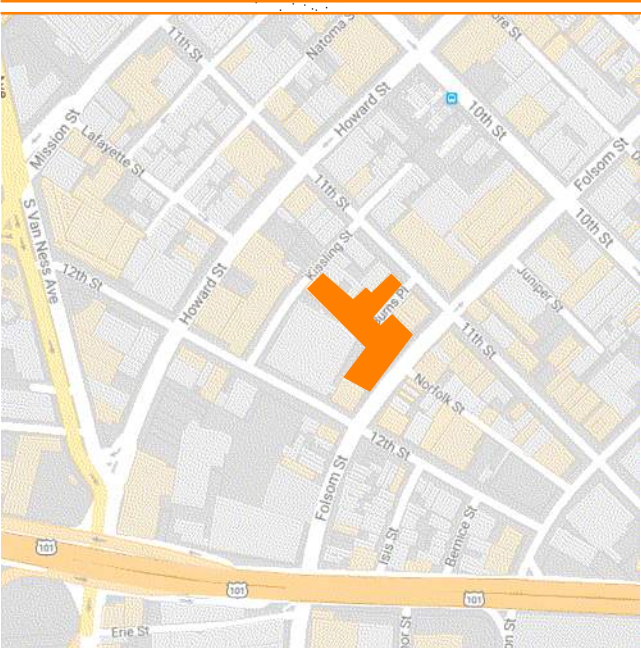
02/14/2020

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A-1

UNIT COUNT & MIX

	FOLSOM ST. BUILDING									KISSLING ST. BUILDING							
								# Units on Floor									# Units on Floor
	STUDIOS	1BRs	1BR+Den	2BRs	2BR+Den	3BRs	THs			STUDIOS	1BRs	1BR+Den	2BRs	2BR+Den	3BRs	THs	
Ground Floor	-	-	-	-	-	-	5	5		-	-	-	-	-	-	-	-
2nd Floor	6	4	4	1	9	-	-	24		3	1	1	1	2	1	-	9
3rd Floor	7	7	3	1	10	1	-	29		3	1	2	1	2	1	-	10
4th Floor	7	7	3	1	10	1	-	29		3	1	2	1	2	1	-	10
5th Floor	7	7	3	1	10	1	-	29		3	1	2	1	2	1	-	10
6th Floor	7	7	3	1	10	1	-	29		3	1	2	1	2	1	-	10
7th Floor	7	7	3	1	10	1	-	29		3	-	1	1	2	-	-	7
8th Floor	2	2	1	-	9	-	-	14		-	-	-	-	-	-	-	-
Roof																	
TOTALS	43	41	20	6	68	5	5	188		18	5	10	6	12	5	-	56
	23%	22%	11%	3%	36%	3%	3%			32%	9%	18%	11%	21%	9%	0%	

UNIT AREAS

	AVERAGE	MIN.	MAX.
STUDIOS	427.8	357.5	464.5
1BRs	557.0	464.1	666.3
1BR+Den	656.1	616.9	698.5
2BRs	720.6	639.7	831.6
2BR+Den	974.5	940.8	1,064.7
3BRs	1,040.1	887.7	1,096.2
THs	1,381.7	1,332.0	1,514.0

COMBINED UNIT COUNT

STUDIOS	61	25%
1BRs	46	19%
1BR+Den	30	12%
2BRs	12	5%
2BR+Den	80	33%
3BRs	10	4%
THs	5	2%
TOTAL	244	

GROSS BUILDING AREA - PER SFPC SEC. 102

	FOLSOM ST. BUILDING					KISSLING ST. BUILDING					COMBINED		
	RESIDENTIAL	GARAGE	COMMERCIAL	FLOOR AREA		RESIDENTIAL	GARAGE	COMMERCIAL	FLOOR AREA				
Ground Floor	17,964	7,116	3,516	28,595		5,776	6,891	-	12,667		RESIDENTIAL:	248,101	
2nd Floor	25,626	-	-	25,626		10,088	-	-	10,088		GARAGE:	14,007	
3rd Floor	25,991	-	-	25,991		9,047	-	-	9,047		COMMERCIAL:	3,516	
4th Floor	25,994	-	-	25,994		9,088	-	-	9,088				
5th Floor	25,996	-	-	25,996		9,076	-	-	9,076		TOTAL:	265,623	
6th Floor	25,986	-	-	25,986		9,006	-	-	9,006				
7th Floor	25,974	-	-	25,974		6,603	-	-	6,603				
8th Floor	15,889	-	-	15,889		-	-	-	-		MAX. RESIDENTIAL PER DENSITY BONUS (SEE A-21):	262,186	
Roof	-	-	-	-		-	-	-	-				
TOTALS	189,417	7,116	3,516	200,049		58,684	6,891	-	65,575		RESIDENTIAL + GARAGE	262,108	
	95%	4%	2%			89%	11%	0%					



PLANNING DATA	FOLSOM BUILDING	KISSLING BUILDING	COMBINED
PARCEL NUMBER (BLOCK/LOT):	3516/009,066-068	3516/068	3516/009,066-068
COMBINED PARCEL AREA:			48,337 SF
ZONING:	WMUG & RED	RED	WMUG & RED
HEIGHT & BULK DISTRICT:	40-X & 55-X	40-X	40-X & 55-X
EXISTING USE:	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL
PROPOSED USES:	RETAIL/RESIDENTIAL	RESIDENTIAL	RETAIL/RESIDENTIAL
PROPOSED BLDG HEIGHT:	85'-0"	83'-6 1/2"	-
NO. OF STORIES:	8	7	8
PROPOSED NO. OF DWELLING UNITS:	188	56	244
PARKING			
PARKING REQUIRED:	NONE	NONE	NONE
PARKING PERMITTED:	.25 CARS/UNIT (WMUG RESIDENTIAL)		.25 CARS/UNIT (WMUG RESIDENTIAL)
	1 CAR/ 500 SF (WMUG RETAIL)		1 CAR/ 500 SF (WMUG RETAIL)
	.75 CARS/UNIT (RED RESIDENTIAL)	.75 CARS/UNIT (RED RESIDENTIAL)	.75 CARS/UNIT (RED RESIDENTIAL)
OFF STREET FREIGHT LOADING	1	0	1
REQUIRED PER SEC. 152:			
CAR SHARE SPACES REQUIRED	(50-200 UNITS): 1	(50-200 UNITS): 1	2
PER SEC. 166:			
PROPOSED PARKING:	CAR SHARE SPACES: 1	CAR SHARE SPACES: 1	CAR SHARE SPACES: 2
	HANDICAP SPACES: 1	HANDICAP SPACES: 1	HANDICAP SPACES: 2
	STD. PARKING SPACES: 45	STD. PARKING SPACES: 34	STD. PARKING SPACES: 79
TOTAL CAR PARKING PROVIDED:	47 CARS (0.25 CARS/UNIT)	36 CARS (0.64 CARS/UNIT)	83 CARS (0.34 CARS/UNIT)
BICYCLE PARKING REQUIRED:	100 + 1 FOR EVERY 4 UNITS OVER 100	1/UNIT = 56 CLASS 1 SPACES	CLASS 1: 178
	100+(88/4)= 122 CLASS 1 SPACES	1 PER 20 UNITS = (3) CLASS 2 SPACES	CLASS 2: 13
	1 PER 20 UNITS = (10) CLASS 2 SPACES		
	RETAIL: 1 PER 2,500 SF, MINIMUM 2		
CLASS 1 SPACES PROVIDED:	172 (0.91 PER UNIT)	64 (1.14 PER UNIT)	236 (0.97 PER UNIT)
CLASS 2 SPACES PROVIDED:	12	3	15

BMR UNITS PROPOSED

50% AMI: 11%
80% AMI: 4%
110% AMI: 4%

COMPLIES WITH 19% BMR REQUIREMENT AND FACILITATES FULL 35% BONUS THROUGH INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM.

INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM:

THE BONUS PROJECT REQUESTS WAIVERS FOR THE FOLLOWING PLANNING CODE VOLUMETRIC REQUIREMENTS:

- HEIGHT LIMIT [SFPC 260(a)]
- REAR YARD [SFPC 134(a)(1)(E)]
- DWELLING UNIT EXPOSURE [SFPC 140(a)]
- NARROW STREET HEIGHT LIMITS [SFPC 261.1]
- HORIZONTAL MASS REDUCTION [270.1]

AND CONCESSIONS FOR THE FOLLOWING:

- OPEN SPACE [SFPC 823(c)(2)(B)]

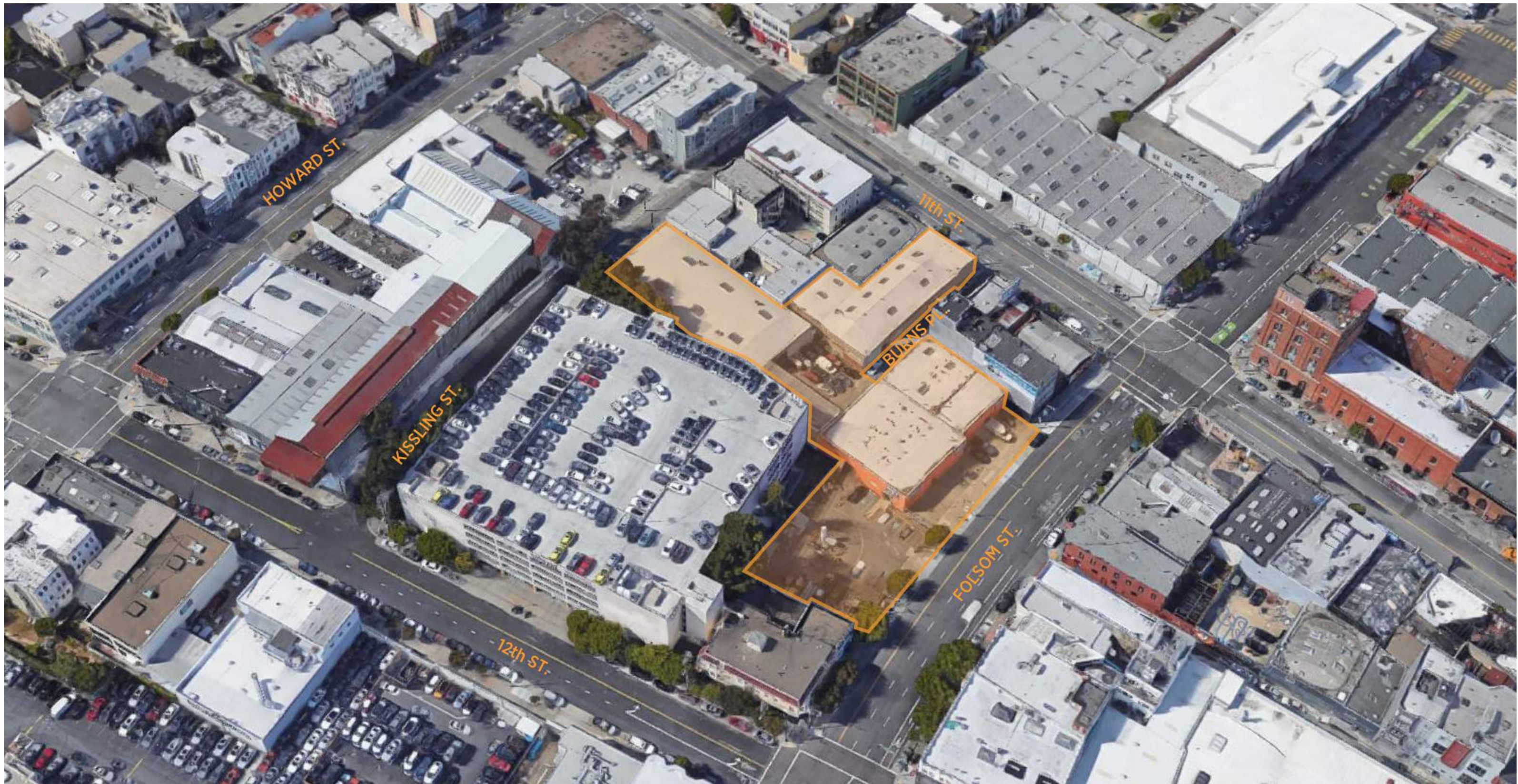
OTHER PLANNING SUBMITTAL ITEMS

NO PERMEABLE PAVING AREA IS PROPOSED

PLANNING DATA 1

PLANNING DATA	FOLSOM BUILDING	KISSLING BUILDING	COMBINED
OPEN SPACE			
RESIDENTIAL OPEN SPACE REQUIRED:	80 SF PER UNIT	80 SF PER UNIT	80 SF PER UNIT
	188 UNITS x 80 SF/UNIT: 15,040 SF	56 UNITS x 80 SF/UNIT: 4,480 SF	244 UNITS x 80 SF/UNIT: 19,520 SF
COMMON OPEN SPACE PROVIDED:	GROUND FLOOR: 820		GROUND FLOOR: 820
		SIXTH FLOOR 2306	SIXTH FLOOR 2306
	EIGHTH FLOOR 4288		EIGHTH FLOOR: 4288
PRIVATE OPEN SPACE PROVIDED:	GROUND FLOOR: 1,398 SF		GROUND FLOOR: 1,398 SF
	SECOND FLOOR: 5,787 SF	SECOND FLOOR: 3222	SECOND FLOOR: 9,009 SF
		THIRD FLOOR: 970	THIRD FLOOR: 970 SF
TOTAL OPEN SPACE PROVIDED:	TOTAL PROVIDED: 12,293 SF	TOTAL PROVIDED: 6,498 SF	TOTAL PROVIDED: 18,791 SF
PROVIDED - REQUIRED =	PROVIDED - REQUIRED: -2,747 SF	PROVIDED - REQUIRED: 2,018 SF	PROVIDED - REQUIRED: -729 SF
PROJECT REQUESTS A CONCESSION FOR 729 SF OF RESIDENTIAL OPEN SPACE UNDER THE STATE DENSITY BONUS PROGRAM.			
NON-RESIDENTIAL OPEN SPACE			
RETAIL OPEN SPACE REQUIRED (SFPC 135.3):	RETAIL (1/250 SF) 2,090 SF/250 = 8.4 SF		
REQUIREMENT MODIFICATION FOR PUBLIC OPEN SPACE PER SFPC 135.3(a)(2)(A)	REDUCED BY 33% 5.60 SF		RETAIL 5.60 SF
PUBLIC OPEN SPACE PROVIDED:	GROUND FLOOR: 45 SF		GROUND FLOOR: 45 SF
NON-RESIDENTIAL OPEN SPACE PROVIDED IN SETBACK AREA OF FOLSOM SIDEWALK PER SFPC 135(h)(1)(D)			
EXCAVATION			
GROUND FLOOR GROSS BUILDING AREA:	33,157 SF	12,423 SF	45,580 SF
TYPICAL DEPTH OF EXCAVATION (FEET):	5'	5'	5'
SOIL DISTURBANCE (CUBIC YARDS):	6,140 CY	2,301 CY	8,441 CY

PLANNING DATA 2



AERIAL PHOTO

1560 FOLSOM STREET PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ

02/14/2020

A-4

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ADJACENT ON FOLSOM ST. - WEST



SUBJECT PROPERTY ON FOLSOM ST.



ADJACENT ON FOLSOM ST. - EAST



FACING ON FOLSOM ST. - WEST



FACING ON FOLSOM ST. - EAST

SITE PHOTOS - FOLSOM

1560 FOLSOM STREET PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

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02/14/2020

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ADJACENT ON 11TH ST. - SOUTH & BURNS PL.



SUBJECT PROPERTY ON 11ST ST.



ADJACENT ON 11TH ST. - NORTH



FACING ON 11TH ST. - SOUTH



FACING ON 11TH ST. - NORTH

SITE PHOTOS - 11TH



ADJACENT ON KISSLING ST. - EAST



SUBJECT PROPERTY ON KISSLING ST.



ADJACENT ON KISSLING ST. - WEST



FACING ON KISSLING ST. - EAST



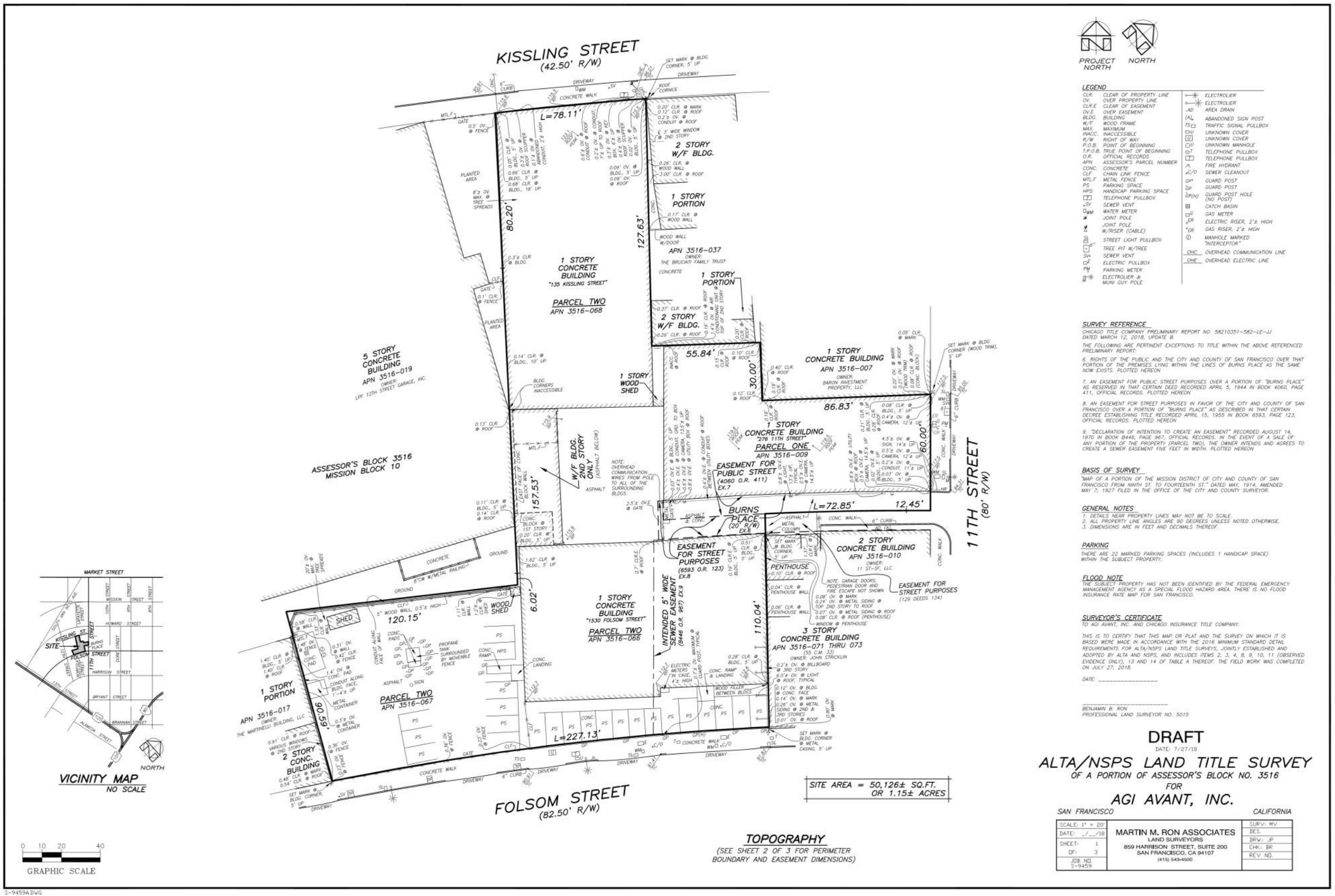
FACING ON KISSLING ST. - WEST

SITE PHOTOS - KISSLING ST.

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
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SITE SURVEY & EXISTING CONDITIONS

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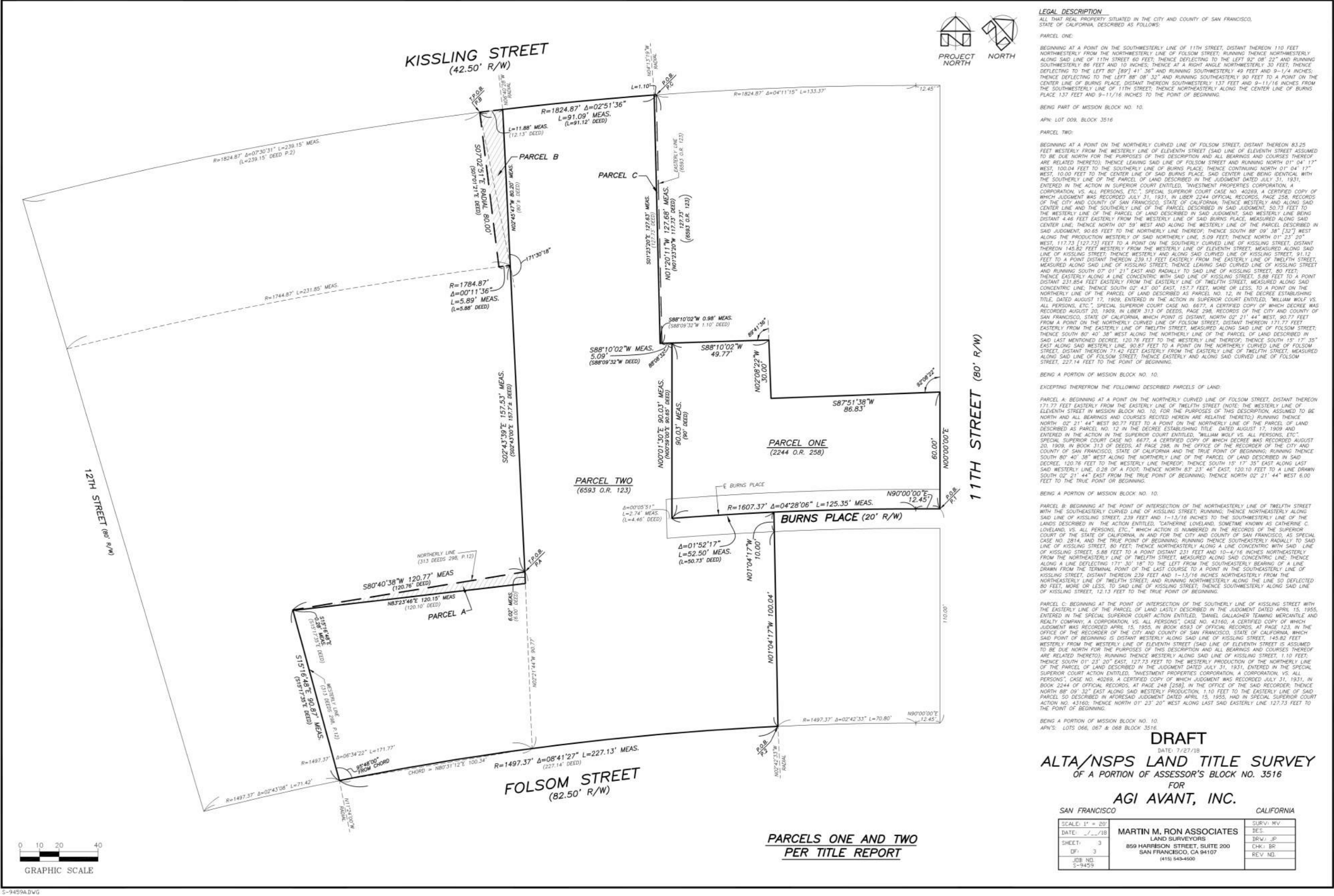
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A-8

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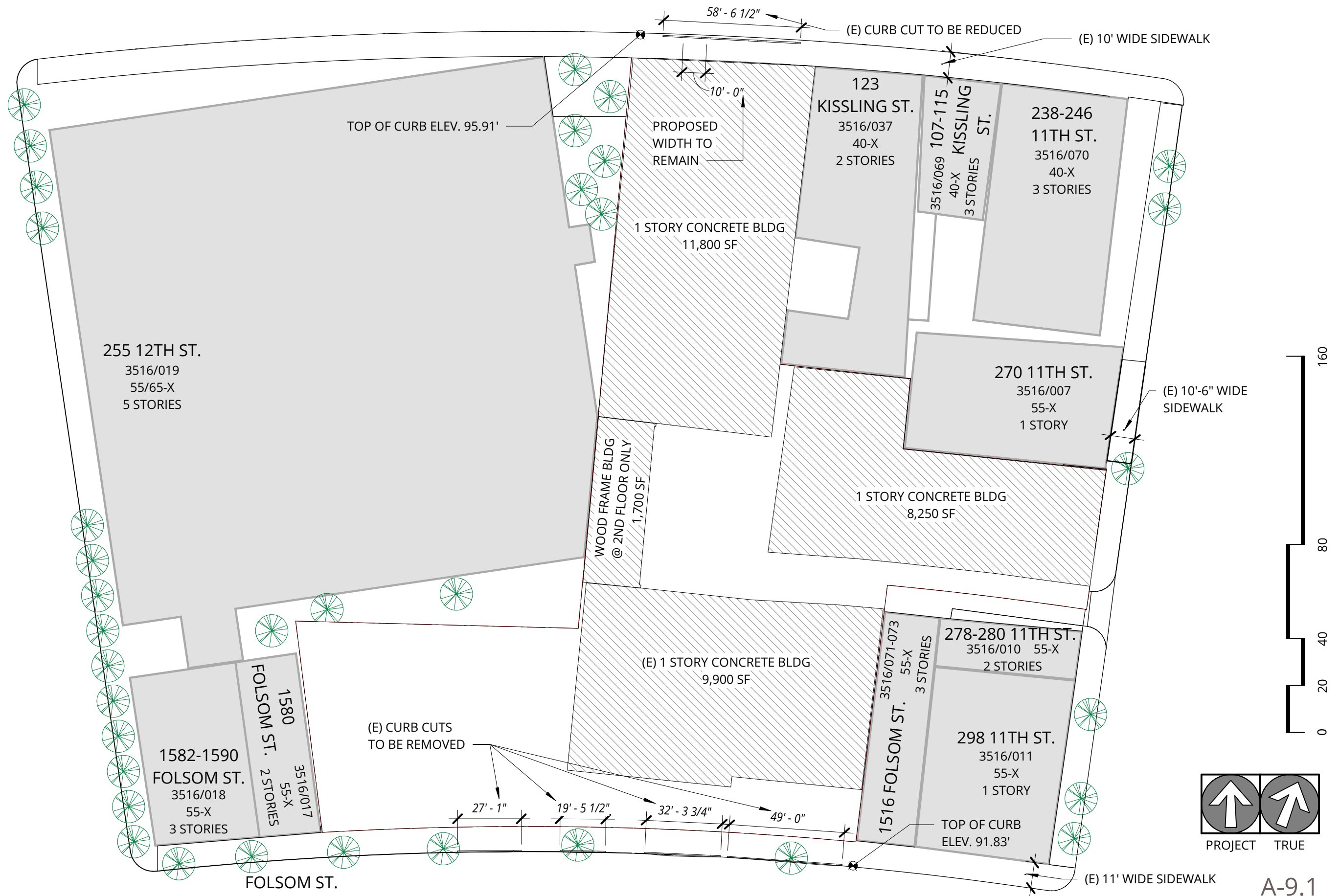


PARCEL BOUNDARIES

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ
02/14/2020





SITE PLAN

1560 FOLSOM STREET PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

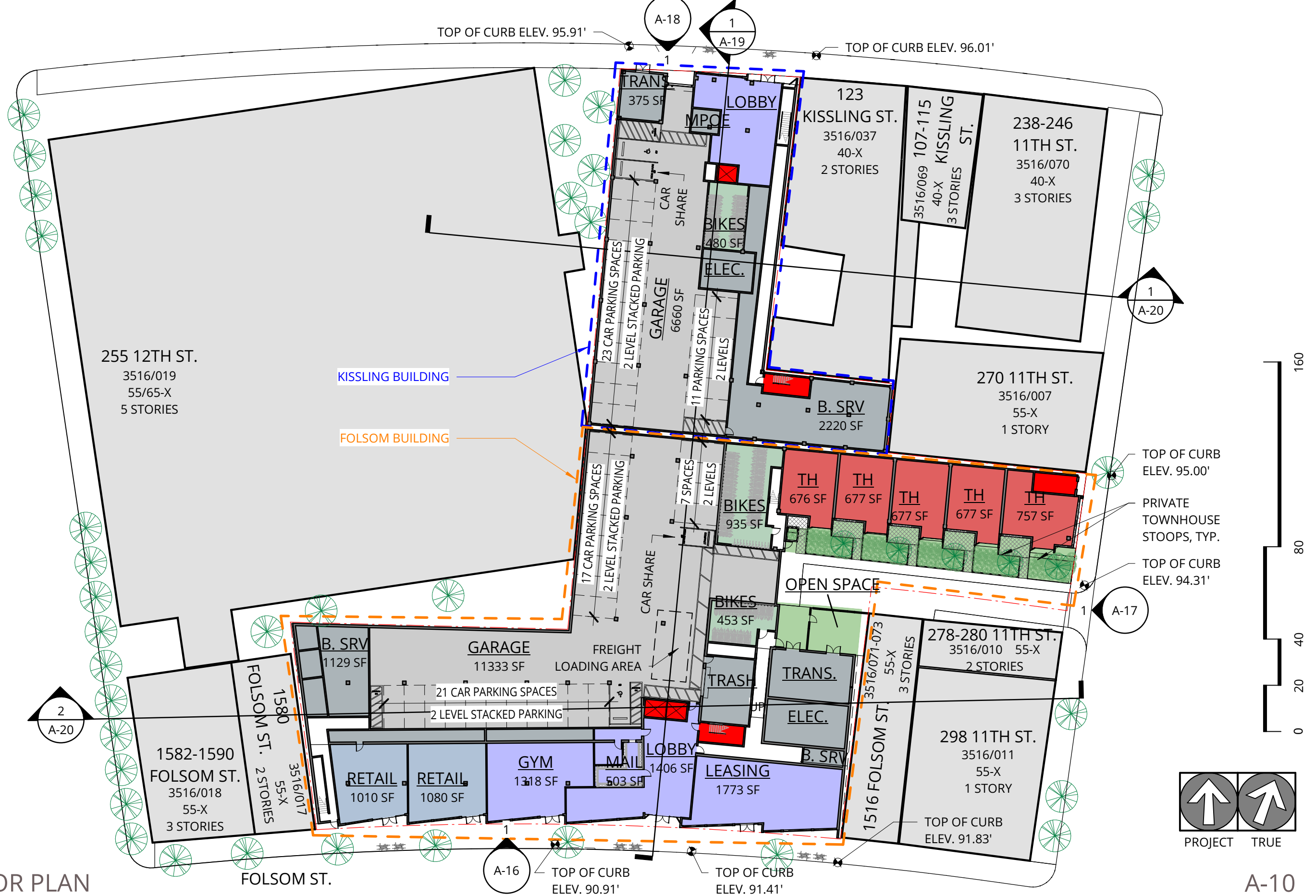
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A-9.1



GROUND FLOOR PLAN

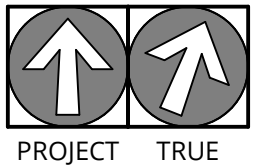
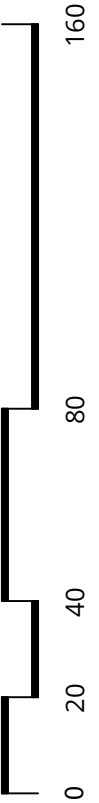
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A-10



2ND FLOOR PLAN

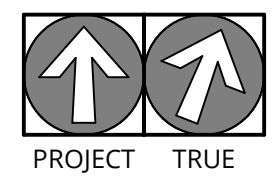
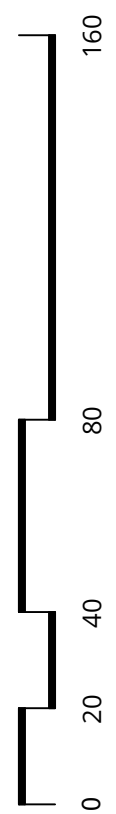
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A-11



3RD FLOOR PLAN

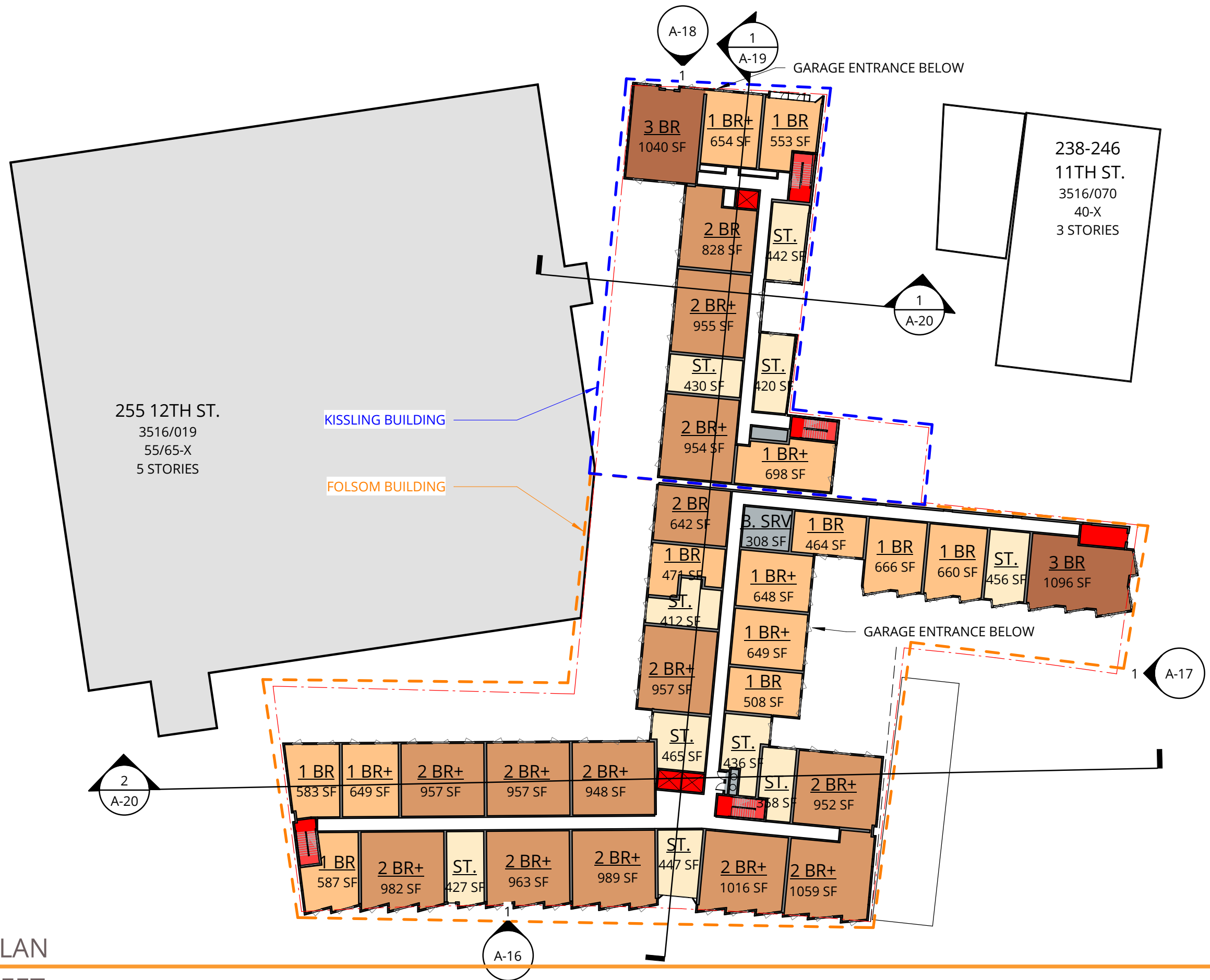
1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

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A-12



4TH-6TH FLOOR PLAN

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A-13

FOR ROOFTOP MECHANICAL
INFORMATION SEE ROOF
MECHANICAL EQUIPMENT
EXHIBIT:

LIVING ROOF - KISSLING BUILDING
2550 SF MIN. FOR BETTER ROOFS.
MORE PROVIDED THAN NECESSARY FOR
STORMWATER MANAGEMENT. SEE EX-07.

KISSLING BUILDING

FOLSOM BUILDING

SCREENED MECH.

SCREENED MECH.

GARAGE ENTRANCE BELOW

ELEVATOR OVERRUN
NO ELEVATOR ACCESS

5'-0" HEIGHT MECHANICAL
SCREEN

B. SRV
249 SF

BOILER RM
81 SF

LIVING ROOF - FOLSOM BUILDING
7207 SF MIN. FOR BETTER ROOFS.
MORE PROVIDED THAN
NECESSARY FOR STORMWATER
MANAGEMENT. SEE EX-07.

ROOF DECK
4258 SF

GARAGE ENTRANCE BELOW

COM. RM
1444 SF

1 BR 579 SF	1 BR+ 649 SF	2 BR+ 954 SF	2 BR+ 954 SF	2 BR+ 945 SF
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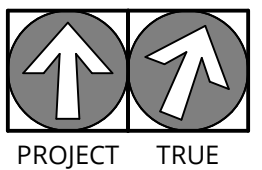
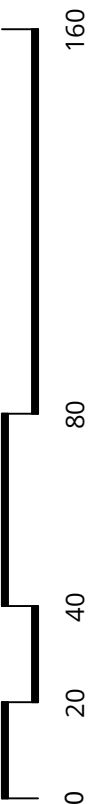
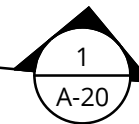
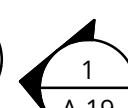
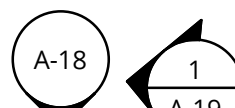
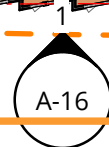
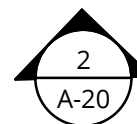
2 BR+
952 SF

1 BR 587 SF	2 BR+ 982 SF	ST. 427 SF	2 BR+ 963 SF	2 BR+ 989 SF
----------------	-----------------	---------------	-----------------	-----------------

ST.
447 SF

2 BR+
1016 SF

2 BR+
1058 SF



8TH FLOOR PLAN

1560 FOLSOM STREET PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ

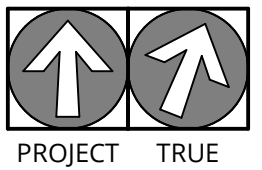
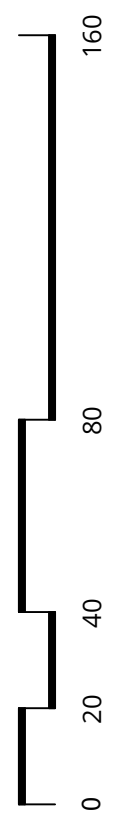
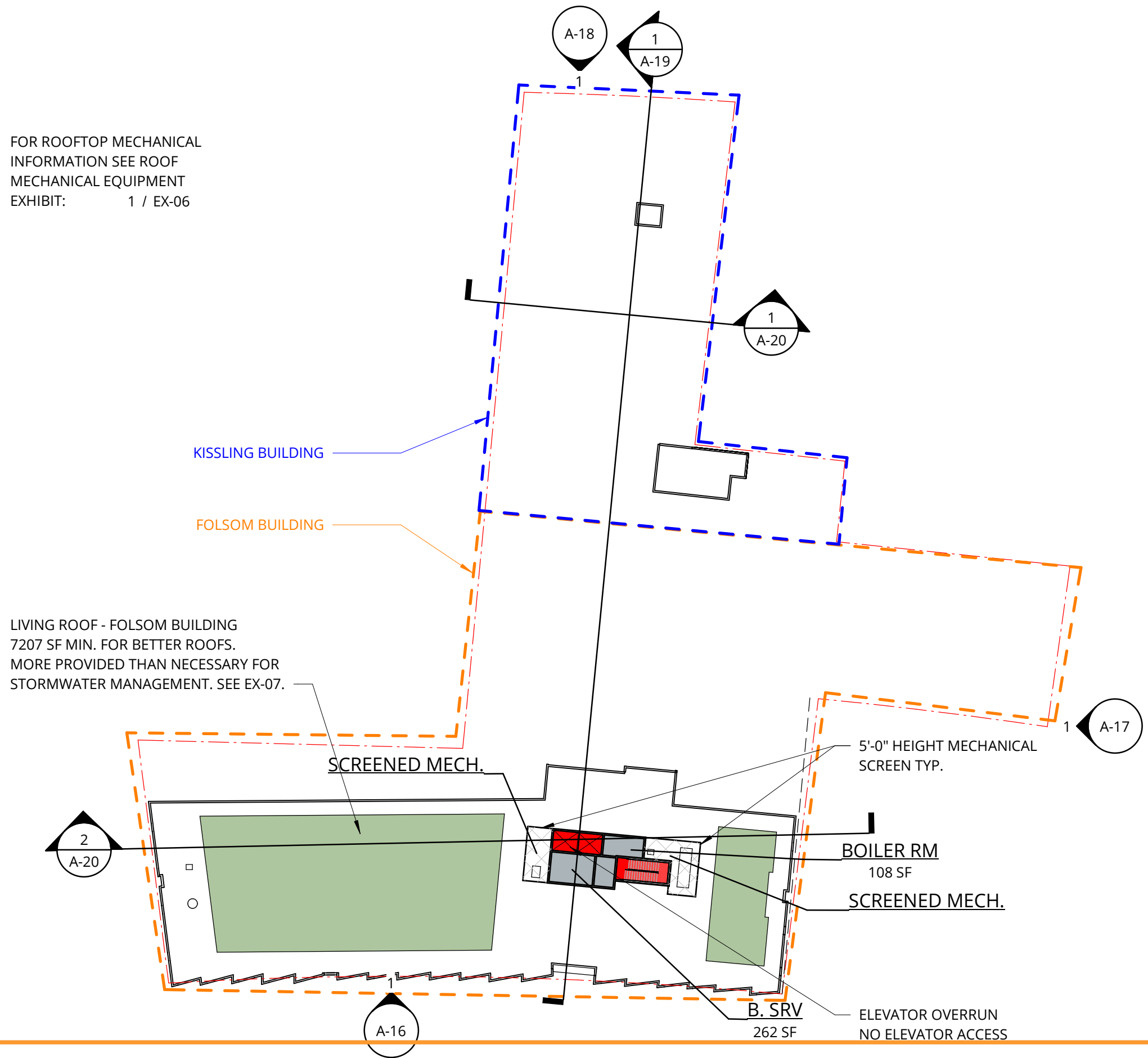
02/14/2020

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ankrommoisan.com



A-14.1

FOR ROOFTOP MECHANICAL
INFORMATION SEE ROOF
MECHANICAL EQUIPMENT
EXHIBIT: 1 / EX-06



ROOF PLAN

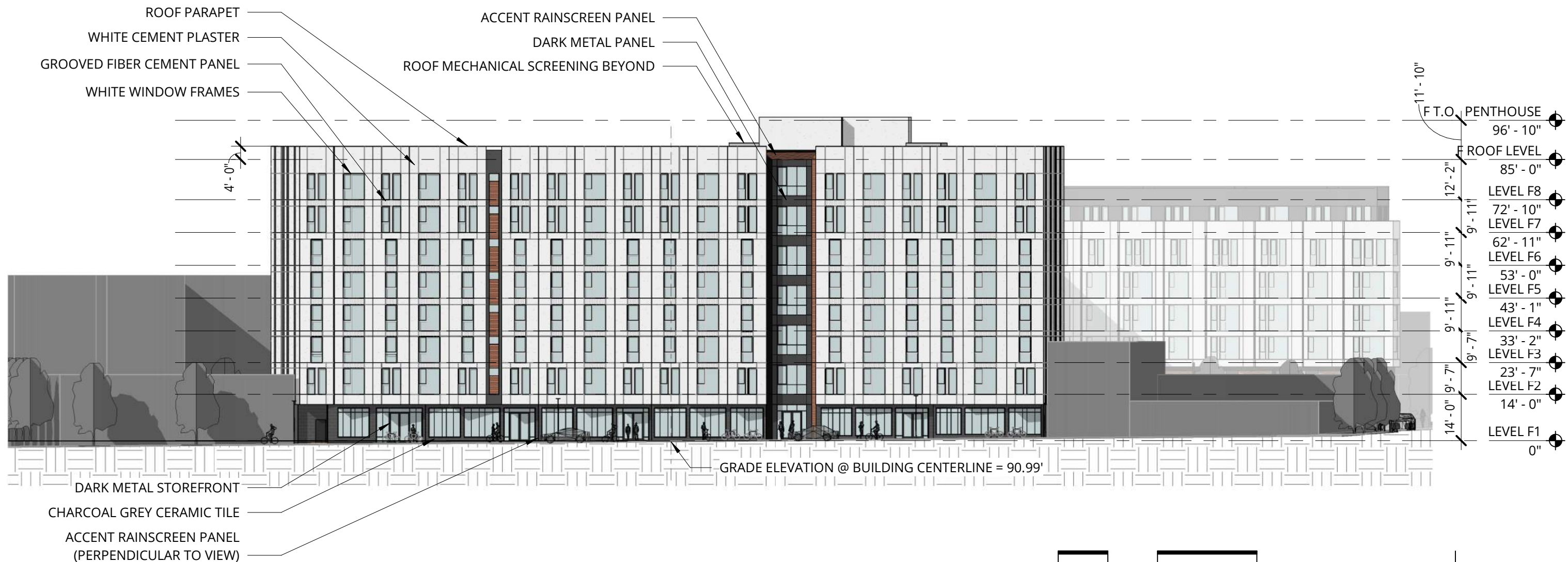
1560 FOLSOM STREET PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ
02/14/2020

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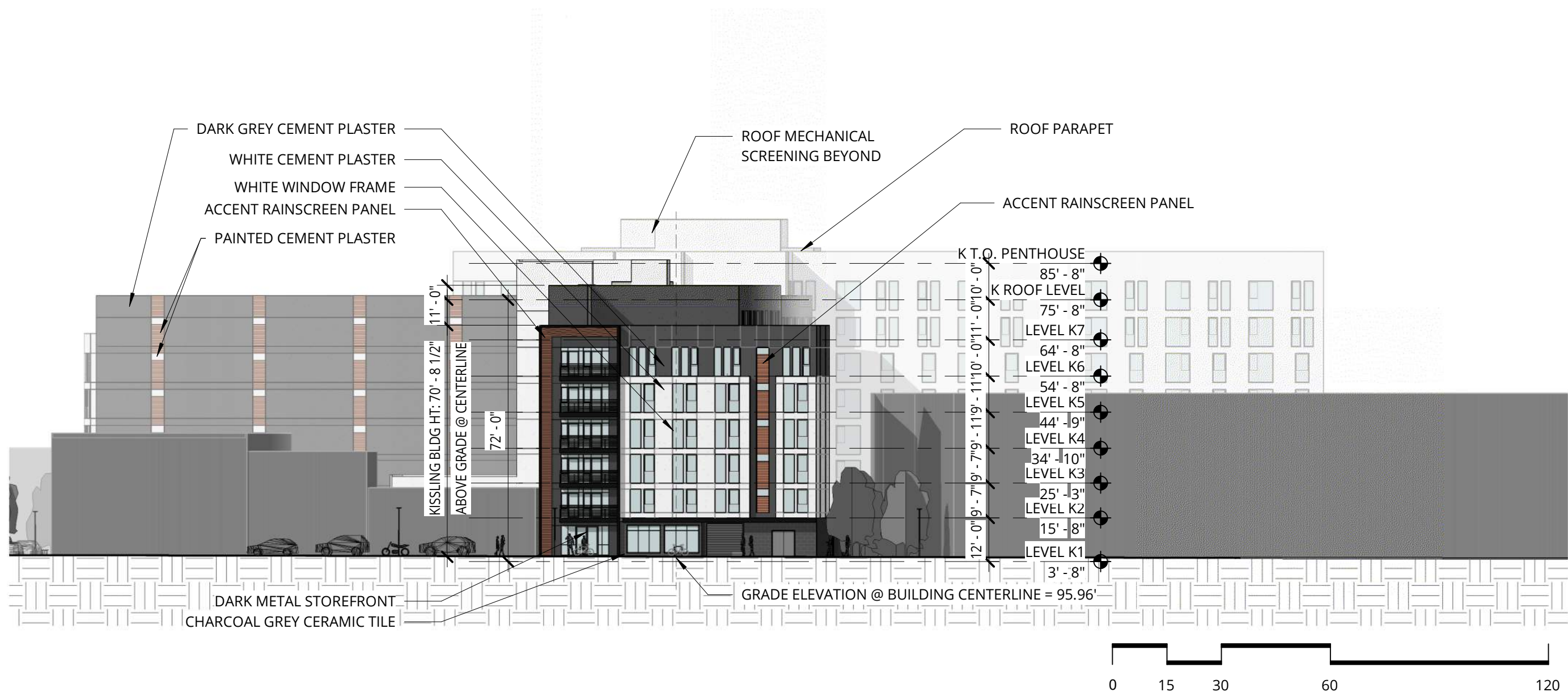


A-15



FOLSOM ST. ELEVATION





KISSLING ST. ELEVATION

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

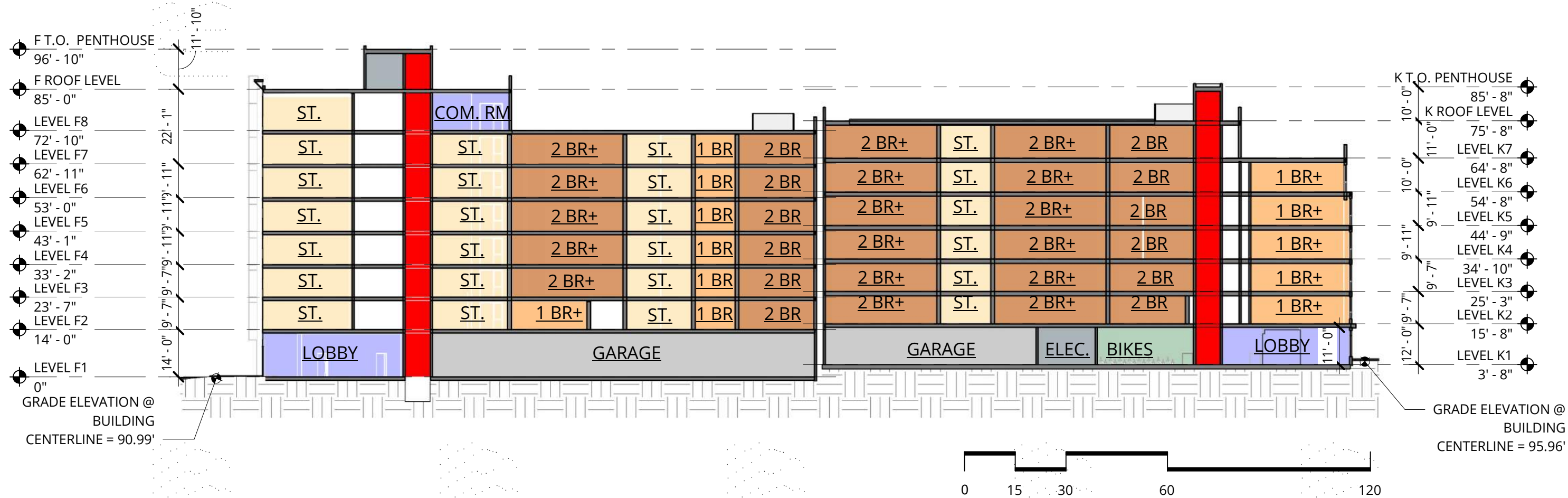
PLANNING RECORD NUMBER 2018-014795PRJ

02/14/2020

A-18

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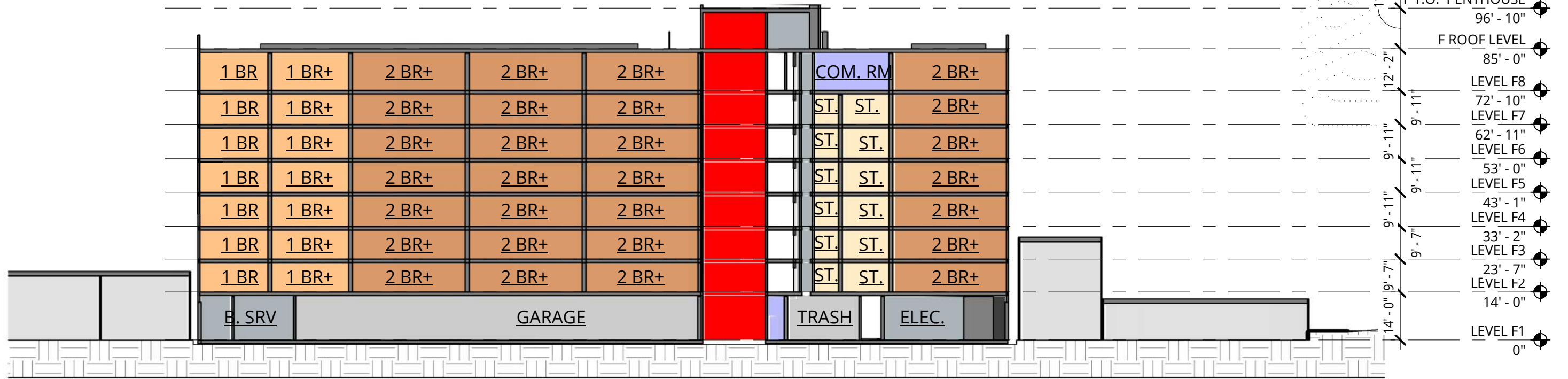
LONGITUDINAL SECTION

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ
 02/14/2020

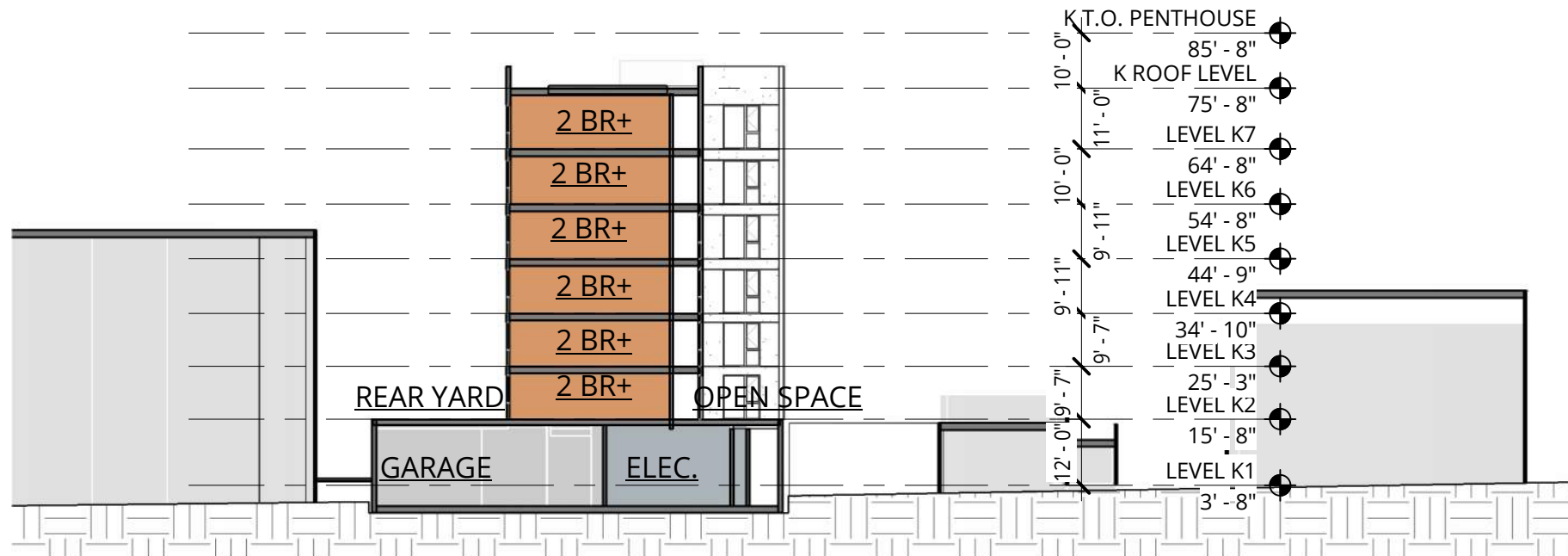
Ankrom Moisan Architects, Inc.
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 ankrommoisan.com





2 FOLSOM SECTION

1" = 30'-0"



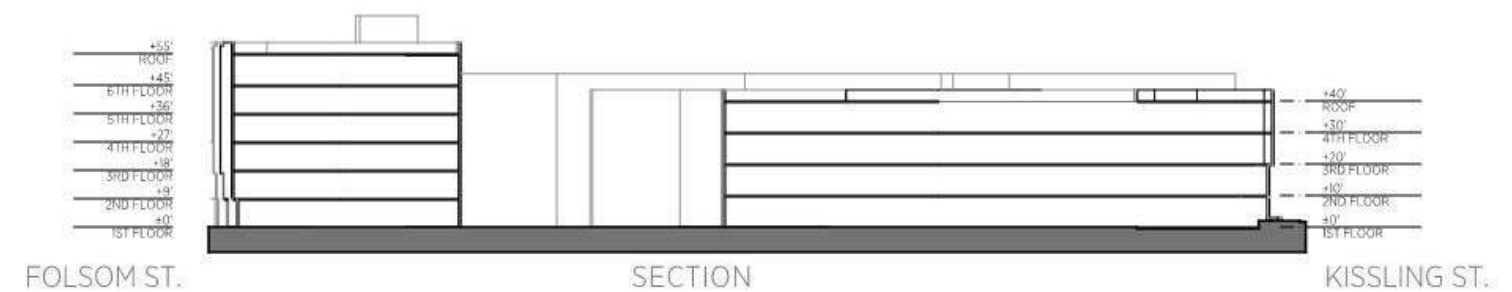
1 KISSLING SECTION

1" = 30'-0"

LATERAL SECTIONS



LOT	GROUND FLOOR	TYP. FLOOR	TYP. FLOOR COUNT	TOTAL
LOT 09	5,774 SF	6,252 SF	5	37,034 SF
LOT 66	9,565 SF	10,092 SF	5	60,025 SF
LOT 67	6,975 SF	7,427 SF	5	44,110 SF
LOT 68	13,029 SF	13,338 SF	3	53,043 SF
TOTAL BASE PROJECT AREA:				194,212 SF
MAX. BONUS PROJECT AREA:				x1.35
				262,186 SF
UNIT COUNT & MIX				
STUDIOS	54	33%		
1BR	42	26%		
2BR	63	40%		
TH	0	0%		
TOTAL	159			



BASE PROJECT DOCUMENTATION

1560 FOLSOM STREET PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ

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A-21

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GROUND FLOOR PLAN DIAGRAM



UPPER FLOOR PLAN DIAGRAM

BASE PROJECT PLAN DIAGRAMS

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ

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FOLSOM ST. RENDERING

A-23

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PLANNING RECORD NUMBER 2018-014795PRJ
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FOLSOM STREET RETAIL



FOLSOM STREET - EAST SIDE WALL



FOLSOM STREET - WEST SIDE WALL

FOLSOM RENDERINGS

1560 FOLSOM STREET PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ

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A-23.1

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11TH AND BURNS CORNER



11TH AND BURNS CORNER - TOWNHOME ENTRIES

BURNS & 11TH RENDERINGS

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
 PLANNING RECORD NUMBER 2018-014795PRJ
 02/14/2020





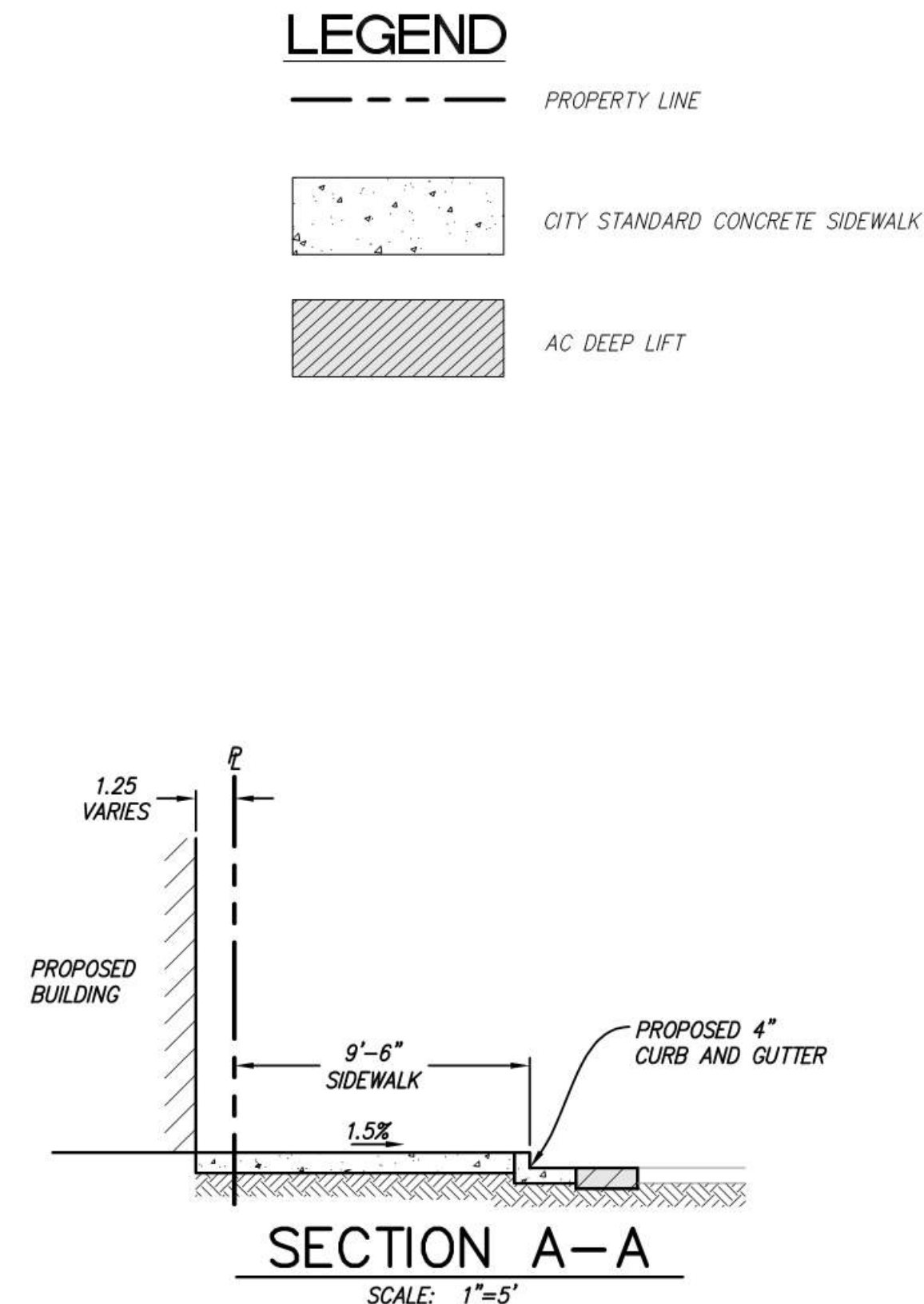
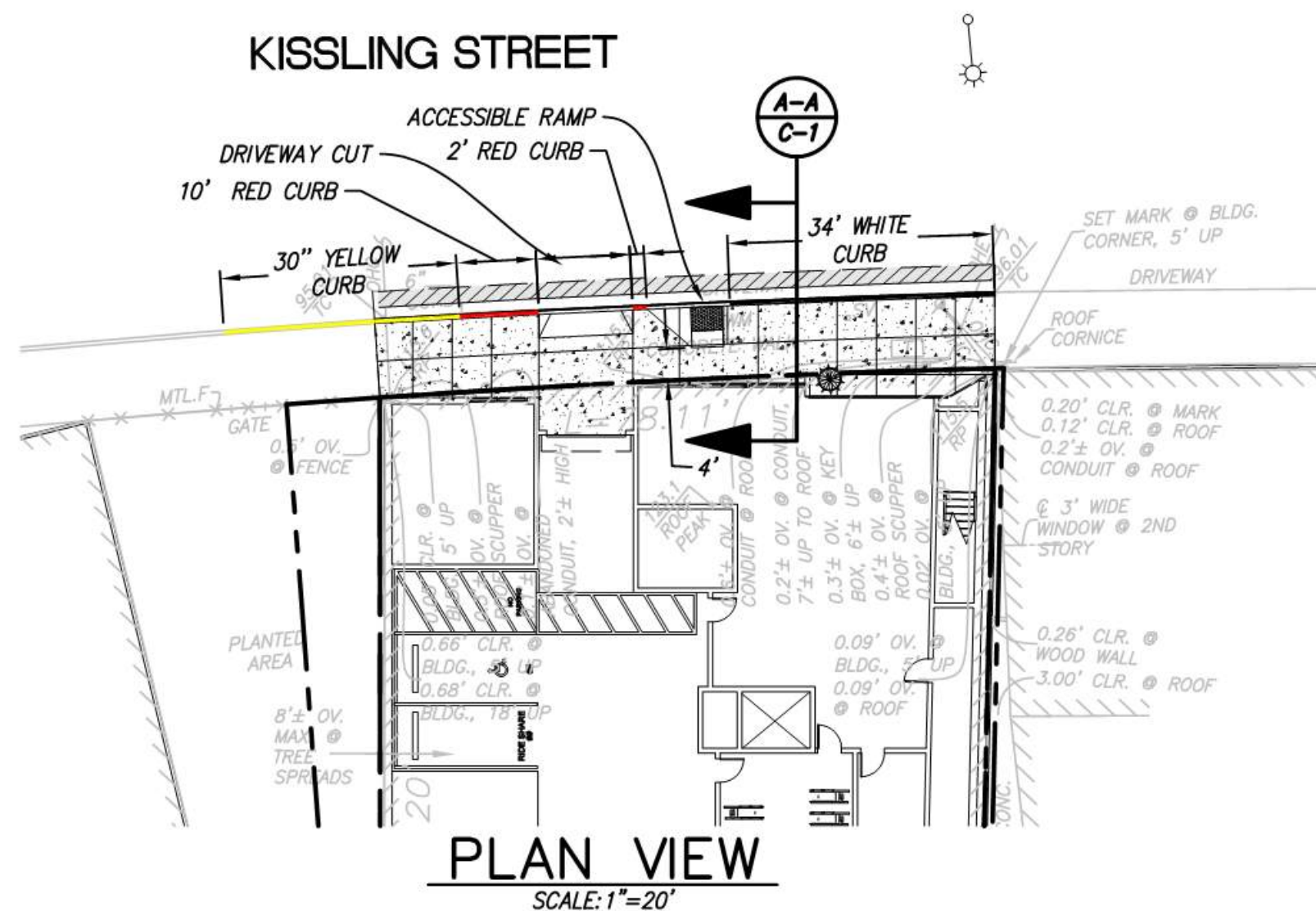
KISSLING RENDERING

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
 PLANNING RECORD NUMBER 2018-014795PRJ
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A-25

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LEGEND

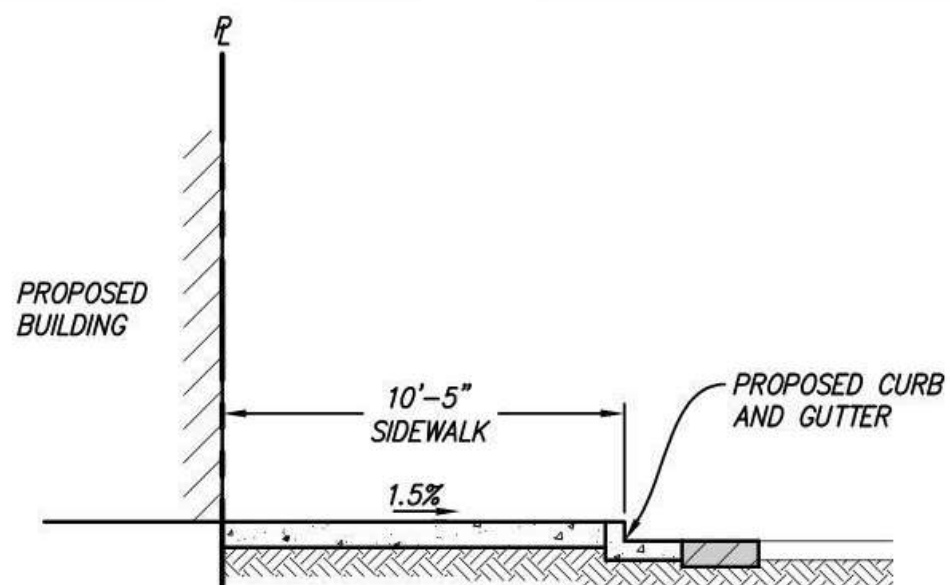
PROPERTY LINE



CITY STANDARD CONCRETE SIDEWALK

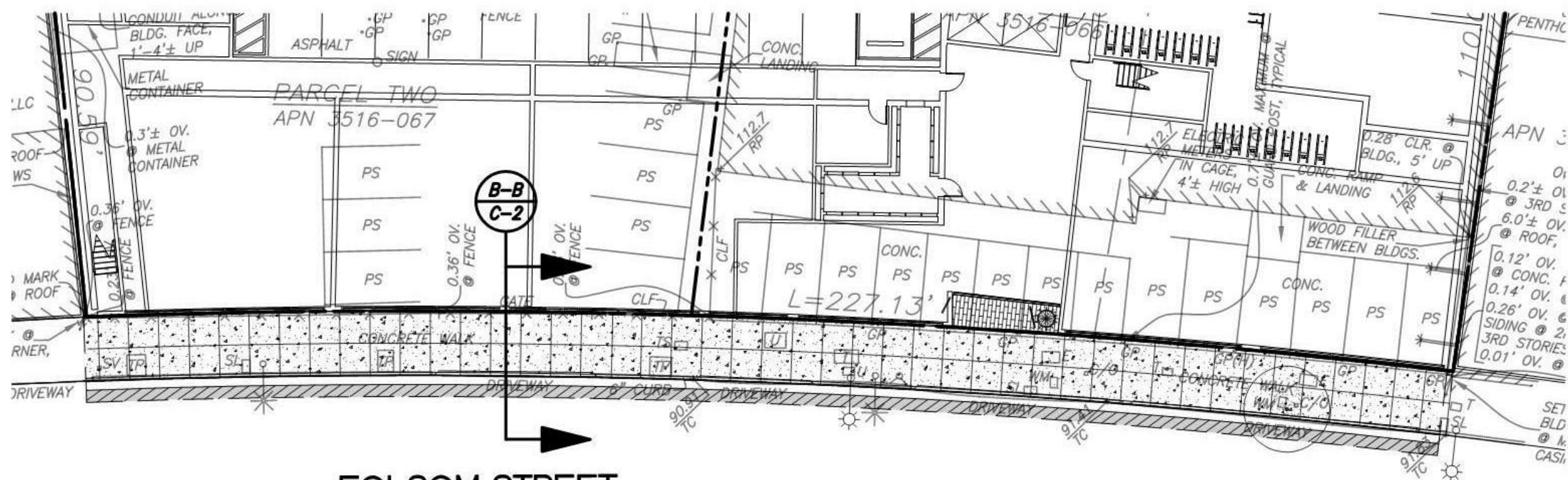


AC DEEP LIFT



SECTION B-B

SCALE: 1"=5'



FOLSOM STREET

PLAN VIEW

SCALE: 1"=20'



SANDIS

CIVIL ENGINEERS
SURVEYORS
PLANNERS

456 Ninth Street | Oakland, CA 94607 | Tel: 510.873.8844 | www.spradley.com

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SE

DATE:	02-07-20
SCALE:	
DRAWN BY:	GL
APPROVED BY:	RES
DRAWING NO.:	618144

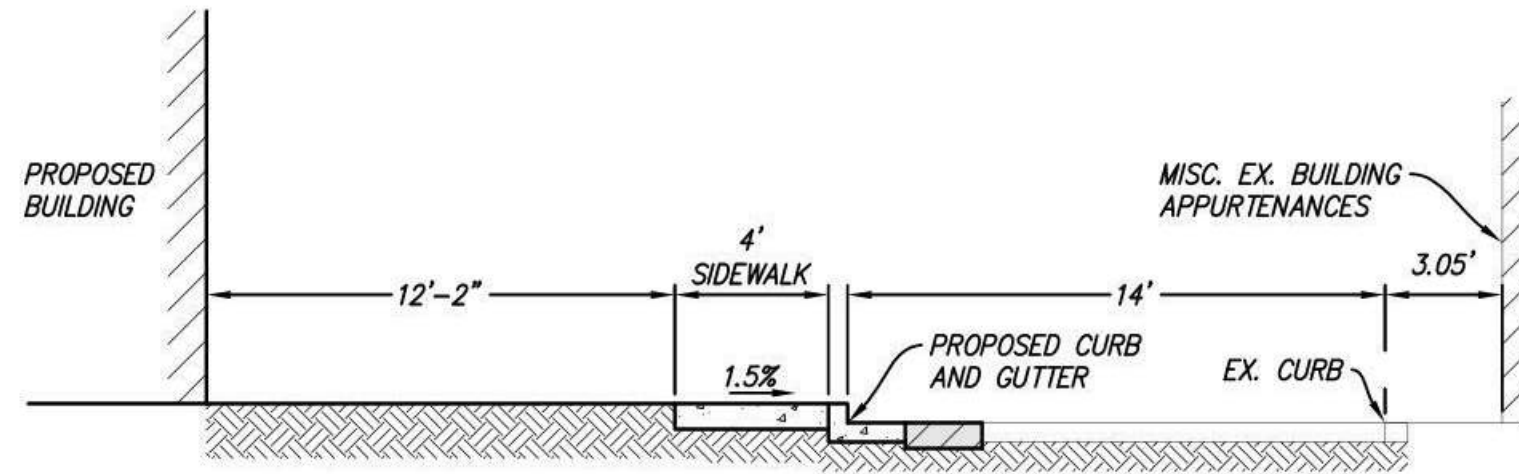
SAN FRANCISCO

1560 FOLSOM STREET

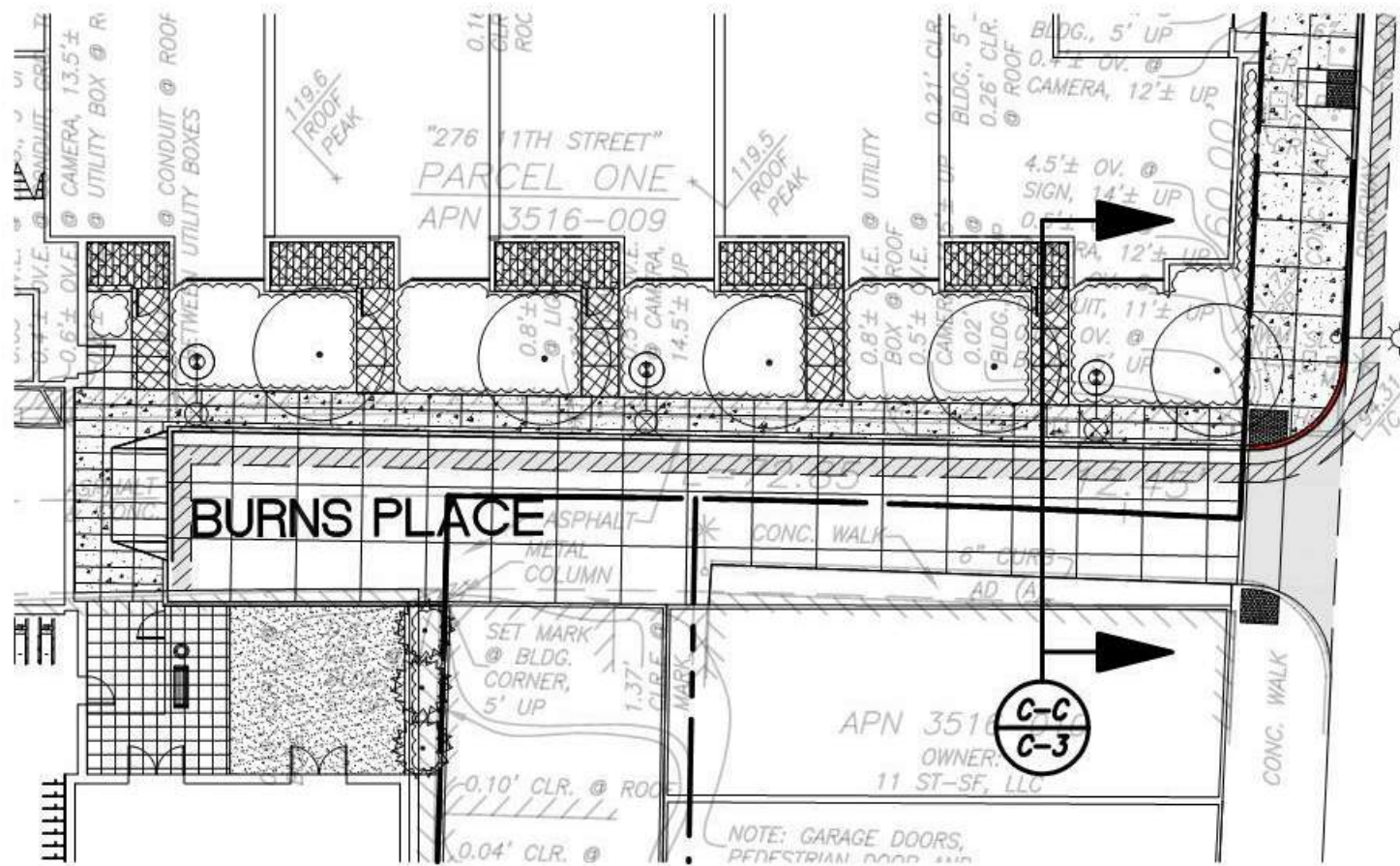
CALIFORNIA

FOLSOM STREET PLAN AND SECTION

C-2



SCALE: 1"=5'



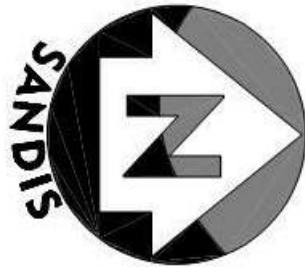
SCALE: 1"=20'

— — — — — PROPERTY LINE

PROPERTY LINE

CITY STANDARD CONCRETE SIDEWALK

AC DEEP LIFT



LEGEND



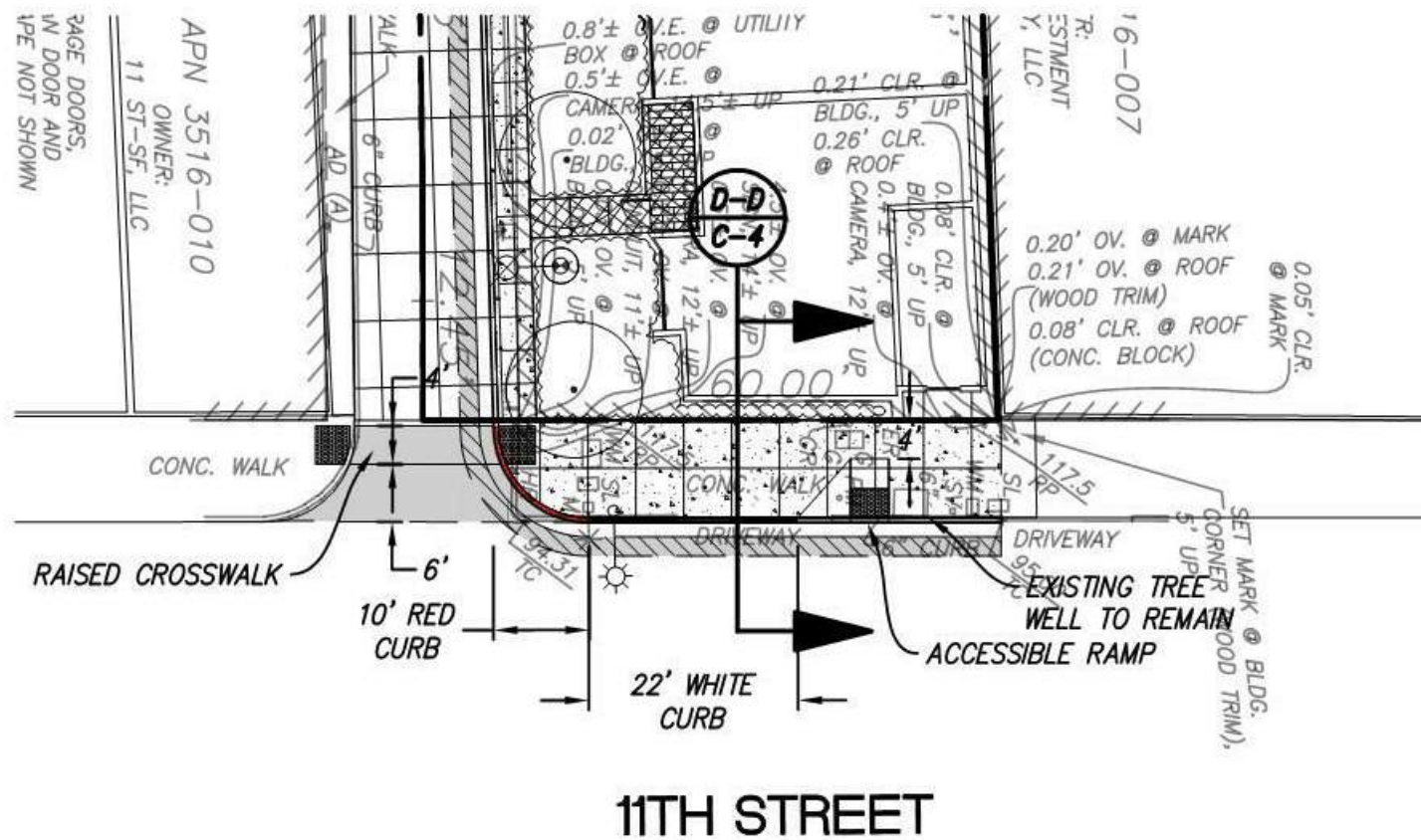
PROPERTY LINE



CITY STANDARD CONCRETE SIDEWALK

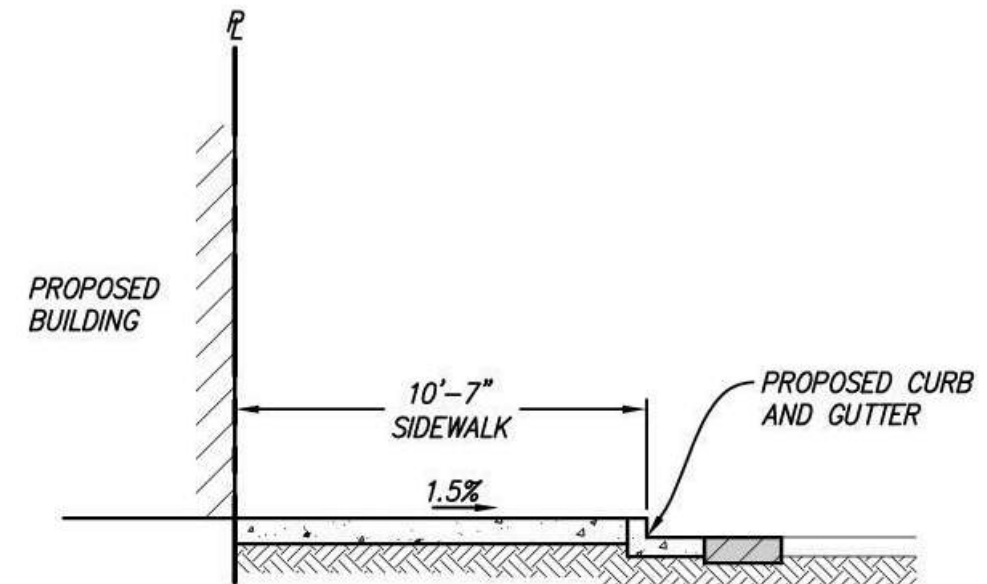


AC DEEP LIFT



PLAN VIEW

SCALE: 1"=20'



SECTION D-D

SCALE: 1"=5'



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SURVEYORS
PLANNERS

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 02-07-20
SCALE:
DRAWN BY: GL
APPROVED BY: RES
DRAWING NO.:
618144

SAN FRANCISCO

1560 FOLSOM STREET

CALIFORNIA

11TH STREET PLAN AND SECTION

C-4

Kissling Street

New Bike Racks, Typ.

New City Standard Concrete Sidewalk to conform to existing sidewalk with 3x3' Scoring, Typ.

In Ground Planting with Sloping Steel Edge, Color to Match Building

Accent Pavers at Building Entrances, Typ.

11th Street

Accent Pavers and Gate at Private Patios, Typ.

Sloping Steel Accent Wall at Private Patios, Color to Match Building, Typ.

New City Standard Concrete Sidewalk to conform to existing sidewalk with 3x3' Scoring, Typ.

City Standard Street Tree, 24" Box

New Pedestrian Scale Pole Light, Typ.

New Colored Concrete Sidewalk

New Stamped Asphalt Drive

New Curb

Existing Walk to Remain

Decorative Metal and Wood Fence with Pedestrian Gate and Utility Access Gate

Dog Relief Area with Artificial Turf, Bench and Trash Can

Accent Pavers at Building Entrances, Typ.

Bench, Typ.

In Ground Planting with Sloping Steel Edge, Color to Match Building, Typ.

New City Standard Concrete Sidewalk with Accent Color and Scoring at 4' Park Strip, Typ.

New City Standard Concrete Sidewalk to conform to existing sidewalk with 3x3' Scoring, Typ.

New Bike Racks, Typ.

City Standard Street Tree, 24" Box in Tree Grate, Typ.

New Bike Racks, Typ.

(3) Existing Street Trees to remain / remove, pending Arborist Report

Folsom Street

1560 FOLSOM

1560 Folsom Street
San Francisco, CA 94103

AGI AVANT / HANOVER

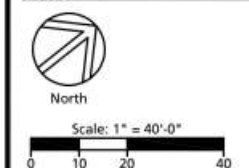
THE
**GUZZARDO
PARTNERSHIP INC.**
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

Project Number

Issue Date Description

02/12/2020

Scale



Sheet Title

**LANDSCAPE LAYOUT
STREET LEVEL**

Sheet Number

L1

1560 FOLSOM

1560 Folsom Street
San Francisco, CA 94103

AGI AVANT / HANOVER

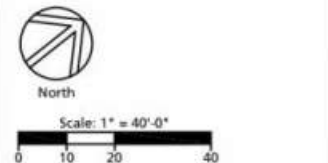
THE
**GUZZARDO
PARTNERSHIP INC.**
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

Project Number

Issue Date Description

8/30/2019

Scale



Sheet Title

LANDSCAPE LAYOUT
LEVEL 2

Sheet Number

L2



1560 FOLSOM

1560 Folsom Street
San Francisco, CA 94103

AGI AVANT / HANOVER



181 Greenwich Street
San Francisco, CA 94111
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F 415 433 5003



Project Number _____

Issue	Date	Description
-------	------	-------------

8/30/2019

Scale

Sheet Title

LANDSCAPE IMAGES

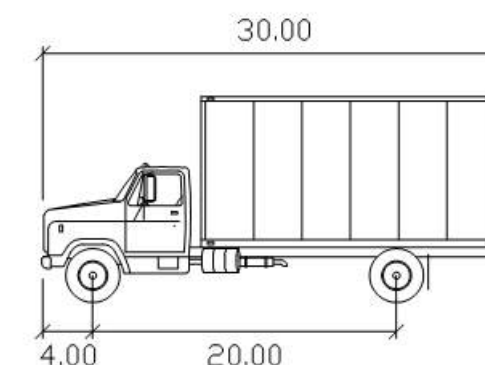
Sheet Number

L4

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SCALE
0 10 20 30 40 50
1 inch = 50 feet



SU-30

feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8



SANDIS

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SURVEYORS
PLANNERS

894 Ninth Street | Oakland, CA 94607 | P. 510.875.8666 | www.sandis.net

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 01/16/19
SCALE: N.T.S.
DRAWN BY: JME
APPROVED BY: RES
DRAWING NO: 618144

SAN FRANCISCO

1560 FOLSOM ST.

CALIFORNIA

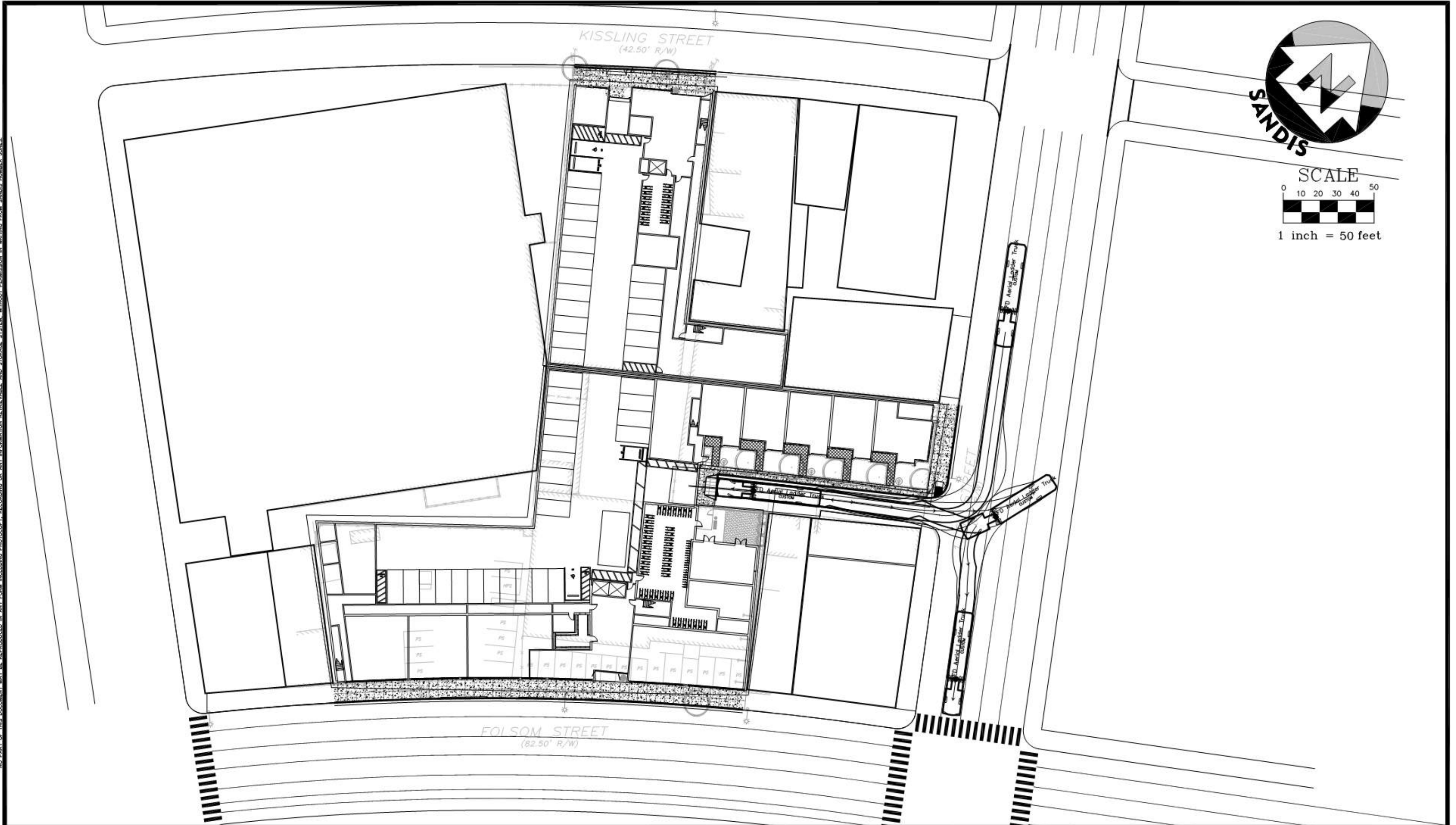
AUTOTURN EXHIBIT

SHEET

EX-1

OF SHEETS

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 01/16/19
SCALE: N.T.S.
DRAWN BY: JME
APPROVED BY: RES
DRAWING NO: 618144

SAN FRANCISCO

1560 FOLSOM ST.

CALIFORNIA

AERIAL FIRE TRUCK -
TURNING MOVEMENT EXHIBIT

SHEET

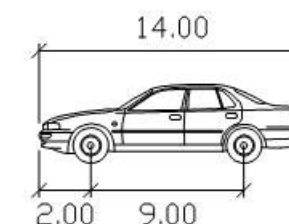
EX-01.1

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SCALE
0 10 20 30 40 50
1 inch = 50 feet



P-14

Width : 6.00 feet
Track : 5.00
Lock to Lock Time: 6.0
Steering Angle : 31.2



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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 01/16/19
SCALE: N.T.S.
DRAWN BY: JME
APPROVED BY: RES
DRAWING NO: 618144

SAN FRANCISCO

1560 FOLSOM ST.

CALIFORNIA

PASSENGER VEHICLE -
TURNING MOVEMENT EXHIBIT

SHEET

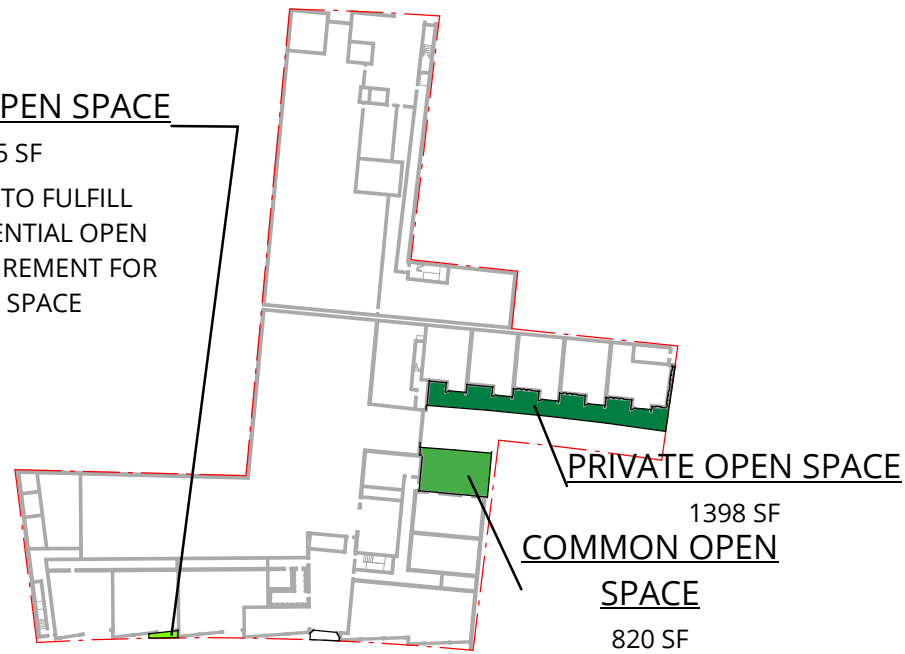
EX-2

OF SHEETS

PUBLIC OPEN SPACE

45 SF

PROVIDED TO FULFILL
NON-RESIDENTIAL OPEN
SPACE REQUIREMENT FOR
RETAIL SPACE



1 LEVEL F1
1" = 100'-0"

PRIVATE OPEN SPACE

2914 SF

PRIVATE OPEN SPACE

308 SF

PRIVATE OPEN SPACE

5146 SF

PRIVATE OPEN SPACE

637 SF

2 LEVEL 2
1" = 100'-0"

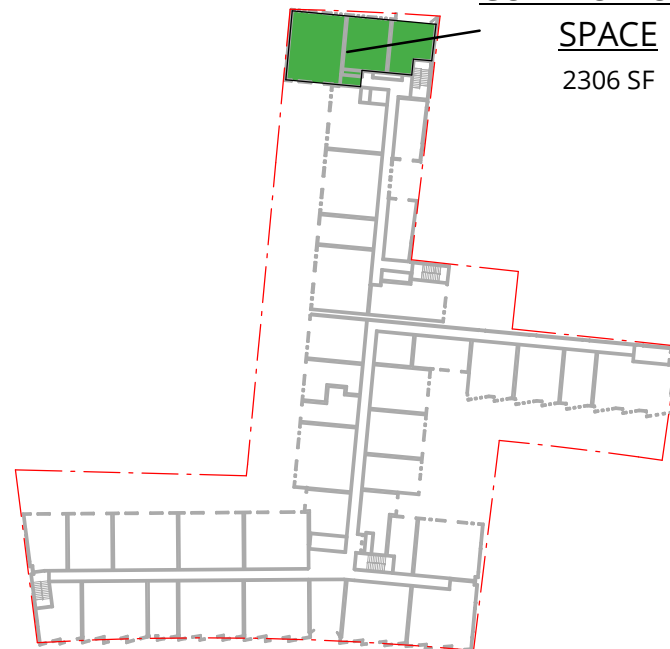
PRIVATE OPEN SPACE

970 SF

3 LEVEL K3
1" = 100'-0"

COMMON OPEN SPACE

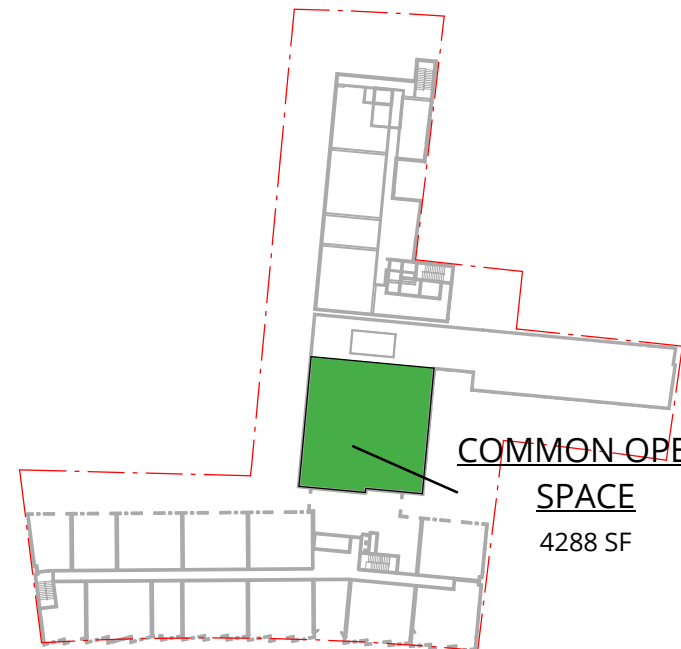
2306 SF



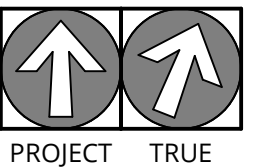
4 LEVEL K6
1" = 100'-0"

COMMON OPEN SPACE

4288 SF



5 LEVEL F8
1" = 100'-0"



EX-03

OPEN SPACE EXHIBIT

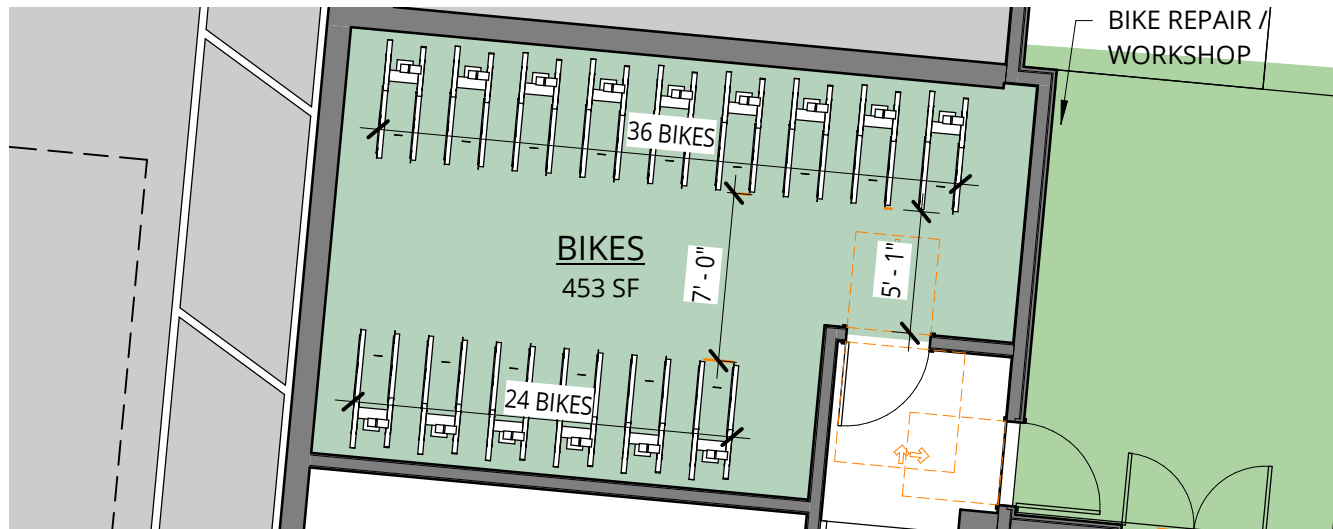
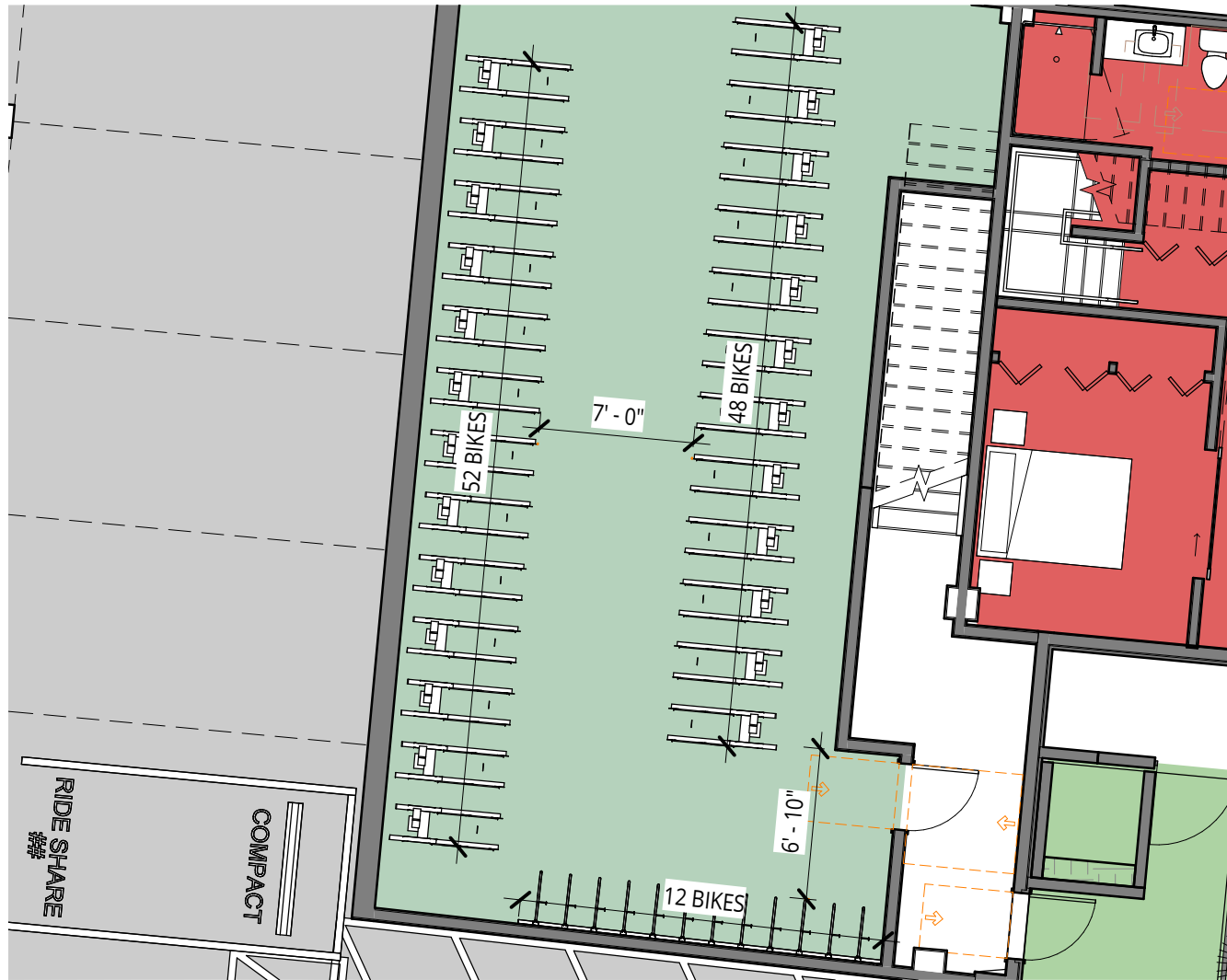
1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

PLANNING RECORD NUMBER 2018-014795PRJ

02/14/2020

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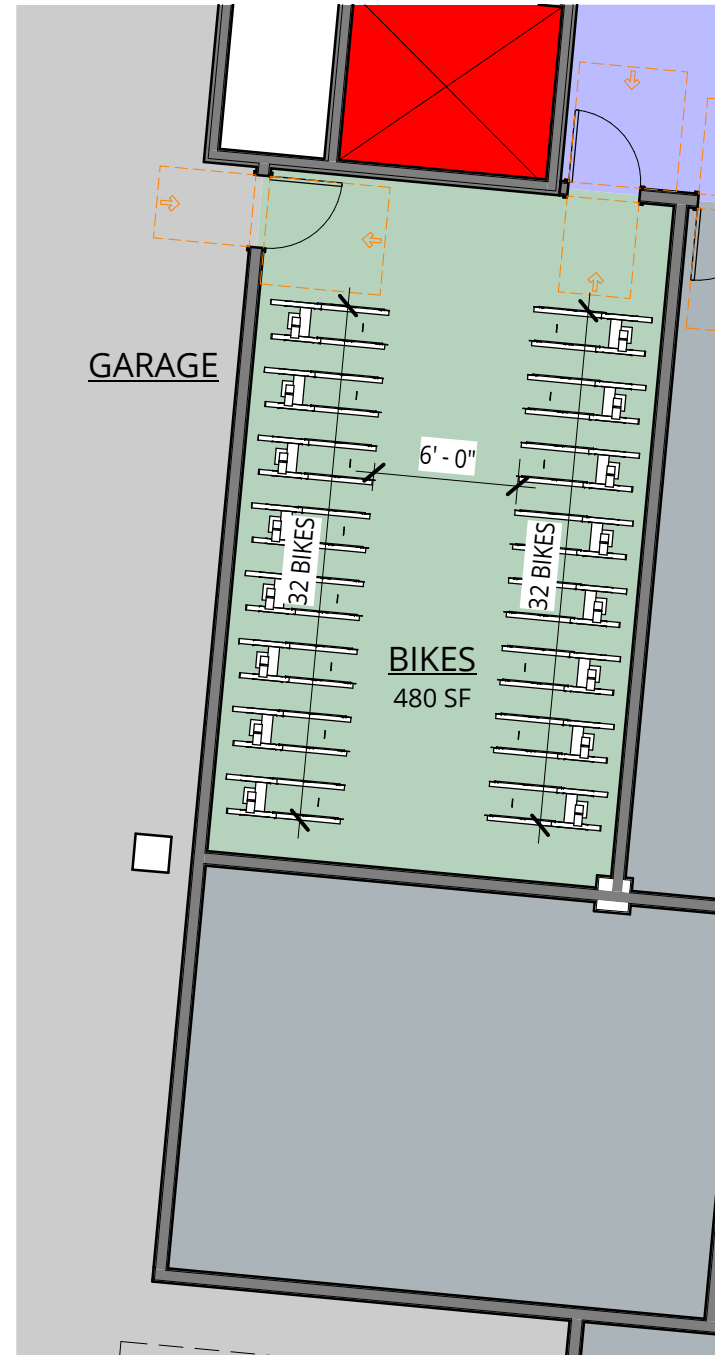


1 FOLSOM BLDG. BIKE RM.

1/8" = 1'-0"

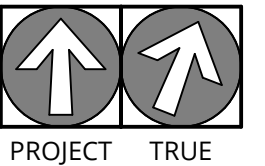
BIKE ROOM PLANS

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
 PLANNING RECORD NUMBER 2018-014795PRJ
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2 KISSLING BLDG. BIKE RM.

1/8" = 1'-0"



EX-04.0

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DERO DECKER



- Sturdy red handle grips
- Lift-assist trays
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available
- Adjustable downward resting position to accommodate different floor clearances.



FINISH OPTIONS

Galvanized



Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Blue RAL 5005	Sky Blue RAL 5015	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepla Brown RAL 8014	Bronze	Silver 9007
Dark Purple	Flat Black	Wine Red RAL 3005	Beige RAL 1001	Iron Gray 7011

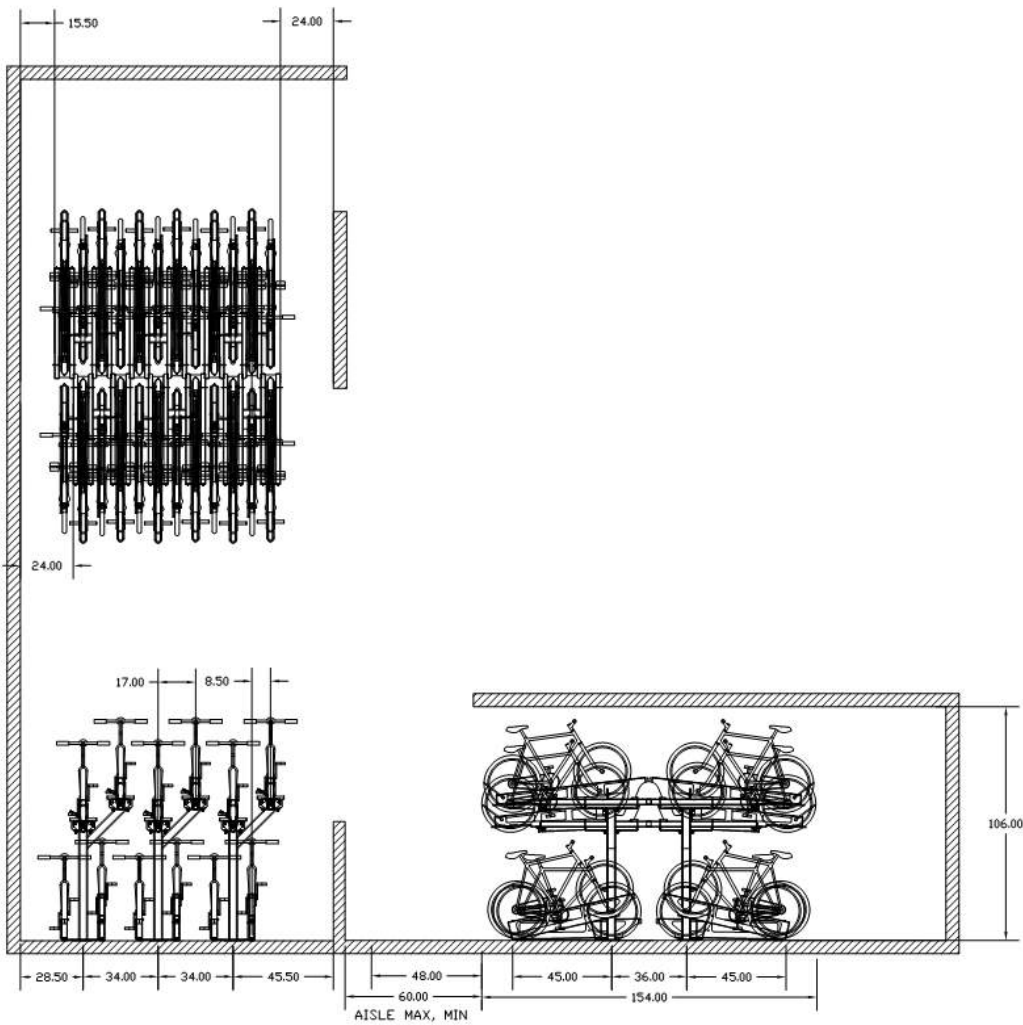
www.dero.com | 1-888-337-6729



© 2017 Dero

DERO DECKER

Installation Instructions – Setbacks, Double Sided



www.dero.com | 1-888-337-6729

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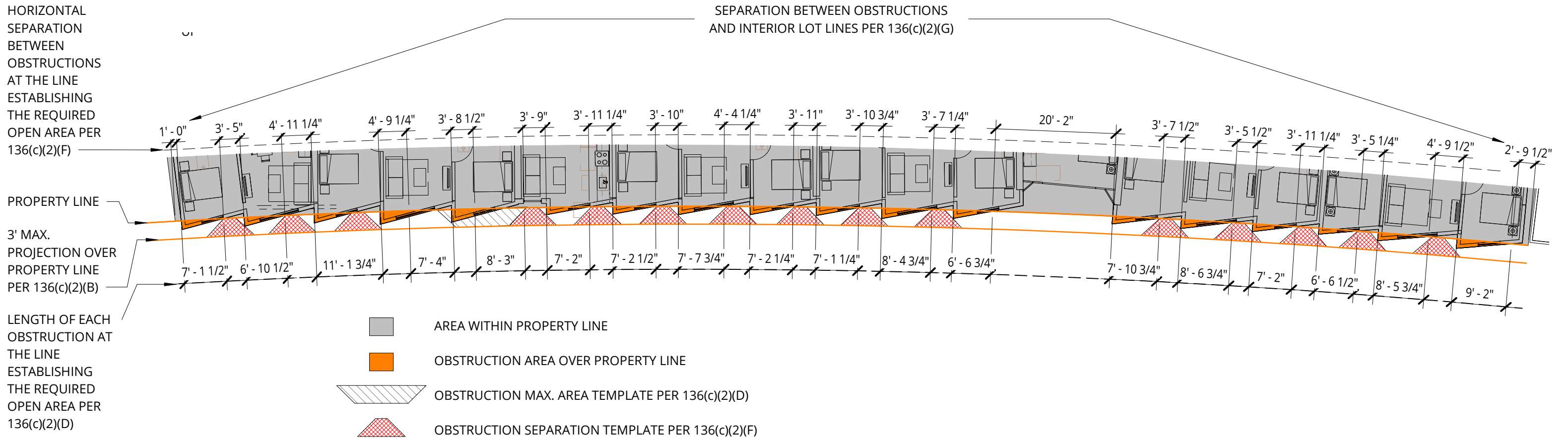
BIKE PARKING

EX-04.1

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
PLANNING RECORD NUMBER 2018-014795PRJ
02/14/2020

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1 FOLSOM ST. SEC. 136 COMPLIANCE

1/16" = 1'-0"

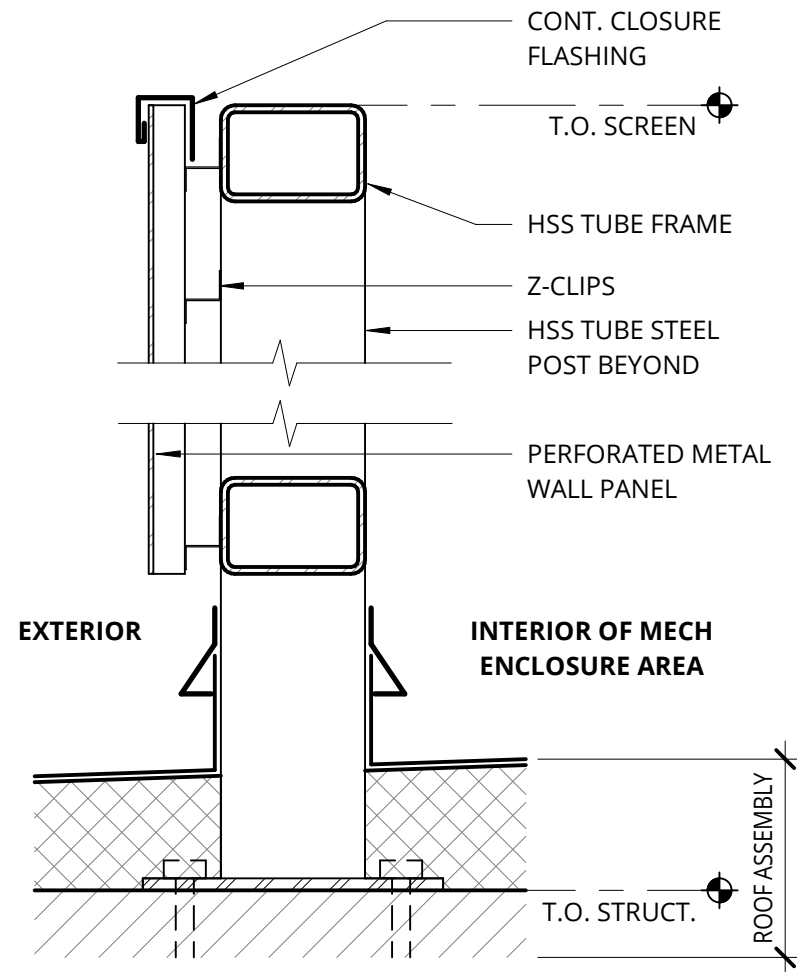
SEC. 136 COMPLIANCE - FOLSOM ST.

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
 PLANNING RECORD NUMBER 2018-014795PRJ
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EX-05.0

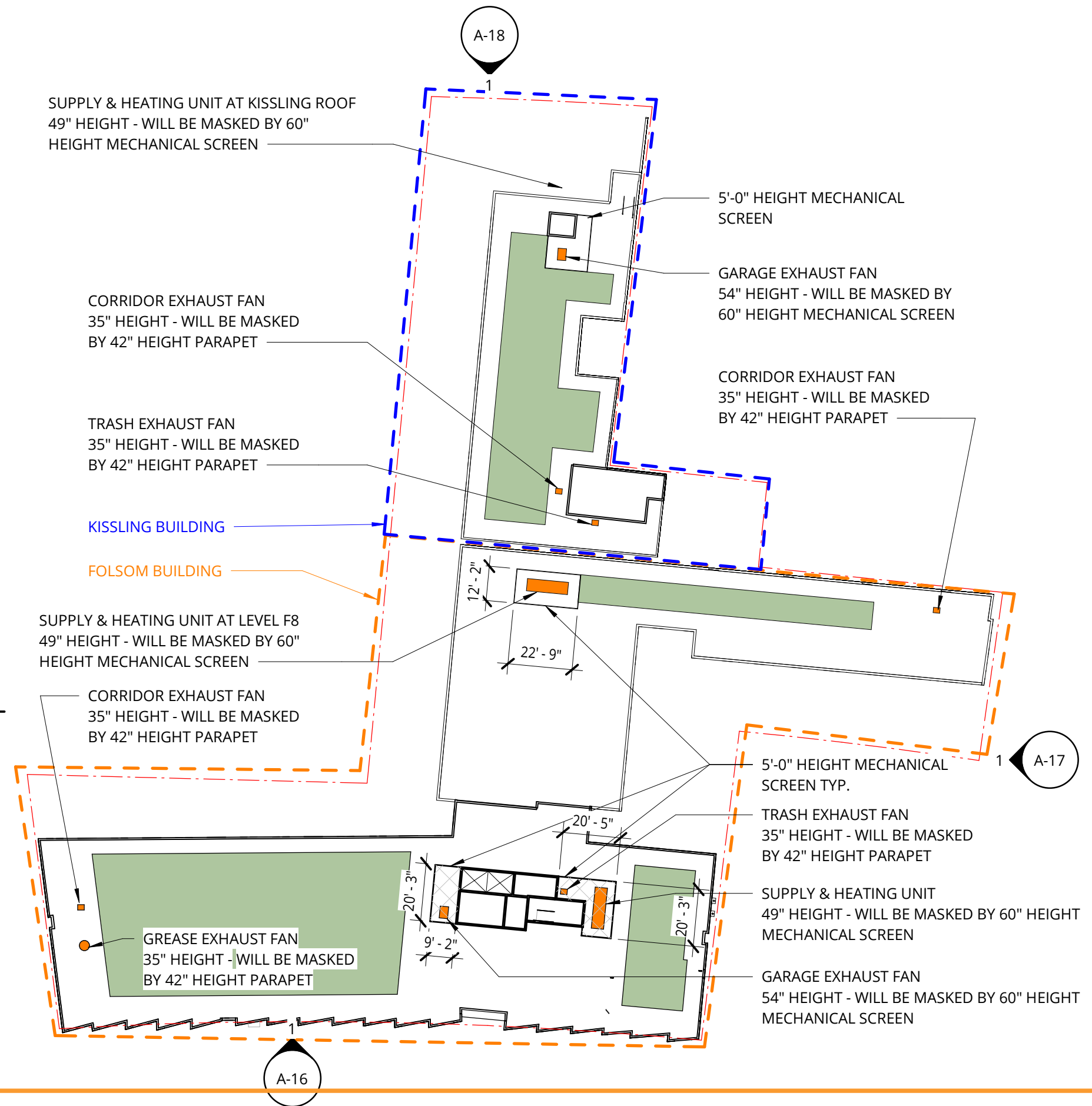
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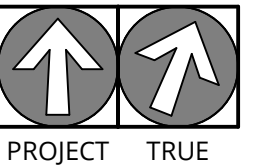


2 MECHANICAL SCREEN

1 1/2" = 1'-0"



160
80
40
0



ROOF MECHANICAL EQUIPMENT

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

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02/14/2020

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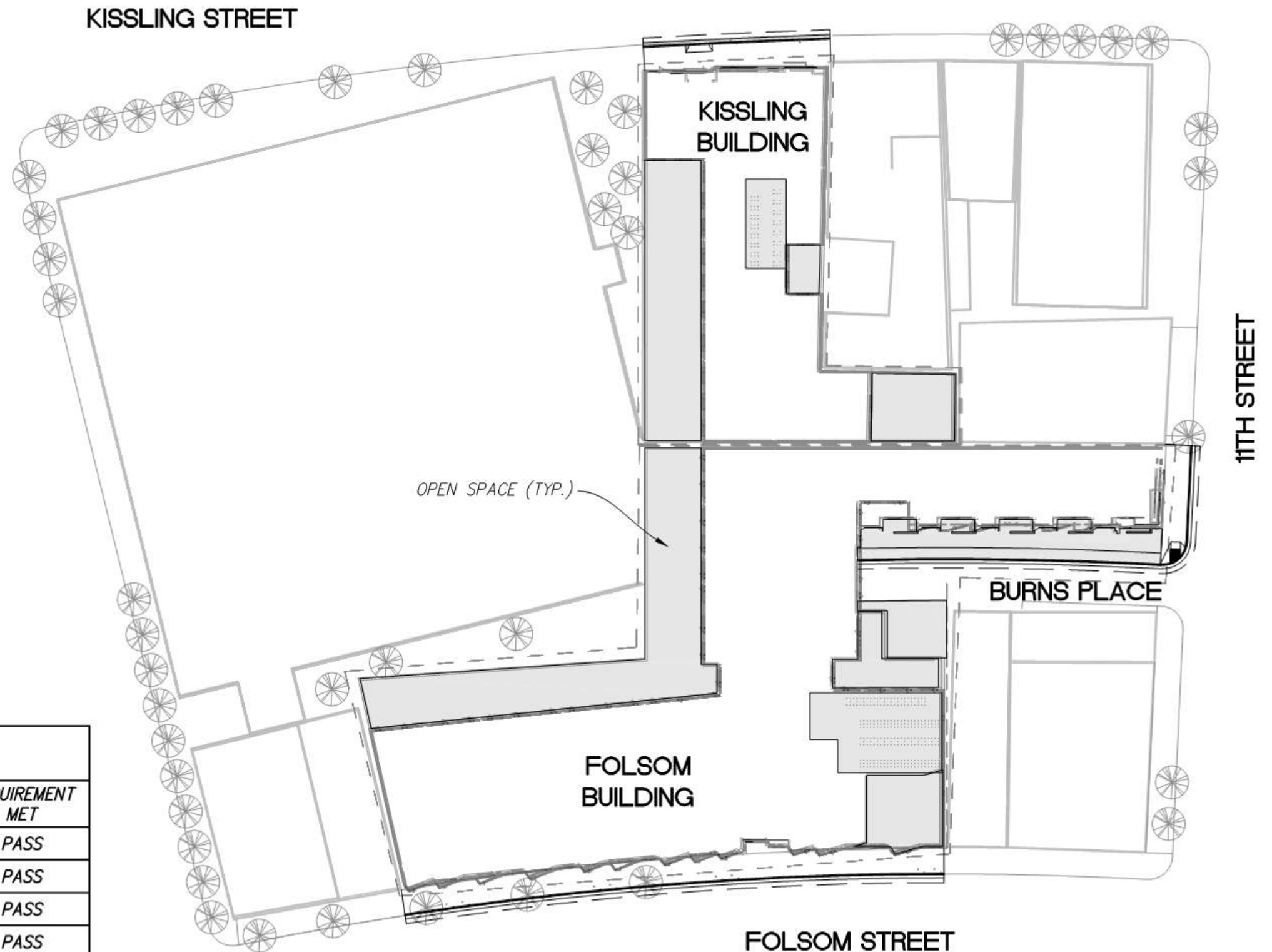
EX-06

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KISSLING BUILDING		
ROOF (SF)		9,208
OPEN SPACE	HARDSCAPE (SF)	2,742
	TRADITIONAL PLANTER (SF)	1,000
	BIORETENTION (NO LINER) (SF)	350
TOTAL (SF)		13,300

FOLSOM BUILDING		
ROOF (SF)		25,174
OPEN SPACE	HARDSCAPE (SF)	6,626
	TRADITIONAL PLANTER (SF)	1,000
	BIORETENTION (LINER) (SF)	700
TOTAL (SF)		33,500

QUANTITY CONTROL		
PARAMETRIC	% REDUCTION FROM EXISTING	REQUIREMENT MET
1-YR, 24 HR. PEAK FLOW (CFS)	38%	PASS
1-YR, 24 HR. RUNOFF VOLUME (FT ³)	13%	PASS
2-YR, 24 HR. PEAK FLOW (CFS)	39%	PASS
2-YR, 24 HR. RUNOFF VOLUME (FT ³)	12%	PASS



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SURVEYORS
PLANNERS

454 Ninth Street | Oakland, CA 94607 | Tel: 510.873.8866 | www.sandis.net

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 06-21-19
SCALE:
DRAWN BY: GL
APPROVED BY: RES
DRAWING NO: 618144

SAN FRANCISCO

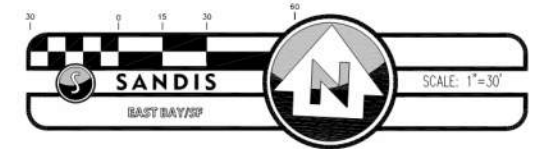
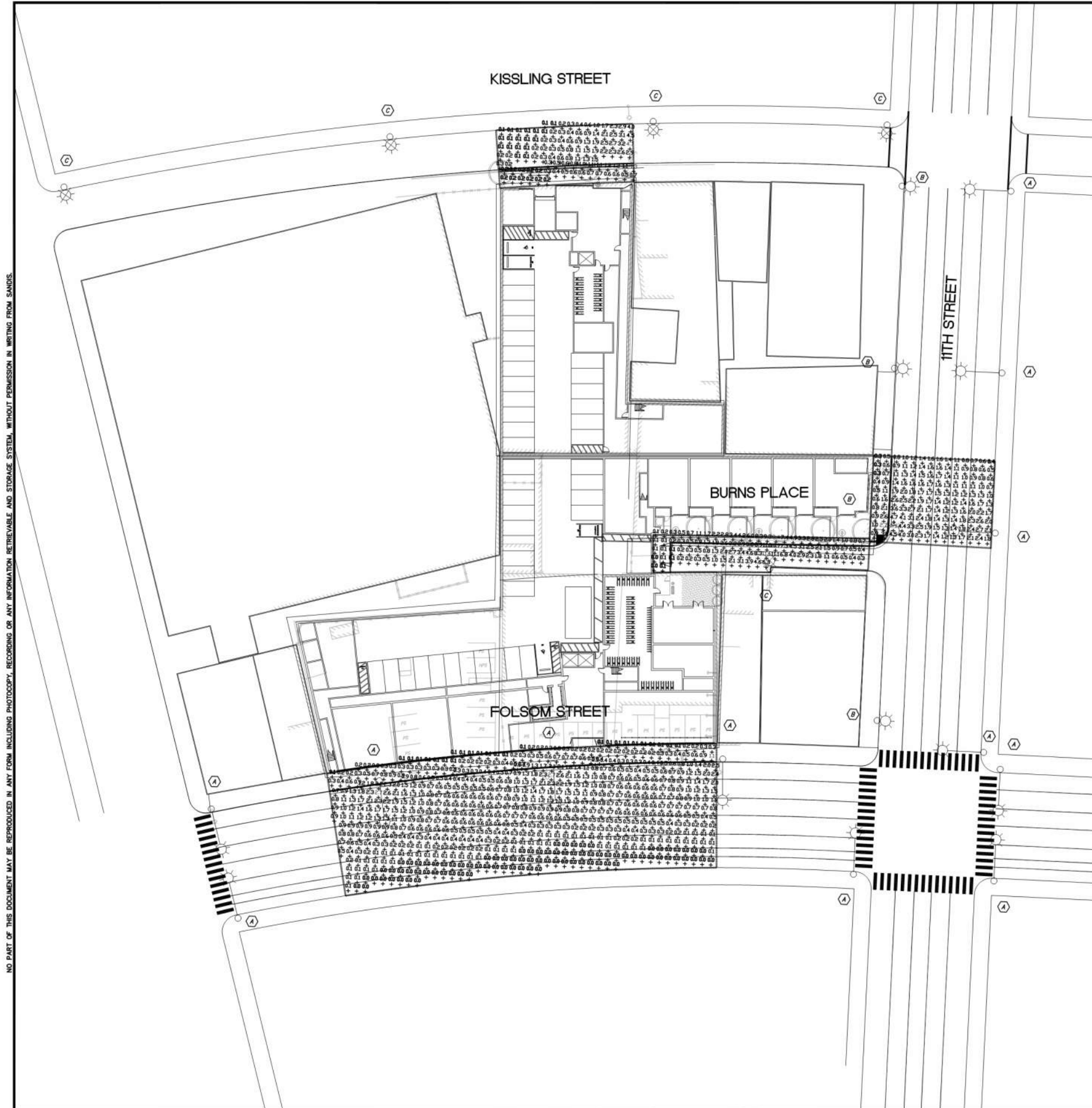
1560 FOLSOM STREET

CALIFORNIA

PRELIMINARY STORMWATER
MANAGEMENT PLAN

EX-07

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



LEGEND

- PHILIPS LUMEC RFS-54W16LED4K-T-R3M
SPECTRA LUX INDUSTRIES INC. TEST REPORT NO. S1410202-R1
LAMP(S): (1 CLUSTER OF 16 LXH7-FW40 T LED'S) WHITE 54W SSL
C/W ADVANCE DRIVER X1050C10SV050CNY1M @ 120.00V
CANDELA FILE 'RFS-54W16LED4K-T-R3M (S1410202).IES'
1 LAMP(S) PER LUMINAIRE, PHOTOMETRY IS ABSOLUTE
LIGHT LOSS FACTOR = 0.750,
WATTS PER LUMINAIRE = 54
OUTREACH (FROM MOUNTING AXIS TO PHOTOMETRIC CENTER)= 100 IN
MOUNTING HEIGHT= 20 FT
NUMBER LOCATIONS= 12
- PHILIPS LUMEC RFM-72W32LED4K-T-R3M
SPECTRA LUX INDUSTRIES INC. TEST REPORT NO. S1410151-R1
LAMP(S): (2 CLUSTERS OF 16 LXH7-FW40 LED'S) WHITE 72W SSL
C/W ADVANCE DRIVER X1075C070V105CNY2 @ 120.00V
CANDELA FILE 'RFM-72W32LED4K-T-R3M (S1410151M).IES'
1 LAMP(S) PER LUMINAIRE, PHOTOMETRY IS ABSOLUTE
LIGHT LOSS FACTOR = 0.750,
WATTS PER LUMINAIRE = 73
OUTREACH (FROM MOUNTING AXIS TO PHOTOMETRIC CENTER)= 52 IN
MOUNTING HEIGHT= 18 FT
NUMBER LOCATIONS= 4
- AMERICAN ELECTRIC LIGHTING 125_205_R3_DG
ACUTY BRANDS LIGHTING CONYERS LAB TEST REPORT NO. L7L17437
LAMP(S): LU200
BALLAST: VARIOUS
CANDELA FILE '125_205_R3_DG.IES'
1 LAMP(S) PER LUMINAIRE, 22000 INITIAL LUMENS PER LAMP
LIGHT LOSS FACTOR = 0.760,
WATTS PER LUMINAIRE = 230
OUTREACH (FROM MOUNTING AXIS TO PHOTOMETRIC CENTER)= 52 IN
MOUNTING HEIGHT= 18 FT
NUMBER LOCATIONS= 4

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	POLE HEIGHT	MAST ARM LENGTH	QUANTITY	REMARKS
A		EXISTING POLE WITH EXISTING LED FIXTURE	20'	8'	12	SEE NOTE 1.
B		EXISTING POLE WITH EXISTING LED FIXTURE	18'	4'	4	SEE NOTE 1.
C		EXISTING POLE WITH EXISTING HPS FIXTURE	18'	4'	5	SEE NOTE 1.

NOTES:

1. EXISTING POLE DIMENSIONS AND LUMINAIRE HEAD MODEL ARE ESTIMATED/ASSUMED BASED ON SITE OBSERVATIONS. ACTUAL DIMENSIONS AND MODELS MAY VARY.

ILLUMINANCE VALUES

		CALCULATED	DESIGN
		AVERAGE FOOTCANDLES	
FOLSOM ST ROADWAY	AVERAGE FOOTCANDLES	0.6	1.3-1.7
	AVERAGE/MINIMUM	NA	3.0
FOLSOM ST SIDEWALK	AVERAGE FOOTCANDLES	0.3	0.5-1.0
	AVERAGE/MINIMUM	3.08	NA
11TH ST ROADWAY	AVERAGE FOOTCANDLES	1.7	1.3-1.7
	AVERAGE/MINIMUM	4.26	3.0
11TH ST SIDEWALK	AVERAGE FOOTCANDLES	0.8	0.5-1.0
	AVERAGE/MINIMUM	4.16	NA
KISSLING ST ROADWAY	AVERAGE FOOTCANDLES	1.0	0.7-0.9
	AVERAGE/MINIMUM	10.08	6.00
KISSLING ST SIDEWALK	AVERAGE FOOTCANDLES	0.6	0.5-1.0
	AVERAGE/MINIMUM	2.82	NA
BURNS PL ROADWAY	AVERAGE FOOTCANDLES	2.80	0.7-0.9
	AVERAGE/MINIMUM	28.14	6.00
BURNS PL SIDEWALK	AVERAGE FOOTCANDLES	2.40	0.5-1.0
	AVERAGE/MINIMUM	NA	NA

DESIGN VALUES ARE BASED ON TARGET LIGHTING LEVELS PROVIDED BY THE CITY AS PART OF SDAT COMMENTS DATED 06/07/19.
THE ROADWAYS WERE CLASSIFIED AS FOLLOWS:
FOLSOM ST: MAJOR ROADWAY
11TH ST: MAJOR ROADWAY
KISSLING ST: LOCAL ROADWAY
BURNS PL: LOCAL ROADWAY



SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 07/09/19
SCALE: 1"=30'
DRAWN BY: JME
APPROVED BY: RES
DRAWING NO: 618144

No.	REVISION	DATE	BY

1560 FOLSOM STREET

SAN FRANCISCO

CALIFORNIA

EXISTING PHOTOMETRIC ANALYSIS

SHEET

EX-08

OF SHEETS

1900 POWELL STREET, SUITE 890
EMERYVILLE, CA 94608
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[illegible]

KEY PLAN

STAMP

SCALE: As Indicated
DRAWN BY: BM
DATE: 02/11/2020

EX-09.1

SHEET NOTES:

RESIDENTIAL TRASH ROOM #1. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOORS SHALL BE FINISHED WITH WATERPROOF DECK COATING WITH MINIMAL SLOPE AND FLOOR DRAIN. LEVEL FLOOR UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 10"x6"x6" CONCRETE CURB AT BASE OF WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/5°F PER 2019 CBC.
6. 12'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT FIRE EGRESS DOOR.
7. (1) 30"Ø GALVANIZED STEEL CHUTE FOR RECYCLING WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTOR AND 2CV FL COMPACTOR CONTAINER FOR DISPOSAL. CHUTE SHALL TERMINATE 69" AFF. (1) 30"Ø 304 STAINLESS STEEL CHUTE WITH WILKINSON BISORTER FOR WASTE AND COMPOST. PROVIDE APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTOR AND 2CV FL COMPACTOR CONTAINER FOR WASTE DISPOSAL AND 64-GALLON TOTE CART FOR COMPOST DISPOSAL. CHUTE SHALL TERMINATE 10' AFF.
8. PRE-CONNECTED POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V, (2) 30A DISCONNECTS 60" AFF. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. THE BISORTER IS CONTROLLED BY A PLC (PROGRAMMABLE LOGIC CONTROLLER) BASED SYSTEM WITHIN THE MCP.
9. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
11. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
12. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS.
13. 120V 15A SERVICE OUTLETS REQUIRED FOR ALL EQUIPMENT (U.O.N.).
14. CHUTE DISCHARGE DOORS: TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY INSULATED SLIDING-STEEL FIRE ENCLOSURE DOORS, HELD OPEN BY 165°F FUSIBLE LINK.

CHUTE INTAKE VESTIBULES. TYPICAL AT UPPER LEVELS.

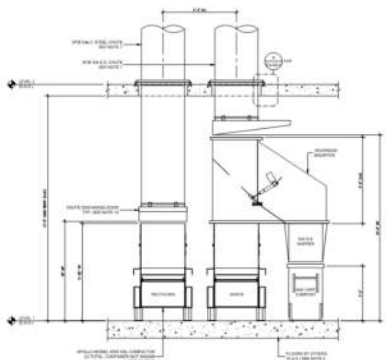
16. REDUCED CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 1HR FIRE-RATED ACCESS DOOR. 14" MIN CLEAR REQUIRED - RESIDENTIAL ACCESS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (1) 15x18 BOTTOM HINGED, ICD-2000, PNEUMATIC ASSIST CHUTE INTAKE DOOR FOR WASTE AND COMPOST AT EACH FLOOR - SEE DETAIL 2/EX-09.4. PROVIDE (1) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR FOR RECYCLING AT EACH FLOOR - SEE DETAIL 3/EX-09.4.
17. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERRECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/EX-09.4 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

DESIGN ISSUES.

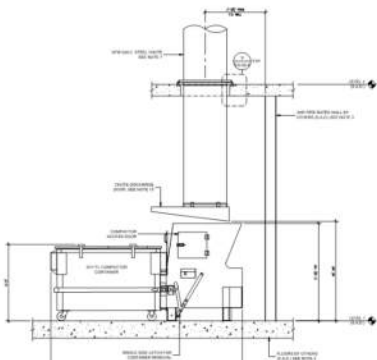
1. LOCATE 30"Ø CHUTES 4'-6" O.C. PER PLAN. THIS PROVIDES ADEQUATE SPACE BETWEEN CHUTES. NOTE THAT THE 30"Ø RECYCLING CHUTE MATERIAL SHALL BE GALVANIZED STEEL AND THE 30"Ø WASTE / COMPOST CHUTE MATERIAL SHALL BE 304 STAINLESS STEEL.
2. AT UPPER LEVELS: CONSTRUCT REDUCED CHUTE INTAKE VESTIBULE PER PLAN. PROVIDE 2'-8" MIN VESTIBULE ACCESS DOOR CENTERED ON EACH INTAKE DOOR. MATCH CHUTE LAYOUT OF TRASH ROOM BELOW.

GENERAL NOTES.

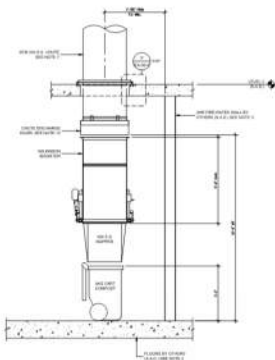
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2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.



SECTION A-A



SECTION B-B



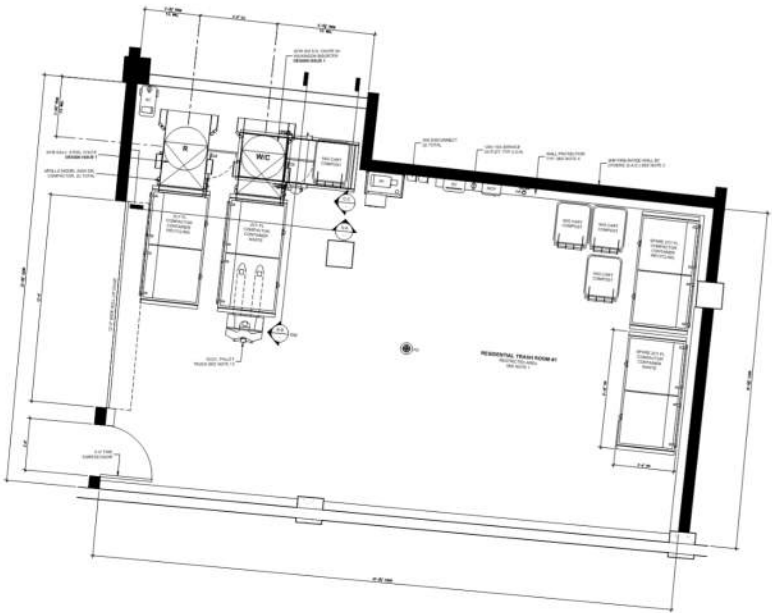
SECTION C-C

NOTE: SEE RESIDENTIAL TRASH ROOM #1 PLAN
FOR ANY INFORMATION NOT SHOWN IN SECTION.

SECTIONS

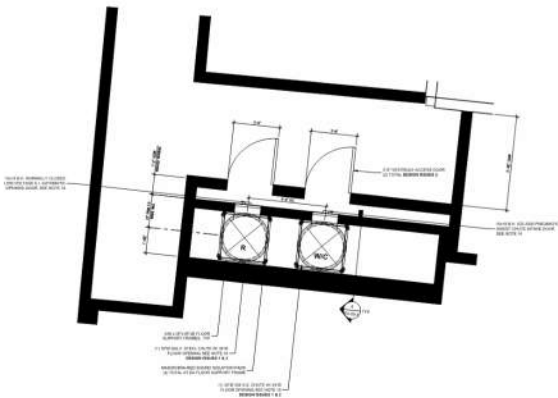
AT RESIDENTIAL TRASH ROOM #1

SCALE: $\frac{1}{4}" = 1'-0"$



RESIDENTIAL TRASH ROOM #1 PLAN

SCALE: $\frac{3}{4}" = 1'-0"$



CHUTE INTAKE VESTIBULES

TYPICAL AT UPPER LEVELS

SCALE: $\frac{7}{8}" = 1'-0"$

AMERICAN TRASH
MANAGEMENT, INC.

1900 POWELL STREET, SUITE 890
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REV.	DESCRIPTION	DATE
	SD DRAWINGS	08/30/19
	PROGRESS SET	11/06/19
	RESPONSE TO PLC #3	02/11/20

KEY PLAN

STAMP

SCALE: As Indicated
DRAWN BY: BM
DATE: 02/11/2020

RESIDENTIAL TRASH
ROOM #2 PLAN

EX-09.2

SHEET NOTES:

RESIDENTIAL TRASH ROOM #2, LEVEL 1.

- TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
- FLOORS SHALL BE FINISHED WITH WATERPROOF DECK COATING WITH MINIMAL SLOPE AND FLOOR DRAIN, LEVEL FLOOR UNDER COMPACTORS.
- WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
- WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN.
- ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
- 12'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT FIRE EGRESS DOOR.
- (1) 30"Ø GALVANIZED STEEL CHUTE FOR RECYCLING WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTOR AND 2CY FL COMPACTOR CONTAINER FOR DISPOSAL. CHUTE SHALL TERMINATE 69" AFF. (1) 30"Ø 304 STAINLESS STEEL CHUTE WITH WILKINSON BISORTER FOR WASTE AND COMPOST. PROVIDE APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTOR AND 2CY FL COMPACTOR CONTAINER FOR WASTE DISPOSAL AND 64-GALLON TOTER CART FOR COMPOST DISPOSAL. CHUTE SHALL TERMINATE 10'-9" AFF.
- PP: COMPACTOR POWER PACKS SHALL BE WALL-MOUNTED 60" AFF. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
- MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. THE BISORTER IS CONTROLLED BY A PLC (PROGRAMMABLE LOGIC CONTROLLER) BASED SYSTEM WITHIN THE MCP.
- AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
- HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
- PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS.
- 120V 15A SERVICE OUTLETS REQUIRED FOR ALL EQUIPMENT (U.O.N.).
- CHUTE DISCHARGE DOORS: TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY INSULATED SLIDING-STEEL FIRE ENCLOSURE DOORS, HELD OPEN BY 165°F FUSIBLE LINK.

CHUTE INTAKE VESTIBULES, TYPICAL AT UPPER LEVELS.

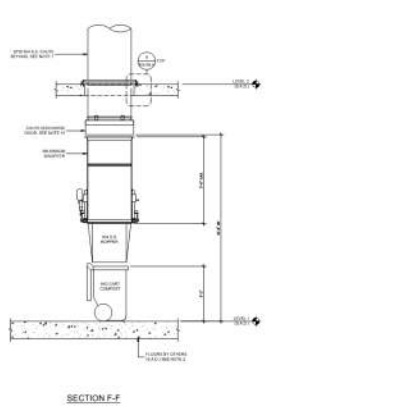
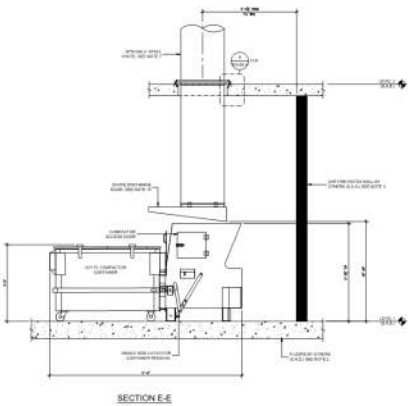
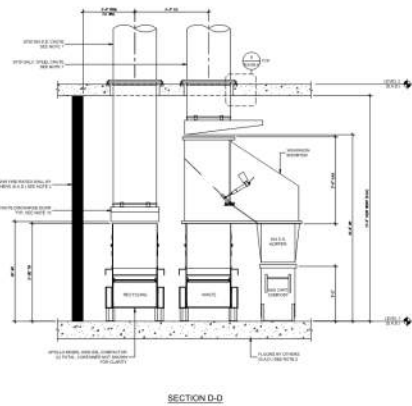
- REDUCED CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 1HR FIRE-RATED ACCESS DOOR. 14" MIN CLEAR REQUIRED - RESIDENTIAL ACCESS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (1) 15x18 BOTTOM HINGED, ICD-2000, PNEUMATIC ASSIST CHUTE INTAKE DOOR FOR WASTE AND COMPOST AT EACH FLOOR - SEE DETAIL 2/EX-09.4. PROVIDE (1) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR FOR RECYCLING AT EACH FLOOR - SEE DETAIL 3/EX-09.4.
- 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
- PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/EX-09.4 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

DESIGN ISSUES.

- LOCATE 30"Ø CHUTES 4'-6" O.C. PER PLAN. THIS PROVIDES ADEQUATE SPACE BETWEEN CONTAINERS. NOTE THAT THE 30"Ø RECYCLING CHUTE MATERIAL SHALL BE GALVANIZED STEEL AND THE 30"Ø WASTE / COMPOST CHUTE MATERIAL SHALL BE 304 STAINLESS STEEL.
- AT UPPER LEVELS: CONSTRUCT REDUCED CHUTE INTAKE VESTIBULE PER PLAN. PROVIDE 3'-0" VESTIBULE ACCESS DOOR CENTERED ON EACH INTAKE DOOR. MATCH CHUTE LAYOUT OF TRASH ROOM BELOW.

GENERAL NOTES.

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- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

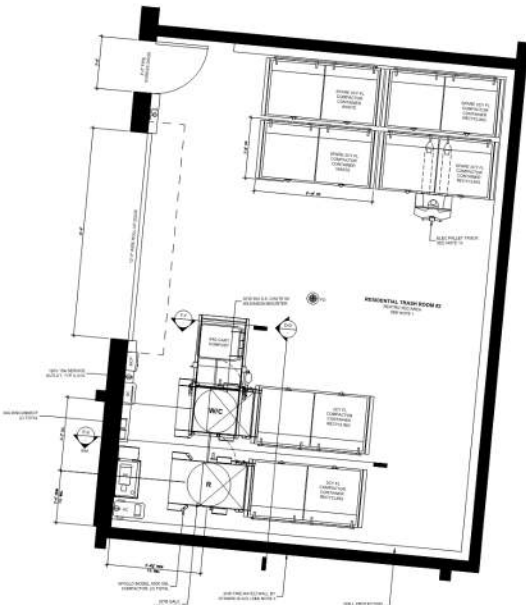


NOTE: SEE RESIDENTIAL TRASH ROOM #2 PLAN
FOR ANY INFORMATION NOT SHOWN IN SECTION.

SECTIONS

AT RESIDENTIAL TRASH ROOM #2

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



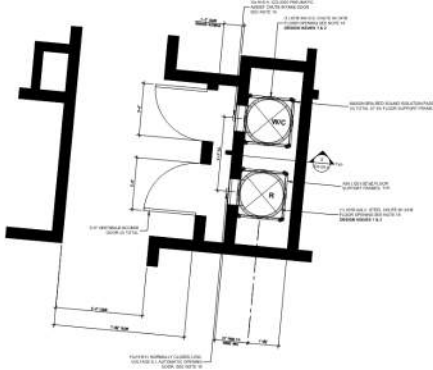
RESIDENTIAL TRASH ROOM #2 PLAN

LEVEL 1

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

CHUTE INTAKE VESTIBULES

TYPICAL AT UPPER LEVELS



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

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KEY PLAN

STAMP

SCALE: As Indicated
DRAWN BY: BM
DATE: 02/11/2020

RETAIL TRASH ROOM PLAN

EX-09.3

SHEET NOTES:

RETAIL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM SHALL BE 1HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOORS SHALL BE FINISHED WITH WATERPROOF DECK COATING WITH MINIMAL SLOPE AND FLOOR DRAIN. LEVEL FLOOR UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 10"X6"W CONCRETE CURB AT BASE OF WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
6. 12'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT FIRE EGRESS DOOR.
7. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
8. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
9. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS.
10. 120V 15A SERVICE OUTLETS REQUIRED FOR ALL EQUIPMENT (U.O.N.).

DESIGN ISSUES.

1. CONSTRUCT 1HR FIRE-RATED WALL TO CLOSE OFF TRASH ROOM. PROVIDE 12'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS AND A 3'-0" NFPA COMPLIANT FIRE EGRESS DOOR PER PLAN.

GENERAL NOTES.

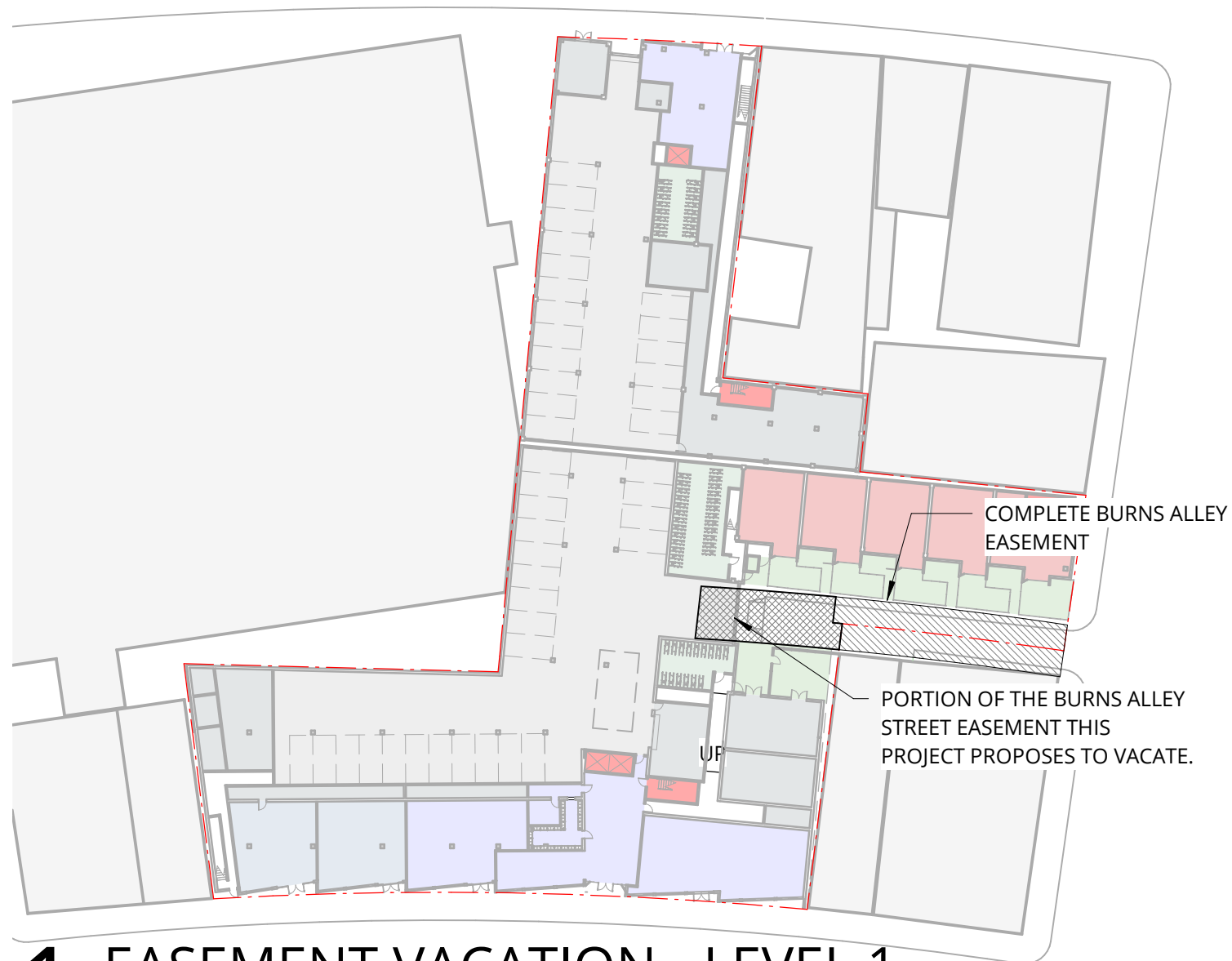
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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.



RETAIL TRASH ROOM PLAN

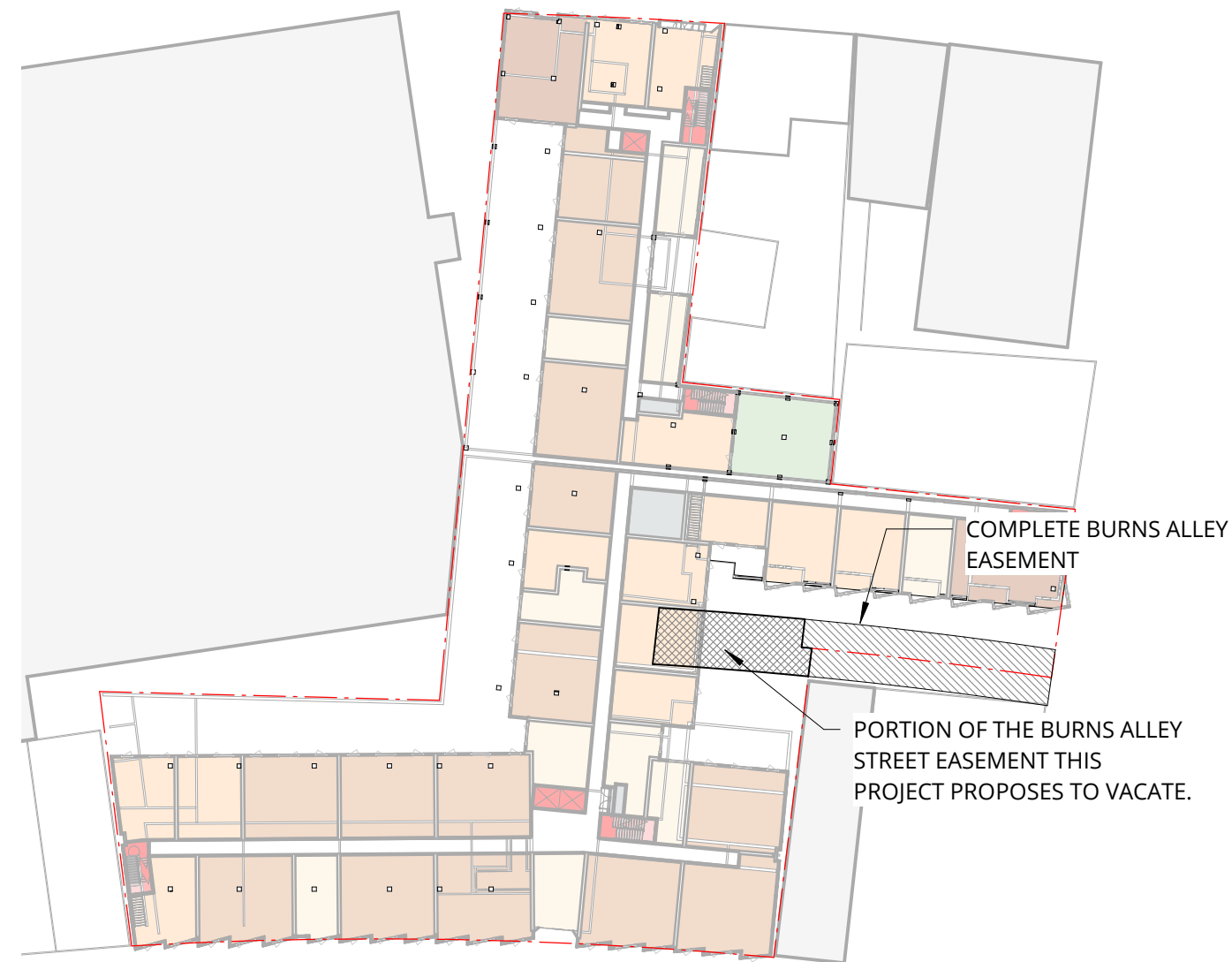
LEVEL 1

SCALE: $\frac{3}{8}" = 1'-0"$



1 EASEMENT VACATION - LEVEL 1

1" = 60'-0"



2 EASEMENT VACATION - TYP. LEVEL

1" = 60'-0"

EASEMENT VACATION EXTENTS

1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)

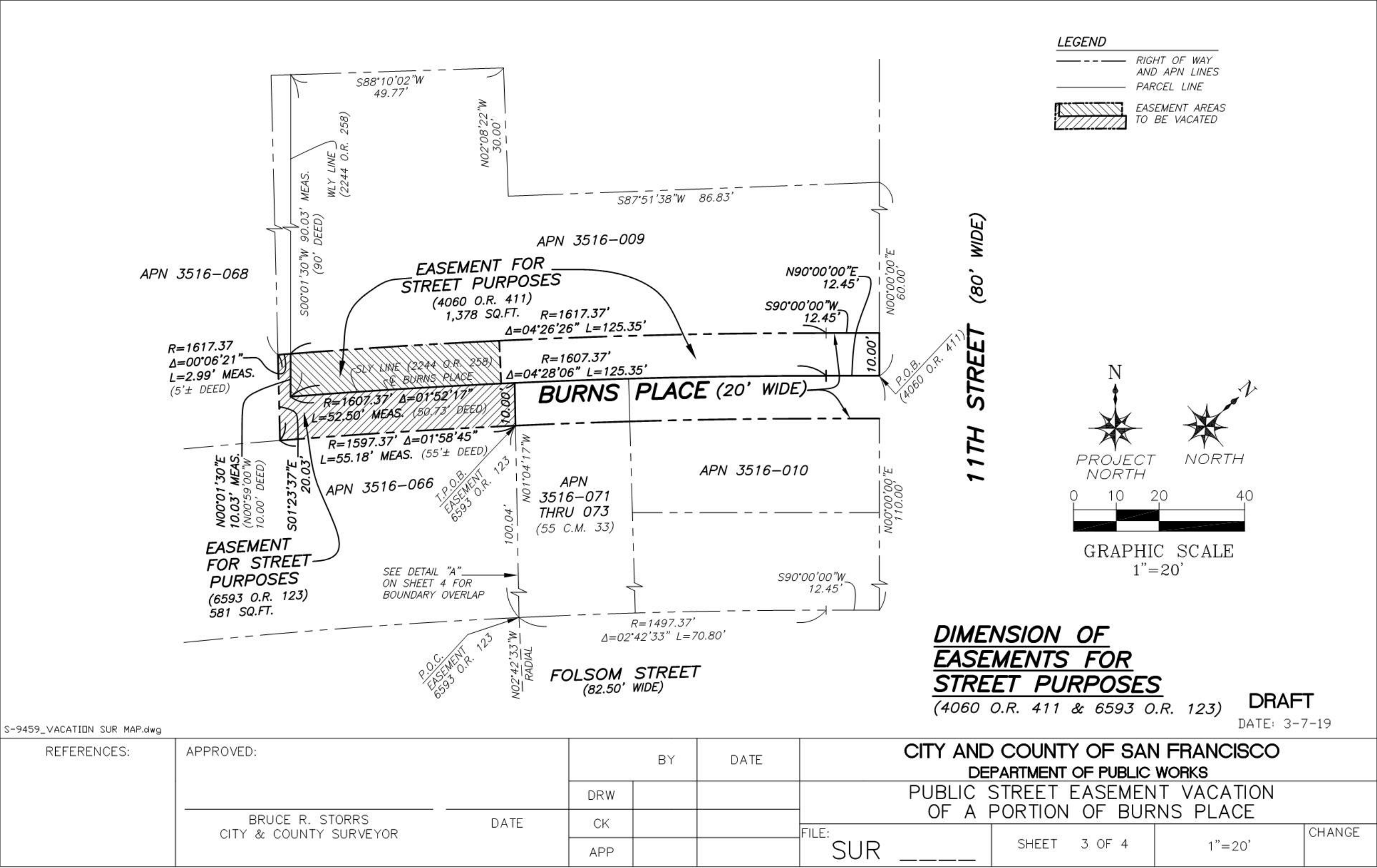
PLANNING RECORD NUMBER 2018-014795PRJ

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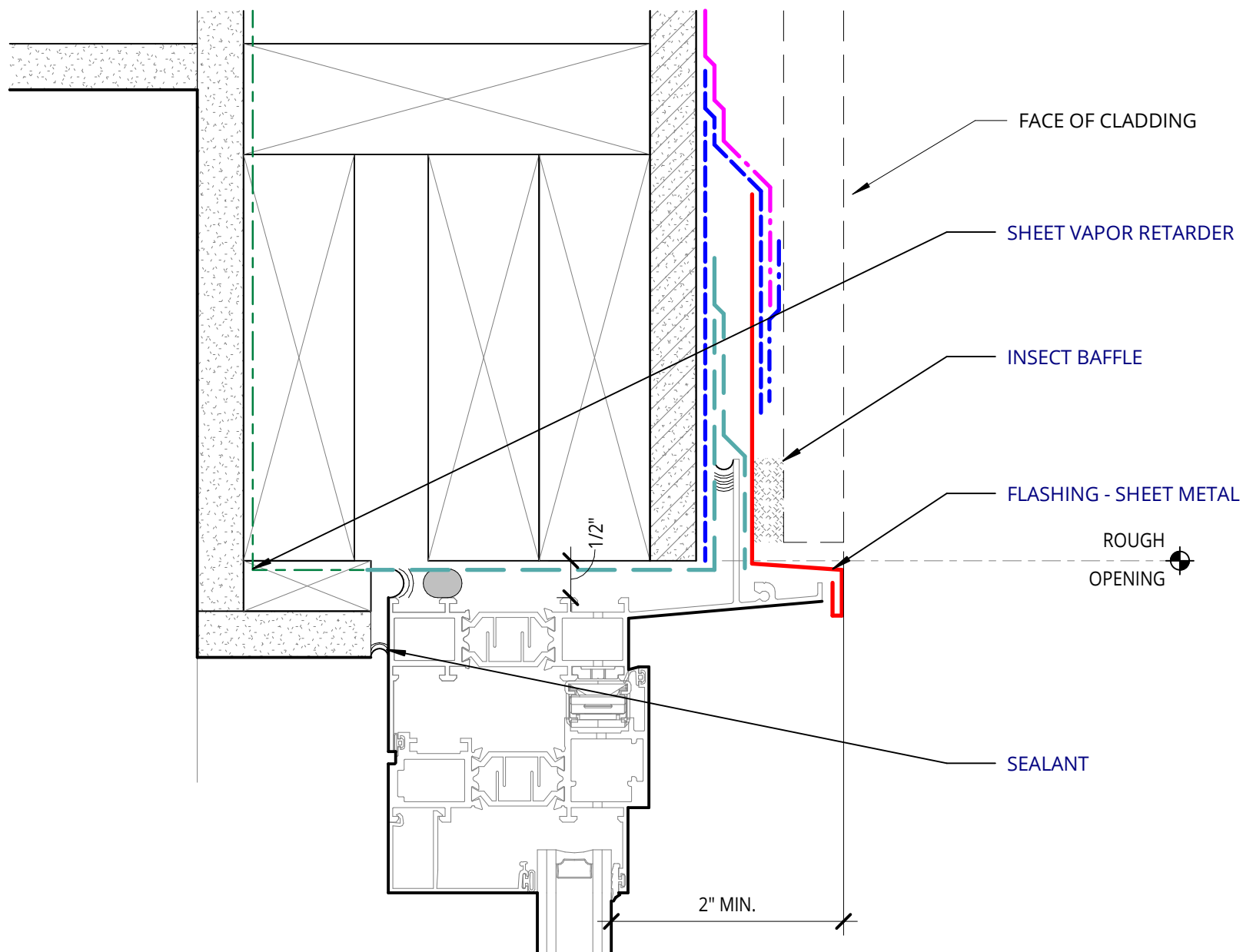
EX-10



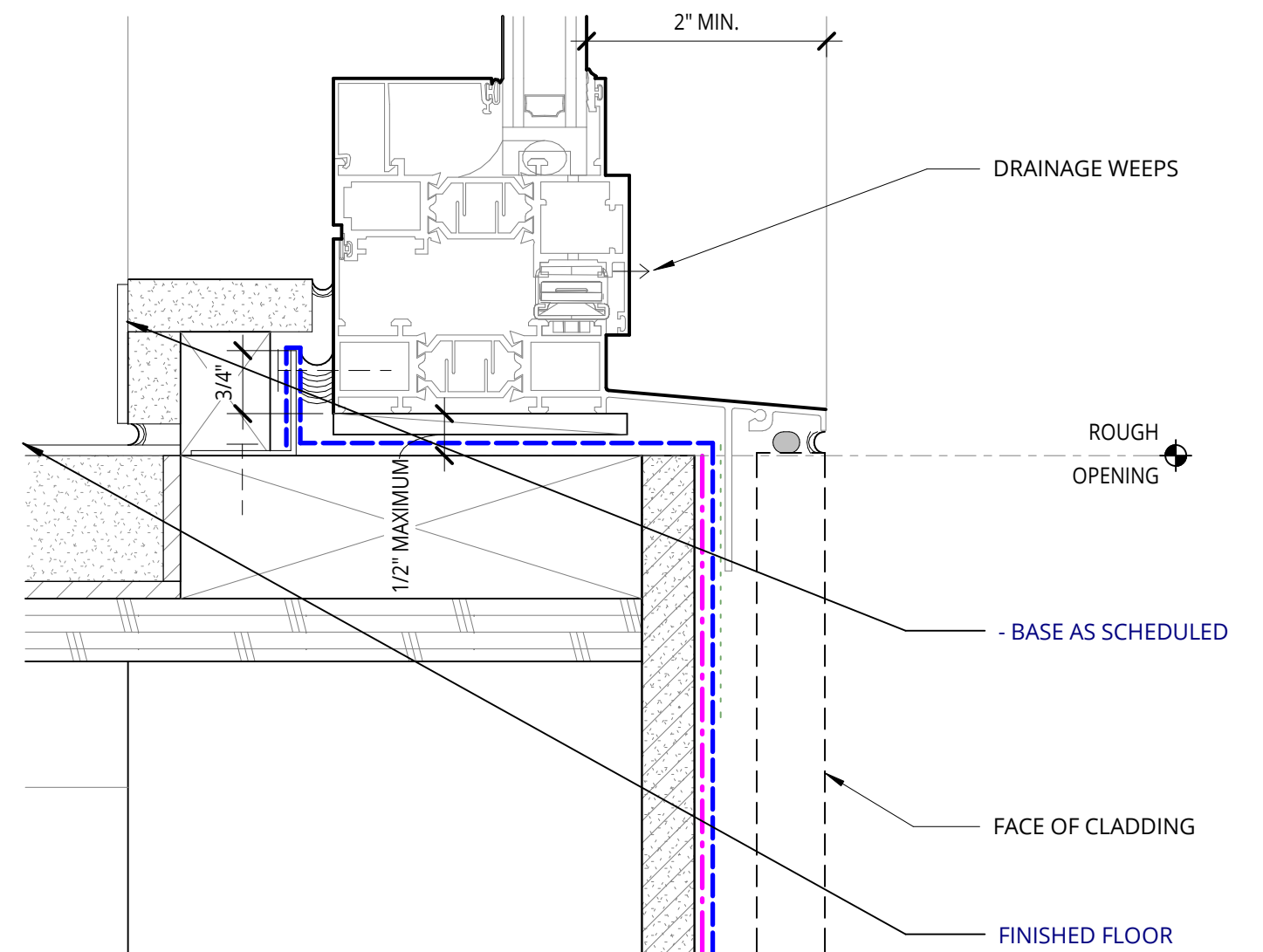
EASEMENT VACATION EXTENTS

EX-10.1





1 WINDOW HEAD - STREET FACING
6" = 1'-0"

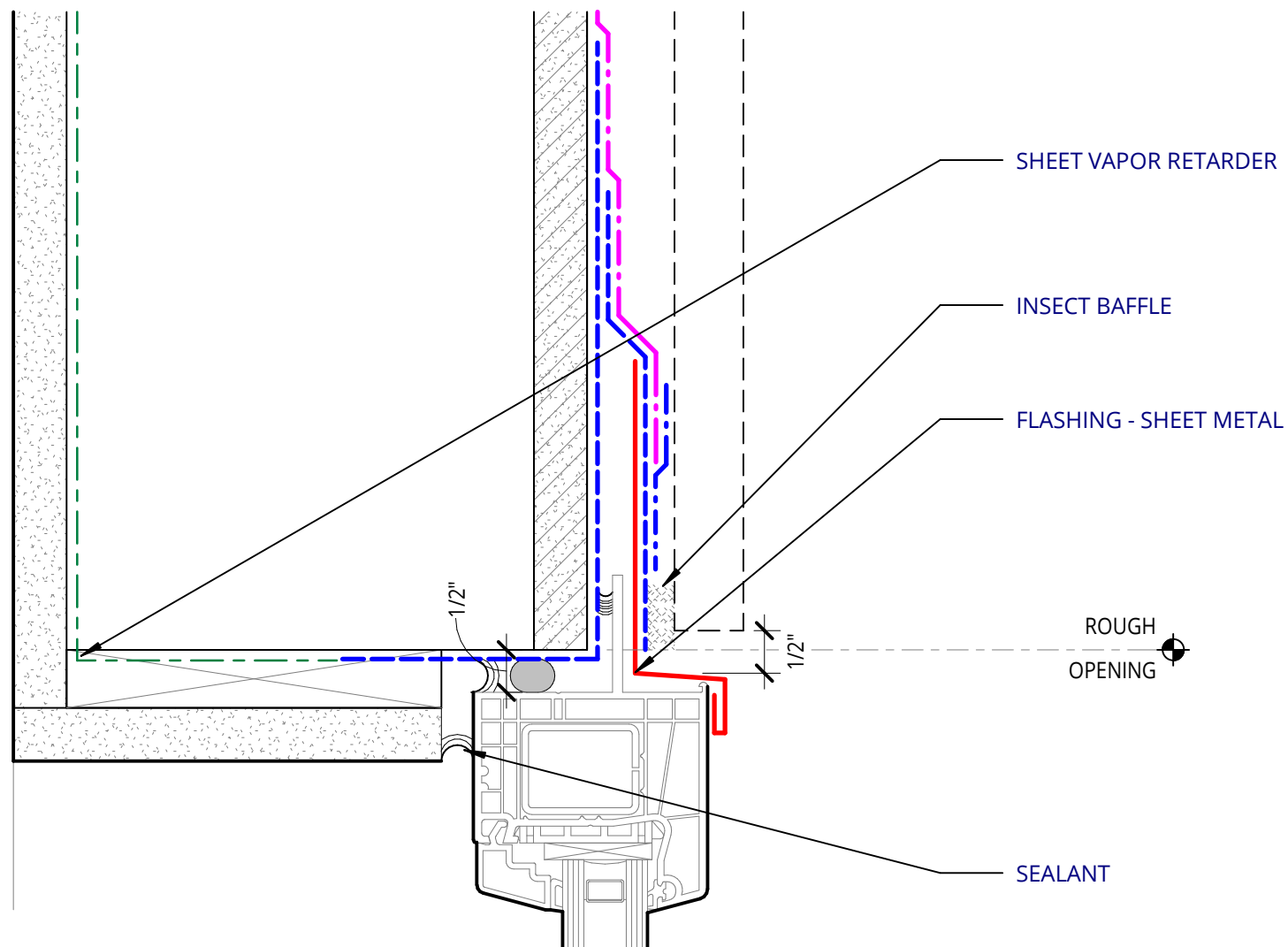


2 WINDOW SILL - STREET FACING
6" = 1'-0"

WINDOW SECTIONS - STREET FACING

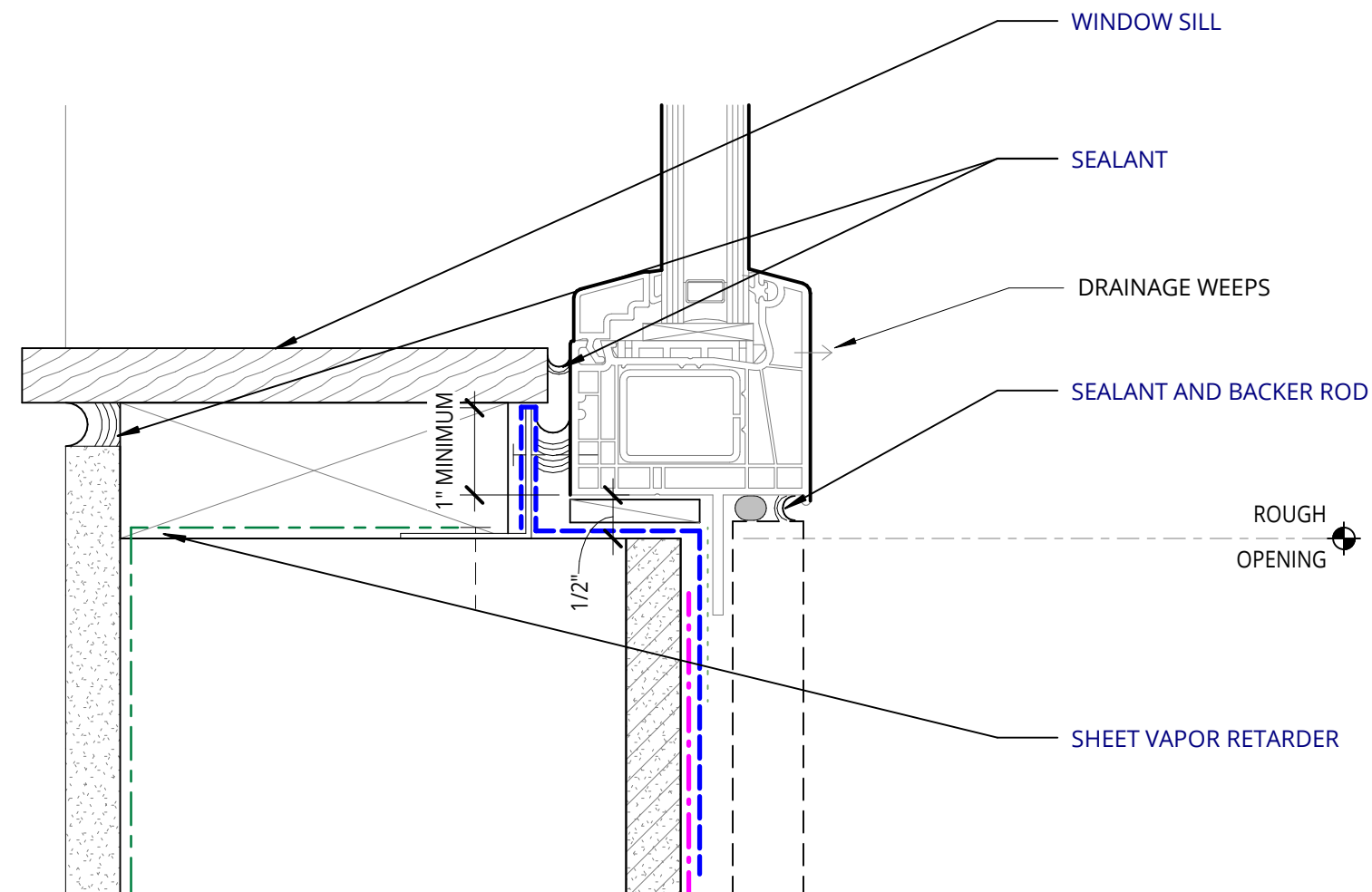
1560 FOLSOM STREET
PROJECT APPLICATION UPDATE (INCORPORATING RESPONSES TO PLAN CHECK LETTER #3)
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EX-11.0



1 WINDOW HEAD - INTERIOR FACING

6" = 1'-0"



2 WINDOW SILL - INTERIOR FACING

6" = 1'-0"

WINDOW SECTIONS - INTERIOR FACING

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EX-11.1

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