



EXECUTIVE SUMMARY HOME-SF PROJECT AUTHORIZATION

HEARING DATE: January 14, 2021

Record No.: 2018-015815AHB
Project Address: 1055 Texas Street
Zoning: Residential-House, Three Family (RH-3) Zoning District
40-X Height and Bulk District
Block/Lot: 4224/032 & 033
Project Sponsor: Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, CA 94103
Property Owner: TM Build, LLC
1256 Howard Street
San Francisco, CA 94103
Staff Contact: Xinyu Liang – (628) 652-7316
xinyu.liang@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the construction of a five-story-over-two basements, 49-foot-tall residential building with 25 dwelling units on two vacant lots. The building would contain approximately 20,329 gross square feet and provide approximately 3,015 square feet of usable common open space, and 374 square feet of private open space for the residents in the rear yard and on roof decks above the fourth and fifth floors. A total of 25 Class 1 bicycle parking spaces would be provided in a basement-level bicycle room and four Class 2 spaces on the sidewalk adjacent to the project site. The Project would also include a lot merger of Lots 032 and 033 on Block 4224.

Required Commission Action

In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization, pursuant to Planning Code Sections 206.3 and 328. Using the HOME-SF Program, the Project is receiving development bonuses to allow form-based density and the addition of one additional story of height in exchange for providing 25% on-site affordable dwelling units. The Project is also receiving Zoning Modifications from the rear yard, open space, and dwelling unit exposure requirements of Planning Code Sections 134, 135, and 140, respectively.

Issues and Other Considerations

- **Existing Site Description.** The Project is located on two vacant lots with an area of approximately 5,000 square feet, which has approximately 50 feet of frontage along Texas Street. The Project Site slopes steeply downward from Texas Street, approximately 25% slope. The portion of Texas Street adjacent to the site is undeveloped. As part of the Project, the Project Sponsor will extend Texas Street to the northern edge of the Property. The Project Sponsor will coordinate the final design of the street with the adjacent Potrero HOPE-SF development to ensure the Texas Street extension, which will be built by the Project Sponsor, is compatible with the adjacent Hope SF project's design.
- **Public Comment & Outreach.**
 - **Outreach:** According to the Project Sponsor team, they have hosted multiple meetings within the community. A Pre-Application Meeting was completed on January 30, 2019, prior to the submittal of the HOME-SF Project Authorization Application. The project was presented to the Potrero Boosters Neighborhood Association Committee twice on December 11, 2018 and May 14, 2019. On June 23, 2020, a meeting was held with members of HOPE SF to coordinate the design and construction of Texas Streets. In addition, the Project Sponsor held a second general meeting online on December 15, 2020, to inform all interested parties of the design updates before the Planning Commission hearing. Separately, several meetings were held individually with adjacent properties at 1056 and 1058 Mississippi Street and 1051 Texas Street.
 - **Support/Opposition:** To date, the Department has received correspondence from two people in opposition to the proposed Project, with concerns primarily centered on the height and density and related impacts to off-street parking and traffic congestion. In addition, the Department received three letters of support, including from the Potrero Boosters Neighborhood Association, stating the Project's ability to increase the City's housing stock and on-site affordable dwelling units, and the support letters from the adjacent property owners at 1058 Mississippi Street Unit 2 and 1056 Mississippi Street.
- **Project Modification.** Over the past one and a half years, the Project has been modified to better fit within the neighborhood and minimize the impact on the adjacent properties. The rear yard is increased from 20 feet to 25 feet with an 8-foot fence and mature trees at the rear property line. The Project is designed to provide a 10-foot rear setback at the fifth story and a 3-foot side setback to the north to provide some relief to the adjacent properties. Setbacks are also provided on all sides of the roof deck, including an 8-foot setback at the rear to protect the privacy of the surrounding neighbors. The elevator penthouse is placed at

the center of the building so that it would minimize the shadow impact. In addition, the project sponsor has agreed to limit the use of the rear yard patio from 9 am to 9 pm.

Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of two vacant lots and construct a new five-story over basements, Residential building. Additionally, the Project will increase the City's housing stock by providing a total of 25 new dwelling units, six of which will be designated as on-site affordable dwelling units (25% of the Project's total units). Of the proposed 25 dwelling units, 15 dwelling units will be family-friendly units in that they will contain two or three bedrooms and be located near amenities like usable open space. The Project is in an area where existing and planned infrastructure can support residential growth and is adjacent to the Potrero HOPE-SF development, which will be a high-density mixed-income neighborhood, with new open spaces and commercial uses and upgrade transportation and public infrastructure. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The proposed residential building would provide 25 weather-protected bicycle parking spaces for its residents to encourage bicycling. The Project Site is located within walking distance to the 14X, 19, and 8BX MUNI transit lines. The Project also improves the public rights of way with new streetscape improvements, street trees, and landscaping

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JANUARY 14, 2021

Record No.: 2018-015815AHB
Project Address: 1055 Texas Street
Zoning: Residential-House, Three Family (RH-3) Zoning District
40-X Height and Bulk District
Block/Lot: 4224/032 & 033
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ADOPTING FINDINGS RELATING TO HOME-SF PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 206.3 AND 328 TO ALLOW ZONING MODIFICATIONS FROM THE REAR YARD, OPEN SPACE, AND DWELLING UNIT EXPOSURE REQUIREMENTS OF PLANNING CODE SECTIONS 134, 135, AND 140, RESPECTIVELY, AND CONSTRUCT A FIVE-STORY-OVER-TWO BASEMENTS, 49-FOOT-TALL BUILDING WITH 25 DWELLING UNITS, LOCATED AT 1055 TEXAS STREET, LOTS 032 AND 033 IN ASSESSOR'S BLOCK 4224, WITHIN THE RESIDENTIAL-HOUSE, THREE FAMILY (RH-3) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 19, 2019, Reza Khoshnevisan SIA Consulting Corp. (hereinafter "Project Sponsor") filed Application No. 2018-015815AHB (hereinafter "Application") with the Planning Department (hereinafter "Department") for a HOME-SF Project Authorization to allow new construction of a five-story over two basements, 49-foot-tall, building containing 25 dwelling units and 25 Class 1 bicycle parking spaces at 1055 Texas Street, Block 4224, Lots 032 and 033 (hereinafter "Project Site").

On November 20, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

On January 14, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on HOME-SF Project Authorization (2018-015815AHB).

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-015815AH 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 HOME-SF Project Authorization as requested in Application No. 2018-015815AHB, 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 the construction of a five-story over two basements, 49-foot-tall, building with 25 dwelling units on two vacant lots. The building would contain approximately 20,329 gross square feet and provide approximately 3,015 square feet of usable common open space, and 374 square feet of private open space for the residents in the rear yard and on roof decks above the fourth and fifth floors. A total of 25 Class 1 bicycle parking spaces would be provided in a basement-level bicycle room and four Class 2 spaces on the sidewalk adjacent to the project site. As part of the Project, the project sponsor will extend Texas Street to the northern edge of the Property. The Project would also include a lot merger of Lots 032 and 033 on Block 4224. The Project does not include off-street automobile parking.
3. **Site Description and Present Use.** The Project is located on two vacant lots with an area of approximately 5,000 square feet, which has approximately 50 feet of frontage along Texas Street. The Project Site slopes steeply downward from Texas Street, approximately 25% slope. The portion of Texas Street adjacent to the site is undeveloped.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Potrero Hill neighborhood, in the Residential-House, Three Family (RH-3) Zoning District. The neighborhood has a mix of residential and commercial and industrial uses. The immediate neighborhood includes four-story residential uses along Texas Street, primarily two-to-four-story residential development, with some live/work uses, to the west, and the two-story Potrero Terrace and Potrero Annex public housing development to the east. The entire 38-acre Potrero Terrace and Potrero Annex are currently being redeveloped in phases into a mixed-use and mixed-income neighborhood, comprised of building 30 to 65 feet in height. To the south are a bus depot, light, warehouses, and other PDR uses. To the north is the San Francisco-Marin Food Bank and industrial uses. Other Zoning Districts near the Project Site include UMU (Urban Mixed-Use), RM-2 (Residential-Mixed, Moderate Density), PDR-1-G (Production, Distribution and Repair- General), and PDR-2 (Production, Distribution and Repair) Zoning Districts.
5. **Public Outreach and Comments.** According to the Project Sponsor team, they have hosted multiple meetings within the community. A Pre-Application Meeting was completed on January 30, 2019, prior to the submittal of the HOME-SF Project Authorization Application. The project was presented to the Potrero Boosters Neighborhood Association Committee twice on December 11, 2018, and May 14, 2019. On June 23rd, 2020, a meeting was held with members of HOPE SF to coordinate the design and construction of Texas Streets. In addition, the Project Sponsor held a second general meeting online on December 15, 2020, to inform all interested parties of the design updates before the Planning Commission hearing. Separately, several meetings were held individually with adjacent properties at 1056 and 1058 Mississippi Street and 1051 Texas Street.

To date, the Department has received correspondence from two people in opposition to the proposed Project, with concerns primarily centered on the height and density and related impacts to off-street

parking and traffic congestion. In addition, the Department received three letters of support, including from the Potrero Boosters Neighborhood Association, stating the Project's ability to increase the City's housing stock and on-site affordable dwelling units, and the support letters from the adjacent property owners at 1058 Mississippi Street Unit 2 and 1056 Mississippi Street.

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. **Front Setback.** Planning Code Section 132 requires that the project provide a front setback that is the average of the setback of the adjacent properties.

The adjacent properties have front setbacks of 0 and 9 feet- 9 inches, the average of which is 4 feet-10 inches. The project has applied the alternate method of averaging between the two lots, whereby the front setback may be averaged in an irregular manner within the depth between the setbacks of the two adjacent buildings, provided that it results in an equal area to that provided by standard averaging. The northern lot is setback 6 feet and the southern lot is setback 3 feet, which complies with the Planning Code requirements.

- B. **Rear Yard.** Planning Code Section 134 requires that the project provide a rear yard equal to 45 percent of the total lot depth, or the average of the adjacent properties, but no less than 25 percent of the total lot depth. HOME-SF Projects may receive a Zoning Modification which allows a reduction in the rear yard requirement to 20% of the lot depth, or 15 feet, whichever is greater.

Literal enforcement of this Code requirement would result in a 42-foot -2-inch-deep rear yard. The Project proposes a rear yard of 25 feet, which is equal to 25% of the lot depth. As such, the Project complies with the Zoning Modification pursuant to Planning Code Section 206.3(d)(4)(A).

- C. **Open Space.** Planning Code Section 135 requires that the project provide a minimum of 100 square feet of private or 133 square feet of common usable open space per dwelling unit. HOME-SF Projects may receive a Zoning Modification to reduce by up to 5% the required amount of common usable open space under Section 135.

The Project proposes approximately 374 square feet of private decks for two units. Also, the Project includes approximately 3,015 square feet of common usable open space available in the rear yard and on the rooftop deck. This common open space serves 23 of the 25 units. Twenty-three units would require 3,059 square feet of common open space. The proposed 3,015 square feet of common open space represents an approximately 2% reduction in the required amount of open space. As such, the Project complies with the Zoning Modification for the reduction in usable open space pursuant to Planning Code Section 206.3(d)(4)(E).

- D. **Dwelling Unit Exposure.** Planning Code Section 140 states that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions shall face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. HOME-SF Projects may receive a Zoning Modification to satisfy dwelling unit exposure requirements as long as qualifying windows face onto an unobstructed open area that is no less than 25 feet in every horizontal

dimension. Such open area is not required to expand in every horizontal dimension at each subsequent floor.

Nine of the proposed dwelling units would face directly onto Texas Street. Sixteen of the proposed dwelling units face directly onto the rear yard, which is 25 feet or greater in every horizontal dimension. However, that open area does not expand in every horizontal dimension at each subsequent floor, and therefore complies with the Zoning Modification set forth in Section 206.3(d)(4)(B)

- E. **Bicycle Parking.** Planning Code Section 155.2 requires the provision of 1 Class 1 space per unit, up to 100 units, plus one Class 1 space for every four Dwelling Units over 100 and one Class 2 bicycle parking space per 20 dwelling units for residential uses.

The Project would provide a total of 25 Class 1 bicycle parking spaces in a bicycle storage room on the basement level I and 4 Class 2 bicycle parking spaces would be provided along the street frontage, which complies with the Planning Code requirements.

- F. **Dwelling Unit Mix.** HOME-SF projects shall provide a minimum dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three bedroom units, or (B) any unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom.

The Project contains five (5) studios, five(5) one-bedroom units, fourteen (14) two-bedroom units, and one (1) three-bedroom unit. Thirty-one (31) of the 41 bedrooms in the Project, or approximately 76% of bedrooms are in units that have more than one bedroom; therefore, the project is compliant with the Planning Code.

- G. **Dwelling Unit Density.** Planning Code Section 207 permits a maximum dwelling unit density of 3 units per lot or 1 dwelling unit per 1,000 square feet of lot area. The density of a HOME-SF Project shall not be limited by lot area but rather by applicable requirements and limitations set forth by the Planning Code, including but not limited to setbacks, unit mix, and design guidelines.

While Planning Code Section 207 permits a maximum of one dwelling unit per 1,000 square feet of lot area, or 5 total units, on the subject lot. HOME-SF Projects shall receive form-based density as a Development Bonus pursuant to Section 206.3(d)(1). The project proposes 25 dwelling units which is compliant with the Planning Code.

- H. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 40 feet. HOME-SF Projects shall receive up to two additional stories of height (each limited to 10') above the height set forth in the Height Map of the Zoning Map, depending on the amount of affordable housing provided.

The Project is a Tier 2 HOME-SF Project, which permits up to one additional story of height, for a total of 10 feet additional height overall. The Project proposes a building height of 49 feet, which is compliant with the Development Bonuses provided in Section 206.3(d).

- I. **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 shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

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

As currently proposed, the Project will achieve 15 points through the following TDM measures:

- *Bicycle Parking (Option A)*
- *On-Site Affordable Housing (Option C)*
- *Parking Supply (Option K)*

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any development project that results in the construction of more than twenty (20) new dwelling units.

The Project proposes the construction of 25 new dwelling units and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.

- L. **Inclusionary Affordable Housing Program.** Planning Code Section 206.3 sets forth the requirements for the HOME-SF program, which automatically awards development bonuses such as form-based density and additional height, and allows a project sponsor to seek specified zoning modifications, in exchange for a higher rate of on-site affordable units.

Planning Code Section 206.3(f) sets forth temporary provisions that create three separate HOME-SF Tiers. Each tier requires a set percentage of on-site affordable units that exceeds the amount required by the Inclusionary Housing Ordinance, and provides the Project with either zero, one or two additional stories of height. The HOME-SF Tiers are as follows:

	Form-Based Density	Additional Height Awarded Above Existing Height Limit	On-Site Affordability Requirement
Tier 1: 3-24 units	Yes	5' for active ground floor uses, but no additional stories	20%
Tier 1: 25+ units	Yes	5' for active ground floor uses, but no additional stories	23%
Tier 2: All Projects	Yes	5' for active ground floor uses, plus one additional story up to 10' in height	25%
Tier 3: All Projects	Yes	5' for active ground floor uses, plus two additional stories up to 20' in height	30%

Pursuant to Planning Code Section 206.3(c)(1), the affordable units in a HOME-SF project (HOME-SF units) are restricted for the life of the project, and are subject to the provisions of Planning Code Section 415 and the Procedures Manual, except that project sponsor must provide the specified percentage of the proposed dwelling units as affordable for that tier, with a set proportion of each tier as affordable to low-, middle- and moderate-income households as defined in Section 206.3.

The Project Sponsor has demonstrated that it is eligible for the HOME-SF program as a Tier 2 Project, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the HOME-SF by providing 25% affordable housing on-site, as rental units with a minimum of 10% of the units affordable to low-income households, 8% of the units as affordable to moderate income households, and the remaining 7% of the units affordable to middle-income households as defined by the Planning Code and Procedures Manual. Six (6) units (1 studio, 1 one-bedrooms, and 4 two-bedrooms) of the 25 total units provided will be affordable. The project sponsor will enter into a Regulatory Agreement with the City which records the number of required affordable units, the tenure of the units, and the term of restriction for the units.

- M. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project proposes 25 new dwelling units and is therefore subject to the Child Care Fee. These fees must be paid prior to the issuance of the first construction document.

- N. **Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 is applicable to any development project in the Eastern Neighborhoods Program Area which results in at least one net new residential unit or the new construction of a non-residential use.

The project includes approximately 20,329 gross square feet of Residential use that will be subject to the Eastern Neighborhoods Impact Fee. These fees must be paid prior to the issuance of the building permit application

7. **HOME-SF Project Authorization Applicability.** Planning Code Section 206.3 lists eight eligibility requirements for HOME-SF Projects.

- A. The Project contains three or more residential units, as defined in Section 102, not including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square footage defined in Section 318, and Density Bonus Units permitted through this Section 206.3, or any other density bonus;

The Project proposes 25 dwelling units and does not contain any group housing units, nor does it include any efficiency dwelling units with reduced square footage.

- B. The Project is located in a zoning district that: (A) is not designated as an RH-1 or RH-2 Zoning District; and (B) establishes a maximum dwelling unit density through a ratio of number of units to lot area, including RH-3, RM, RC, C-2, Neighborhood Commercial, Named Neighborhood Commercial, and SoMa Mixed Use Districts; but only if the SoMa Mixed Use District has a density measured by a maximum number of dwelling units per square foot of lot area; (C) is not in the North of Market Residential Special Use District, Planning Code Section 249.5, until the Affordable Housing Incentive Study is completed at which time the Board will review whether the North of Market Residential Special Use District should continue to be excluded from this Program. The Study will explore

opportunities to support and encourage the provision of housing at the low, moderate, and middle income range in neighborhoods where density controls have been eliminated. The goal of this analysis is to incentivize increased affordable housing production levels at deeper and wider ranges of AMI and larger unit sizes in these areas through 100% affordable housing development as well as below market rate units within market rate developments; (D) is not located within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway; and (E) is not located on property under the jurisdiction of the Port of San Francisco;

The Project site is located in the Residential- House, Three Family (RH-3) Zoning District, which establishes a maximum dwelling unit density through a ratio of number of units to lot area and is not on property under the jurisdiction of the Port of San Francisco.

- C. The Project is not seeking and receiving a density or development bonus under the provisions of California Government Code Section 65915, Planning Code Section 207, Section 124(f), Section 202.2(f), 304, or any other State or local program that provides development bonuses;

The Project is not seeking and receiving a density or development bonus under the provisions of California Government Code Sections 65915 et seq., Planning Code Section 207, Section 124(f), Section 202.2(f), 304, or any other State or local program that provides development bonuses.

- D. The Project includes at least 135% of the Base Density as calculated under Planning Code Section 206.5;

The Project proposes 25 dwelling units, equal to 416% of the Base Density, which in this instance would be a total of 5 dwelling units.

- E. The Project consists of new construction, and excluding any project that includes an addition to an existing structure;

The Project construction of a five-story-over-basements building on a vacant lot. The Project does not include an addition to any existing structure.

- F. The Project complies with the on-site Inclusionary Affordable Housing option set forth in Planning Code Section 415.6; provided however, that the percentage of affordable units and the required affordable sales price or affordable rents set forth in Section 415.6(a) shall be as provided in this Section 206.3;

The Project proposes to provide at least 25% of the onsite dwelling units as permanently affordable, at the affordable rent prices set forth in Section 206.3.

- G. If any retail use is demolished or removed, does not include a Formula Retail use, as defined in Section 303.1, unless the retail use demolished or removed was also a Formula Retail Use, or was one of the following uses: Gas Stations, Private or Public Parking Lots, Financial Services, Fringe Financial Services, Self Storage, Motel, Automobile Sales or Rental, Automotive Wash, Mortuaries, Adult Business, Massage Establishment, Medical Cannabis Dispensary, and Tobacco Paraphernalia Establishment, as those uses are defined in Planning Code Section 102;

The Project does not propose the demolition or removal of a retail use.

- H. If located north of the centerline of Post Street and east of the centerline of Van Ness Avenue, all otherwise eligible HOME-SF Projects shall only be permitted on:

(A) lots containing no existing buildings; or

(B) lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements, and required setbacks;

The Project site is located south of the centerline of Polk Street and on the west side of Van Ness Avenue.

- I. If the City enacts an ordinance directing the Planning Department to study the creation of a possible area plan wholly or partially located in Supervisorial District 9, HOME-SF Projects shall not be permitted in any area in Supervisorial District 9 listed in the ordinance until such time as the City enacts the area plan.

The Project site is located within Supervisorial District 10.

8. HOME-SF Project Authorization Eligibility Requirements. In order to receive the development bonuses granted under Planning Code Section 206.3, a Tier Two HOME-SF Project must meet the following requirements:

- A. Tier Two HOME-SF Projects shall provide 25% of units in the HOME-SF Project as HOME-SF Units. Ten percent of Tier Two HOME-SF Units that are Owned Units shall have an average affordable purchase price set at 80% of Area Median Income; eight percent shall have an average affordable purchase price set at 105% of Area Median Income; and seven percent shall have an average affordable purchase price set at 130% of Area Median Income. Ten percent of HOME-SF Units that are rental units shall have an average affordable rent set at 55% of Area Median Income; eight percent shall have an average affordable rent set at 80% of Area Median Income; and seven percent shall have an average affordable rent set at 110% of Area Median Income.

The Project proposes to provide 25% (6 units) of the onsite dwelling units as HOME-SF Units. 10% (2 units) of the Rental Units will have an average affordable rent set at 55% of Area Median Income; 8% (2 units) will have an average affordable rent set at 80% of Area Median Income; and 7% (2 units) will have an average affordable rent set at 110% of Area Median Income.

- B. Demonstrate to the satisfaction of the Environmental Review Officer that the HOME-SF Project does not:

(A) cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5;

(B) create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; and

(C) alter wind in a manner that substantially affects public areas;

The Project would not cause a substantial adverse change in the significance of a historic resource, would not create a new shadow in a manner that substantially affects outdoor recreation facilities or other public areas, and would not alter wind in a manner that substantially affects public areas.

- C. All HOME-SF units (income-restricted units in HOME-SF projects meeting the requirements of Section 206.3) shall be no smaller than the minimum unit sizes set forth by the California Tax Credit Allocation

Committee as of May 16, 2017. In addition, notwithstanding any other provision of this Code, HOME-SF projects shall provide a minimum dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three bedroom units, or (B) any unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom. Larger units should be distributed on all floors, and prioritized in spaces adjacent to open spaces or play yards. Units with two or three bedrooms are encouraged to incorporate family friendly amenities. Family friendly amenities shall include, but are not limited to, bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, open space and yards designed for use by children. HOME-SF Projects are not eligible to modify this requirement under Planning Code Section 328 or any other provision of this Code.

The California Tax Credit Allocation Committee requires that 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 Project proposes HOME-SF units that exceed the minimum unit sizes set forth by the California Tax Credit Allocation Committee. The Project provides a dwelling unit mix that is 60% two- or three-bedroom units.

- D. Does not demolish, remove or convert any residential units.

The Project does not demolish, remove or convert any residential units.

- E. Includes at the ground floor level active uses, as defined in Section 145.1, at the same square footages as any neighborhood commercial uses demolished or removed, unless the Planning Commission has granted an exception under Section 328.

The Project does not demolish any neighborhood commercial use, and proposes ground floor level active uses in accordance with the requirements of Planning Code Section 145.1.

- 9. HOME-SF Project Authorization Development Bonuses and Zoning Modifications.** Pursuant to Planning Code Section 206.3, certain development bonus and zoning modifications are permitted for HOME-SF Program projects.

- A. **Form-Based Density.** Notwithstanding any zoning designation to the contrary, the density of a Tier Two HOME-SF Project shall not be limited by lot area but rather by the applicable requirements including, are not limited to, height, including any additional height allowed by subsections (f)(2)(C)(ii) and (iii), Bulk, Setbacks, Required Open Space, Exposure, and unit mix as well as applicable design guidelines, elements, and area plans of the General Plan and design review, including consistency with the Affordable Housing Bonus Program Design Guidelines, referenced in Section 328, as determined by the Planning Department.

The RH-3 Zoning District would allow a dwelling unit density of up to 3 dwelling unit per lot or conditionally 1 unit per 1,000 square feet of lot area. The Project Site would allow up to five dwelling units based on the lot area. The Project is receiving a development bonus to provide form-based density and is proposing a total of 25 dwelling units.

- B. **Height.** Up to 10 additional feet above the prescribed height limit are authorized for Tier Two HOME-SF Projects. This additional height may only be used to provide one additional story of no more than 10 feet in height.

The Project site is located in the 40-X height and bulk district, which allows a maximum building height of 40 feet. The Project includes an additional 9 feet of building height in order to accommodate one additional story beyond the 40-foot height limit.

- C. **Rear Yard.** The required rear yard per Planning Code Section 134 may be reduced to 20% of the lot depth, or 15 feet, whichever is greater.

The Project site is required to provide a rear yard equal to 45 feet. The Project includes a rear yard of 25 feet in depth, or the equivalent of 25% of the lot depth.

- D. **Exposure.** The dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.

The Project proposes 16 dwelling units that would gain exposure from the rear yard, which is 25 feet in depth and 50 feet in width, and unobstructed to the sky.

- E. **Open Space.** Up to a 5 percent reduction in common open space if provided under Section 135 or any applicable special use district.

The RH-3 Zoning District requires a minimum of 100 square feet of private open space, or 133 square feet of common open space, per dwelling unit. The Project proposes approximately 374 square feet of private decks for two units. Also, the Project includes approximately 3,015 square feet of common usable open space available in the rear yard and on the rooftop deck. This common open space serves 23 of the 25 units. Twenty-three units would require 3,059 square feet of common open space. The proposed 3,015 square feet of common open space represents an approximately 2% reduction in the required amount of open space.

- 10. HOME-SF Project Authorization Exceptions.** Pursuant to Planning Code Section 328, the Planning Commission may grant minor exceptions to the Planning Code in addition to the development bonuses granted to HOME-SF Projects in Section 206.3. Such exceptions, however, should only be granted to allow building mass to appropriately shift to respond to the surrounding context, and only when the Planning Commission finds that such modifications do not substantially reduce or increase the overall building envelope permitted by the HOME-SF Program under Section 206.3, and also are consistent with the Affordable Housing Bonus Design Guidelines.

The project proposes no minor exceptions beyond the development bonuses allowed in Section 206.3.

- 11. HOME-SF Project Authorization Design Review.** Pursuant to Planning Code Section 328, the Planning Commission shall review and evaluate all physical aspects of a HOME-SF Project at a public hearing. The Planning Commission recognizes that most qualifying projects will need to be larger in height and mass than surrounding buildings in order to achieve HOME-SF's affordable housing goals. However, the Planning Commission may, consistent with the Affordable Housing Bonus Program Design Guidelines,

and any other applicable design guidelines, and upon recommendation from the Planning Director, make minor modifications to a project to reduce the impacts of such differences in scale. The Planning Commission may require these or other modifications or conditions, or disapprove a project, in order to achieve the objectives and policies of the Affordable Housing Bonus Programs or the purposes of this Code. This review shall be limited to design issues including the following:

- A. Whether the bulk and massing of the building is consistent with the Affordable Housing Bonus Design Guidelines.

The Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The Project is built to the required front setback, which is averaged to provide a transition between the adjacent properties. The proposed design includes a distinct change in plane, splitting the façade on Texas Street to reflect the existing pattern of lot and building widths in the neighborhood. The Project will provide a 10-foot rear setback at the fifth story and a 3-foot side setback to the north to provide some relief to the adjacent properties. Setbacks are provided on all sides of the roof deck, including an 8-foot setback at the rear to protect the privacy of the surrounding neighbors. Additionally, Windows, entryways, balconies, and various wall sections are set back from the property lines, giving a sense of texture and human scale.

- B. Whether building design elements including, but not limited to architectural treatments, facade design, and building materials, are consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.

The Project will construct a new residential building that incorporates fine-grain detailing with high-quality and durable materials and utilizes various materials to pronounce building features that reduce the building's prominent height and bulk differential to adjacent residential buildings. The Project's materials palette featured in Exhibit B identifies a durable concrete base, Trespa panels on upper levels, glass guardrails at the roof and open metal railings on the façade, and aluminum windows. The building is appropriately finished on all visible facades.

- C. Whether the design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and parking and loading access is consistent with the Affordable Housing Bonus Program Design Guidelines, and any other applicable design guidelines.

The Project will design a ground floor that enhances the existing pedestrian environment of the immediate neighborhood. The Project proposes a residential lobby and a walk-up dwelling unit on the ground floor. These entrances to the lobby and dwelling unit are recessed with landscape and landings to serve as a transition between the public and private realms.

- D. Whether the required streetscape and other public improvements such as tree planting, street furniture, and lighting are consistent with the Better Streets Plan, and any other applicable design guidelines.

The Project will build out the extension of Texas Street for the full width of the project frontage and comply with all Planning Code requirements for streetscape design, including new street trees and Class 2 bicycle parking spaces. The Project Sponsor will coordinate the final design of the street with the

adjacent Potrero HOPE-SF development to ensure the Texas Street extension, which will be built by the Project Sponsor, is compatible with the adjacent Hope SF project's design.

- E. If the project involves the merging of two or more lots resulting in more than 125 feet in lot frontage on any one street, whether the project is consistent with the Affordable Housing Bonus Program Design Guidelines, and any other applicable design guidelines.

Project does not involve the merging of two or more lots resulting in more than 125 feet in lot frontage on any one street. The Project will merge two lots for a total of 50 feet lot frontage along Texas Street.

12. HOME-SF Project Authorization Findings. Planning Code Section 328 establishes criteria for the Planning Commission to consider when reviewing applications for HOME-SF Project Authorization. On balance, the Project complies with said criteria in that:

- A. The use as proposed will comply with the applicable provisions of this Code and is consistent with the General Plan.

The Project complies with all applicable provisions of the Planning Code and is consistent with the objectives of the General Plan, as outlined in Subsections 6 and 13, respectively.

- B. The use as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project proposes residential uses, which is consistent with the stated purpose of the RH-3 Zoning District.

- C. Whether the project would require the demolition of an existing building.

The Project does not propose the demolition of an existing building. The Project Site is two vacant lots.

- D. Whether the project would remove existing commercial or retail uses.

The Project does not propose removal of an existing commercial or retail use.

- E. If the project would remove existing commercial or retail uses, how recently the commercial or retail uses were occupied by a tenant or tenants.

The Project does not propose the removal of an existing commercial or retail use.

- F. Whether the project includes commercial or retail uses.

The Project does not propose a commercial or retail use.

- G. Whether there is an adverse impact on the public health, safety, and general welfare due to the loss of commercial or retail uses in the district where the project is located.

The Project is located in a residential district that does not permit most retail and commercial use; therefore, the lack of retail and commercial uses will not have an adverse impact.

- H. Whether any existing commercial or retail use has been designated, or is eligible to be designated, as a Legacy Business under Administrative Code Section 2A.242; or is a formula retail business.

The Project does not propose to remove any Legacy Business.

- 13. 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.

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.

OBJECTIVE 3:

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

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6:

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project will provide a substantial amount of new housing, including new on-site below-market rate units, which is a goal for the City's Housing Element. The Project will provide 14 two-bedroom units and one three-bedroom unit that would be suitable for families with children. The Project is in an area where existing and planned infrastructure can support residential growth and is adjacent to the Potrero HOPE-SF development, which will be a high-density mixed-income neighborhood, with new open spaces and commercial uses and upgrade transportation and public infrastructure. The proposed residential building

would provide 25 weather-protected bicycle parking spaces for its residents to encourage bicycling. The Project Site is located within walking distance to the 14X, 19, and 8BX MUNI transit lines. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high-quality designed exterior, which features a variety of materials, colors, and textures. The Project also improves the public rights of way with new streetscape improvements, street trees, and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

14. 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 subject site is located within the RH-3 Zoning District, which is a residential area. The Project will introduce new residents who will visit and shop at the existing nearby neighborhood retail and commercial establishments, and future establishments in the Potrero HOPE-SF development, thereby enhancing their businesses.

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

The Project Site does not contain any existing housing. The Project would provide 25 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project provides 25% affordable units and 60% family-sized units which consist of units with at least two bedrooms. 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,

There is currently no housing on the subject property, therefore no affordable housing is proposed to be removed for this project. Moreover, the project would enhance the City's supply of affordable housing by providing 6 on-site affordable dwelling units, in compliance with the HOME-SF Program requirements of Planning Code Section 206.3.

- 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 within walking distance to 14X, 19 and 8BX MUNI bus routes. The Project also provides sufficient bicycle parking for residents and their guests.

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

resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industrial establishment. The project will not affect the industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- 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.

The Project would not cast shadows on any nearby public parks or open space.

- 15. 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.

- 16.** 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.
- 17.** The Commission hereby finds that approval of the HOME-SF 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 HOME-SF Project Authorization Application No. 2018-015815AHB**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 22, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 328 HOME-SF 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 (415) 575-6880, 1660 Mission, Room 3036, 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 January 14, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 14, 2021

EXHIBIT A

Authorization

This authorization is for a HOME-SF Project to allow new construction of an approximately 49-foot-tall building with 25 dwelling units located at 1055 Texas Street, Block 4224, and Lots 032 and 033, pursuant to Planning Code Sections 206.3 and 328, within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated December 22, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2018-015815AHB and subject to conditions of approval reviewed and approved by the Commission on January 14, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 14, 2021, under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

- 6. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. 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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7316, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7316, www.sfplanning.org

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

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

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

addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy. The Project Sponsor will continue to coordinate the final design of the street with the adjacent Potrero HOPE-SF development to ensure the Texas Street extension, which will be built by the Project Sponsor, is compatible with the adjacent Hope SF project's design

For information about compliance, contact the Case Planner, Planning Department at 628.652.7316, www.sfplanning.org

Parking and Traffic

- 11. 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

- 12. Bicycle Parking.** The Project shall provide no fewer than 25 Class 1 and 4 Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

- 13. 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

- 14. 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 628.652.7316, www.sfplanning.org

- 15. 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

- 16. 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 628.652.7316, www.sfplanning.org

- 17. 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 628.652.7316, www.sfplanning.org

- 18. 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 628.652.7316, www.sfplanning.org

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

- (1) **Regulatory Agreement.** Recipients of development bonuses under this Section 206.3 shall enter into a Regulatory Agreement with the City, as follows.
 - A. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.

- B. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
- C. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
- D. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - i. The total number of dwelling units approved for the Housing Project, including the number of HOME-SF Units or other restricted units;
 - ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing HOME-SF Units;
 - iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the HOME-SF Units;
 - iv. Term of use restrictions for the life of the project;1
 - v. A schedule for completion and occupancy of HOME-SF Units;
 - vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
 - vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
 - viii. Other provisions to ensure implementation and compliance with this Section.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- (2) **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.
 - A. **Number of Required Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Project contains 25 units; therefore, 6 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the six 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").

- B. **Unit Mix.** The Project contains five (5) studios, five(5) one-bedroom units, fourteen (14) two-bedroom units, and one (1) three-bedroom unit; therefore, the required affordable unit mix is one (1) studio, one (1) one-bedroom unit, and four (4) two-bedroom units. 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.
- C. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 8% must be affordable to moderate income households, and at least 7% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. 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").
- D. **Unit Location.** The affordable unit(s) shall be designated on a reduced set of plans recorded as part of a Regulatory Agreement prior to the issuance of the first Construction Document.
- E. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.
- F. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.
- G. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The

designation shall comply with the designation standards published by the Planning Department and updated periodically.

- H. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 25 percent (25%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.
- I. **Duration.** Under Planning Code Section 206.3, all HOME-SF units constructed pursuant to Section 206.3 must remain affordable to qualifying households for the life of the project.
- J. **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 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- (3) **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.
 - 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 10% of the units affordable to low-income households, 8% to moderate-income households, and the remaining 7% 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.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

Monitoring - After Entitlement

- 20. 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

- 21. 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

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

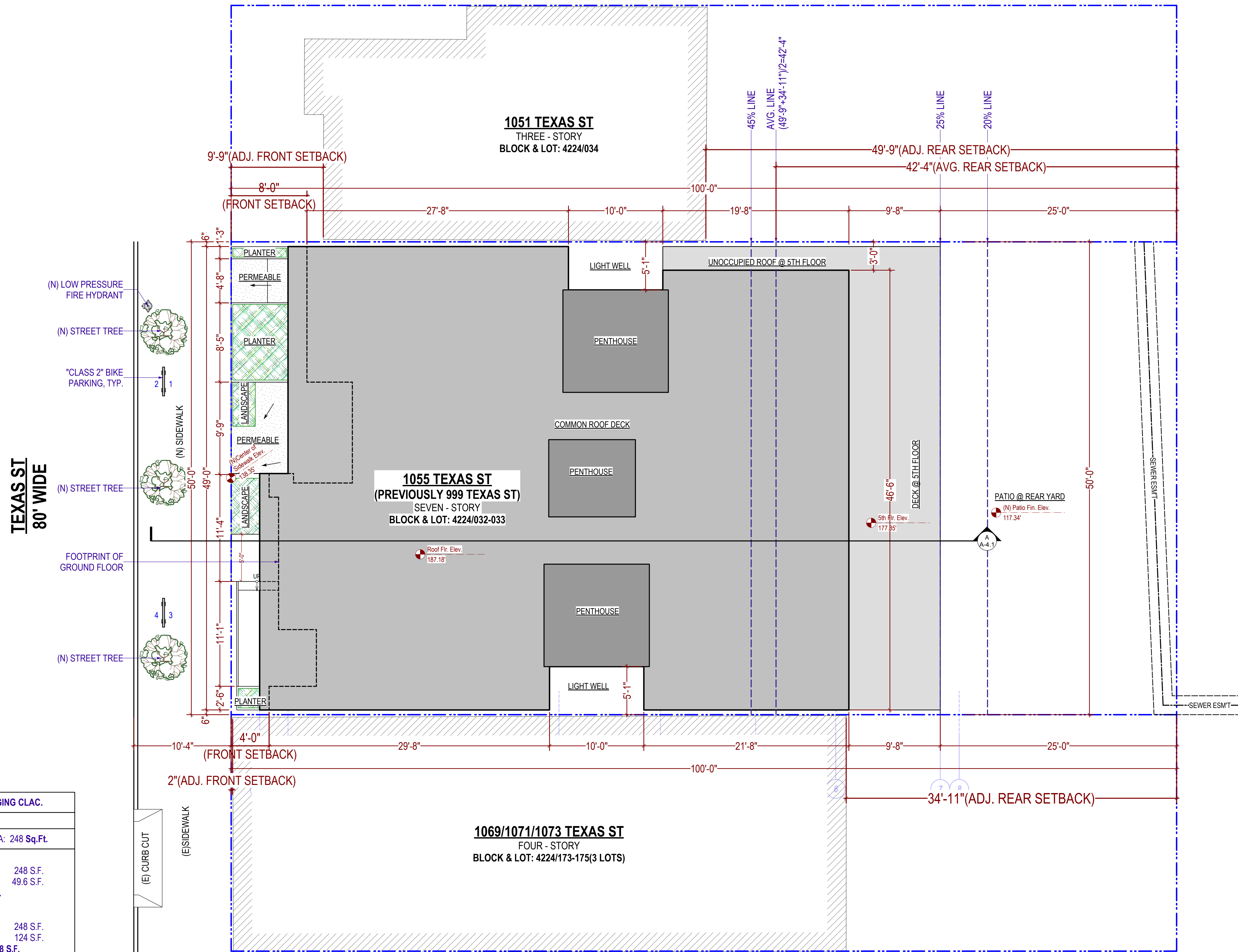
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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DESIGN BY	R.K.
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JOB NO.	18-1812
SHEET NO.	

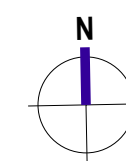
A-1.1



ALTERNITY FRONT YARD AVERAGING CLAC.	
(9'-9"+2")/2 x 50' = 247.92 S.F.	
REQUIRED FRONT SETBACK AREA: 248 Sq.Ft.	
<u>20% LANDSCAPING:</u>	
Provided Front Setback Area:	248 S.F.
20% of Front Setback Area:	49.6 S.F.
Landscaping Prov.	65 S.F.
<u>50% PERMEABLE:</u>	
Provided Front Setback Area:	248 S.F.
50% of Front Setback Area:	124 S.F.
Total Permeable Area Prov.:	148 S.F.

BLOCK & LOT: 4224/032-033
PROPERTY LINE:
(E) OUTLINE OF SUBJECT BLDG.
(E) OUTLINE OF NEIGHBORS:

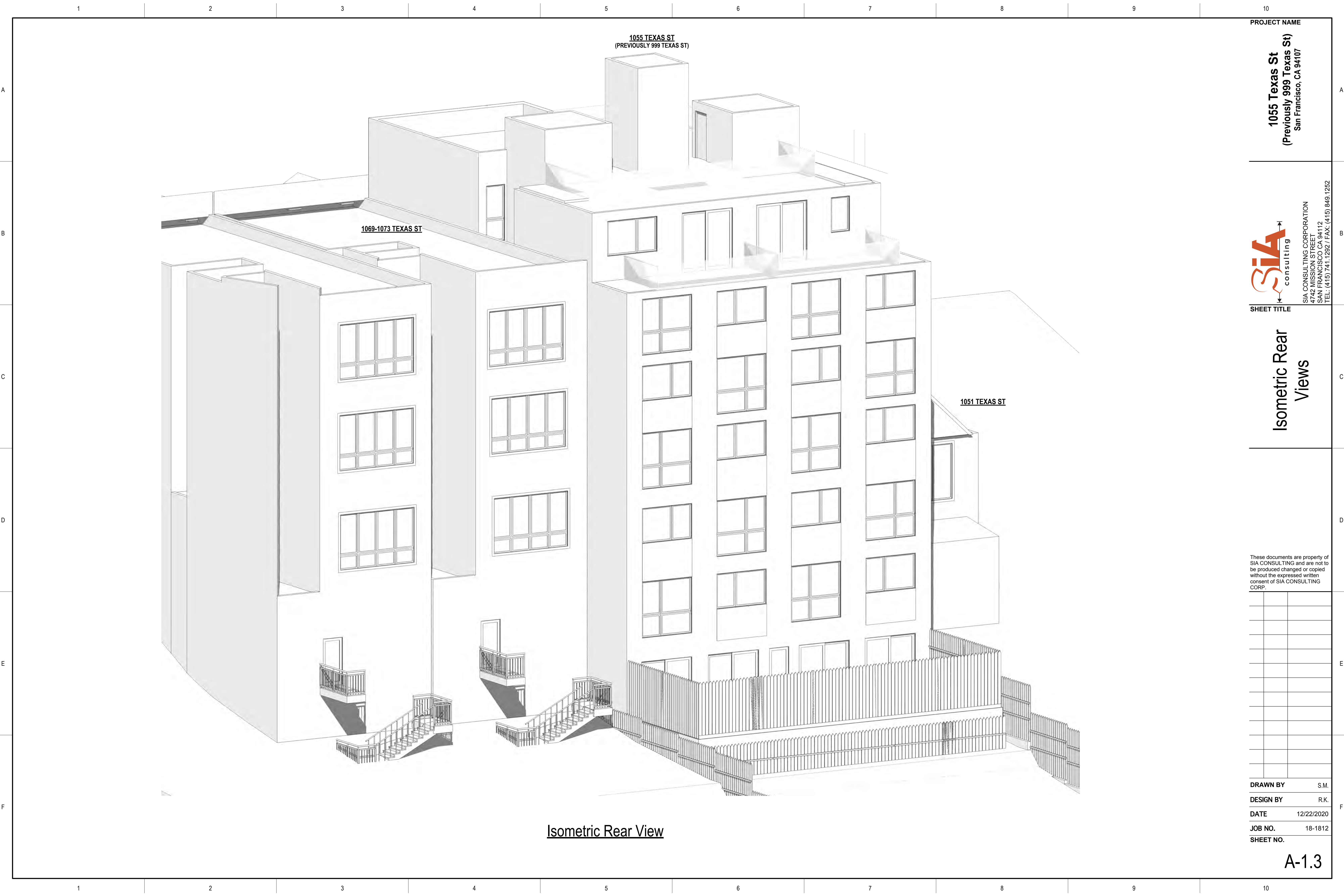
Proposed Site Plan
3/16" = 1'-0"





A-1.2

Front Isometric Sidewalk View



PROJECT NAME

1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107



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4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 848.1252

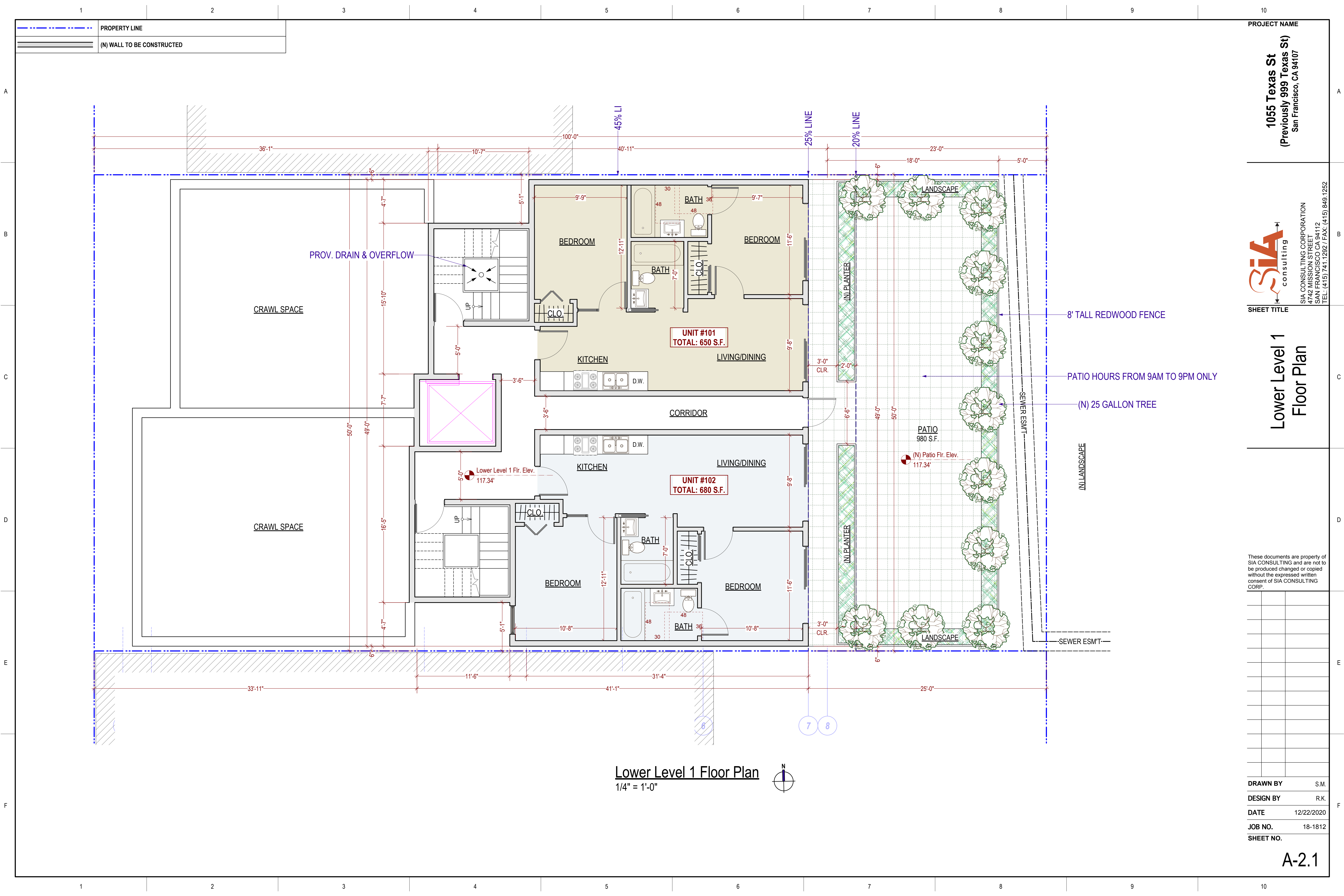
SHEET TITLE

Isometric Rear
Views

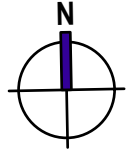
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A-1.3



Lower Level 1 Floor Plan
1/4" = 1'-0"



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(Previously 999 Texas St)
San Francisco, CA 94107

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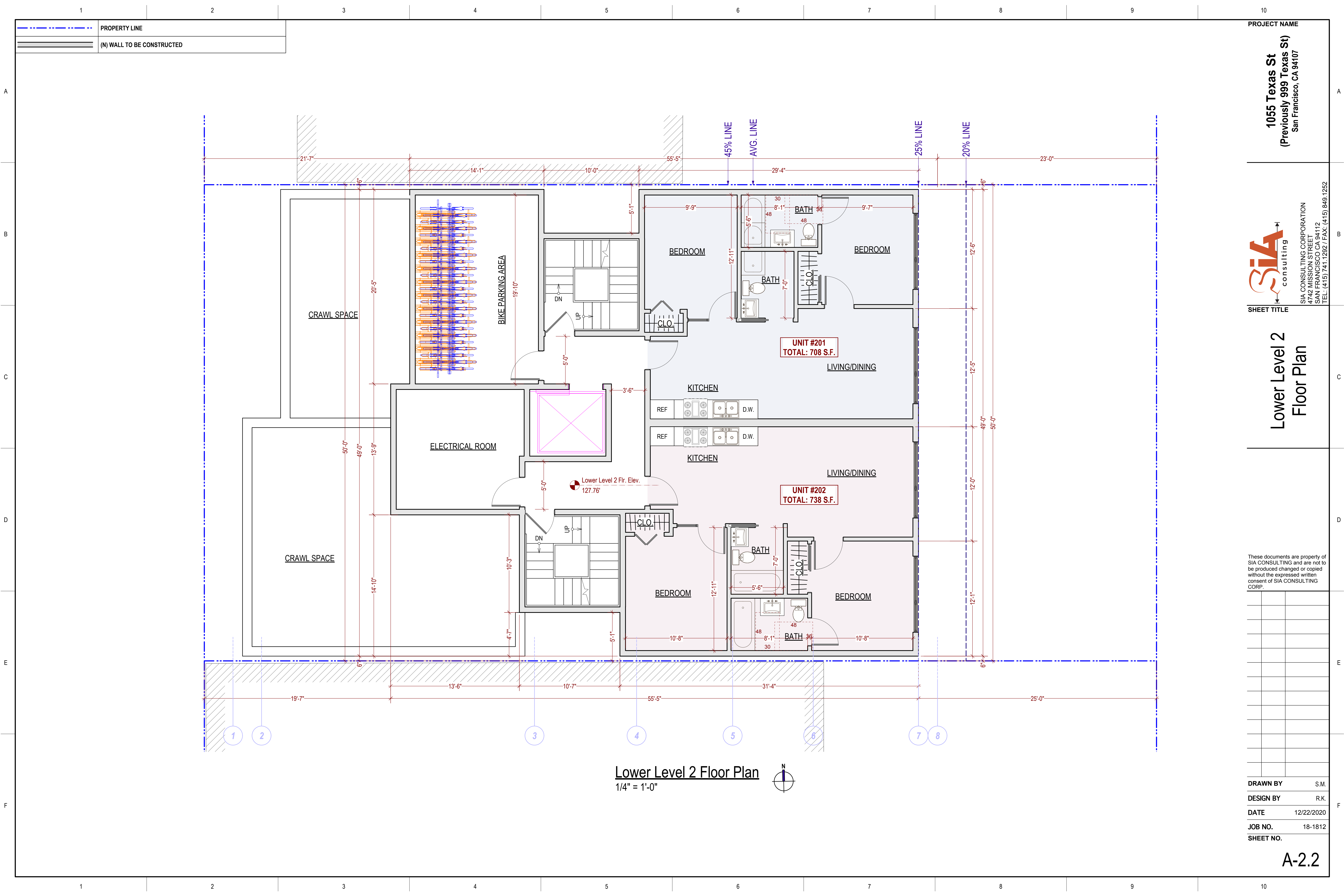
SHEET TITLE

Lower Level 1
Floor Plan

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A-2.1



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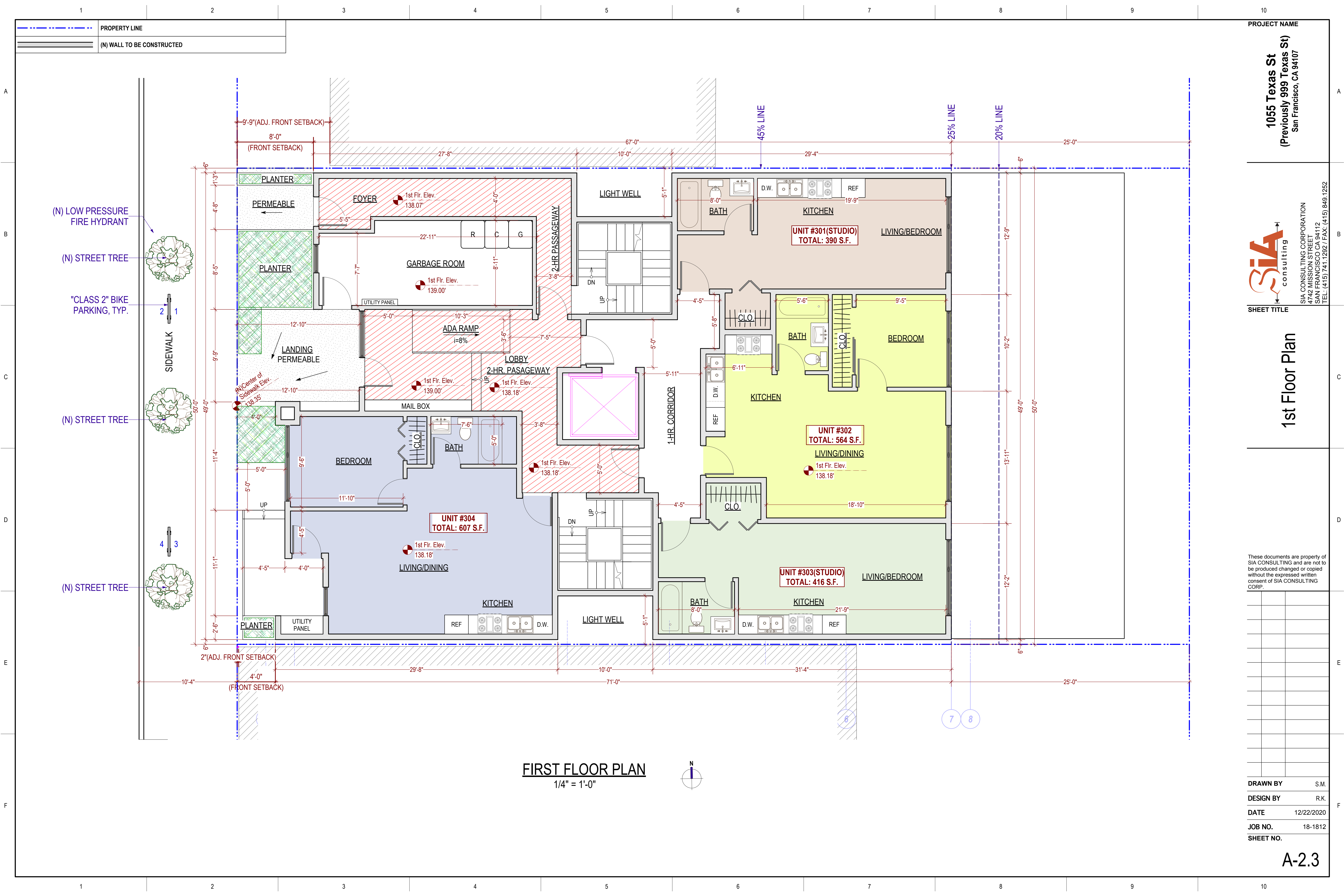
SHEET TITLE

Lower Level 2
Floor Plan

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A-2.2



PROJECT NAME
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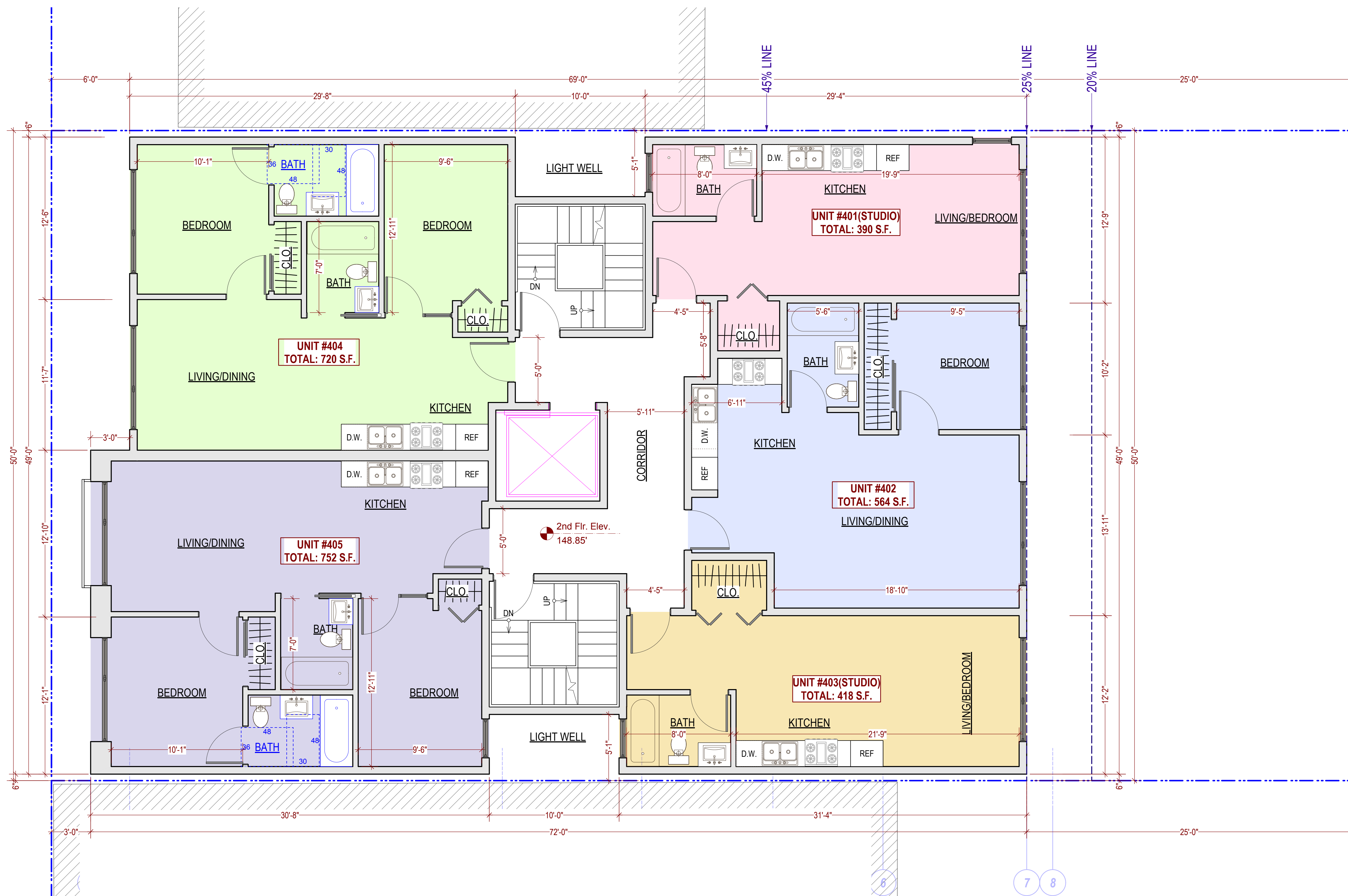
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SHEET TITLE
1st Floor Plan

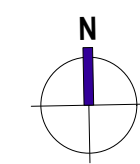
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A-2.3



SECOND FLOOR PLAN
1/4" = 1'-0"



PROJECT NAME

**1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107**



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SHEET TITLE

2nd Floor Plan

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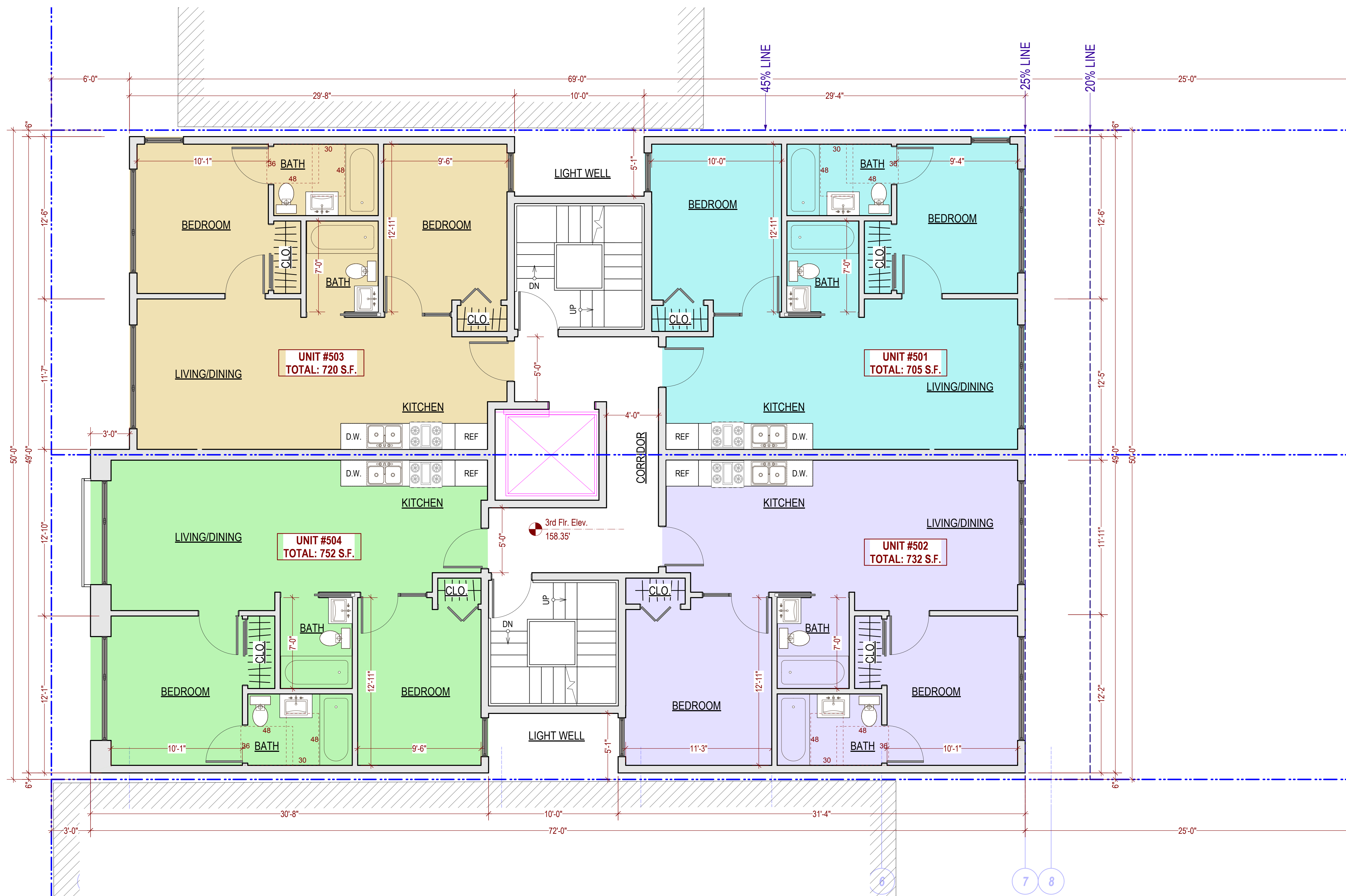
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DATE	12/22/2020
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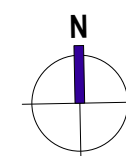
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SHEET NO.

A-2.4



THIRD FLOOR PLAN
1/4" = 1'-0"



PROJECT NAME

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(Previously 999 Texas St)
San Francisco, CA 94107



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SHEET TITLE

3rd Floor Plan

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DATE 12/22/2020

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SHEET NO.

A-2.5

1	2
	PROPERTY LINE
	(N) WALL TO BE CONSTRUCTED

PROJECT NAME

1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107



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SHEET TITLE

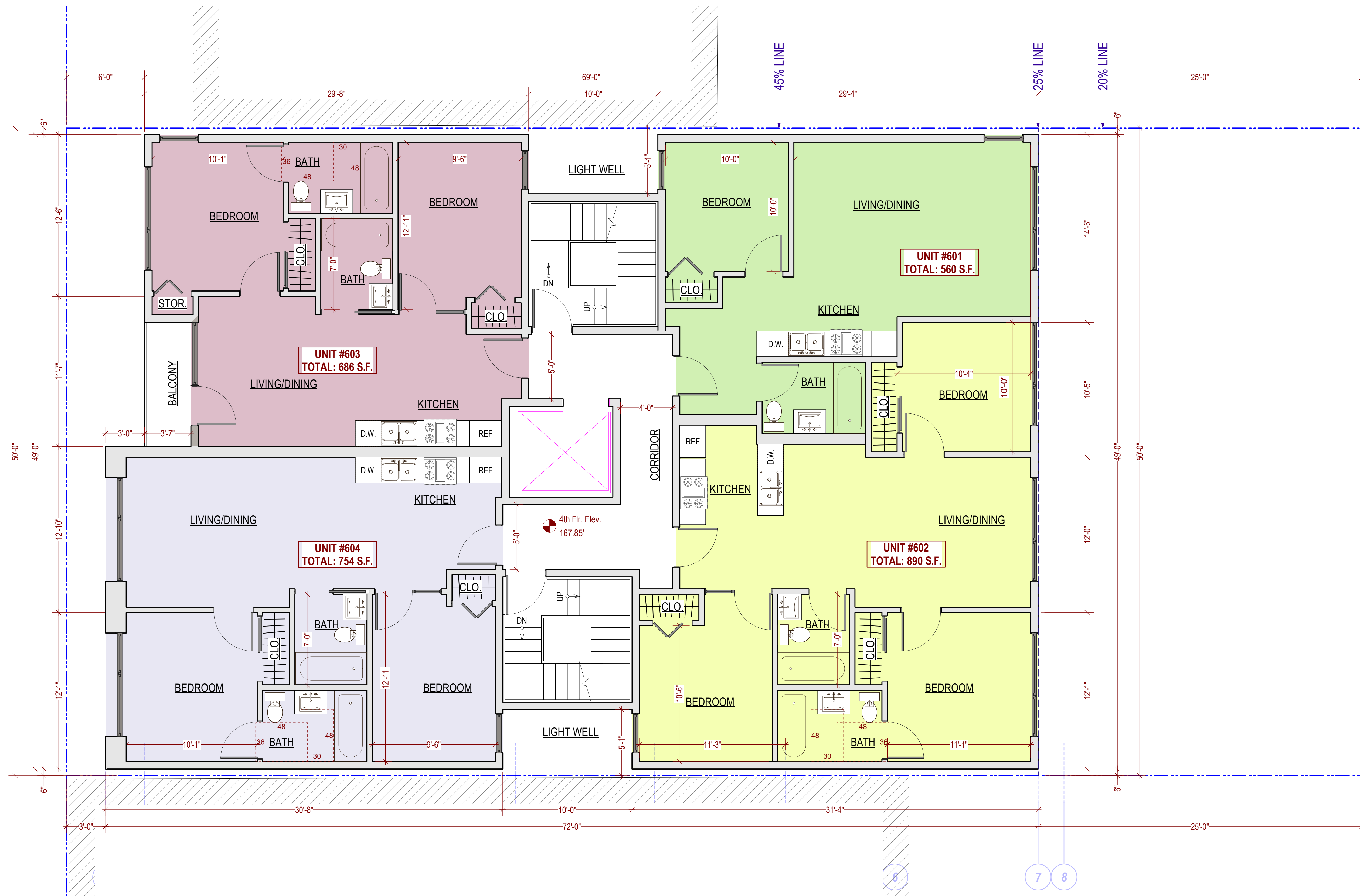
4th Floor Plan

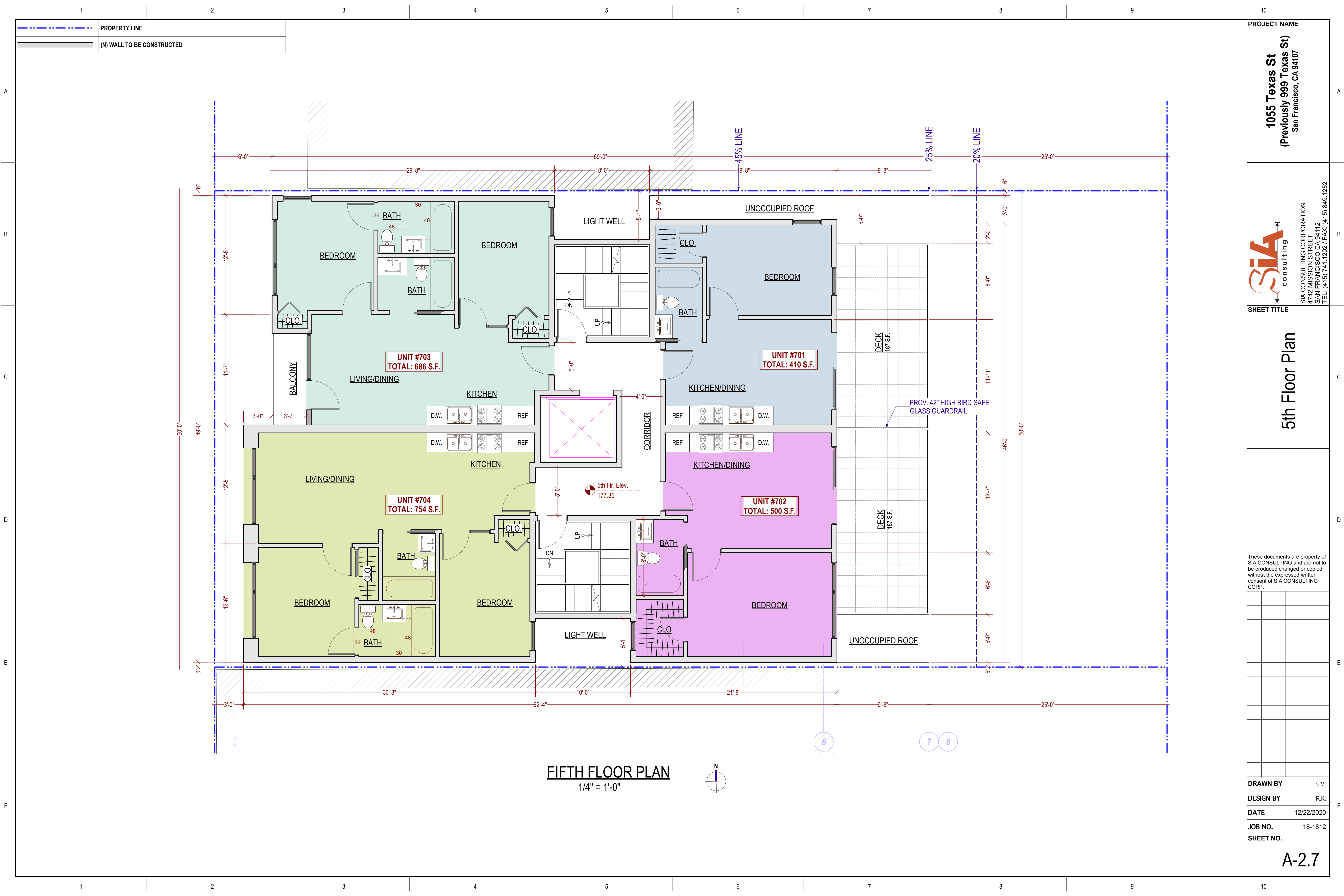
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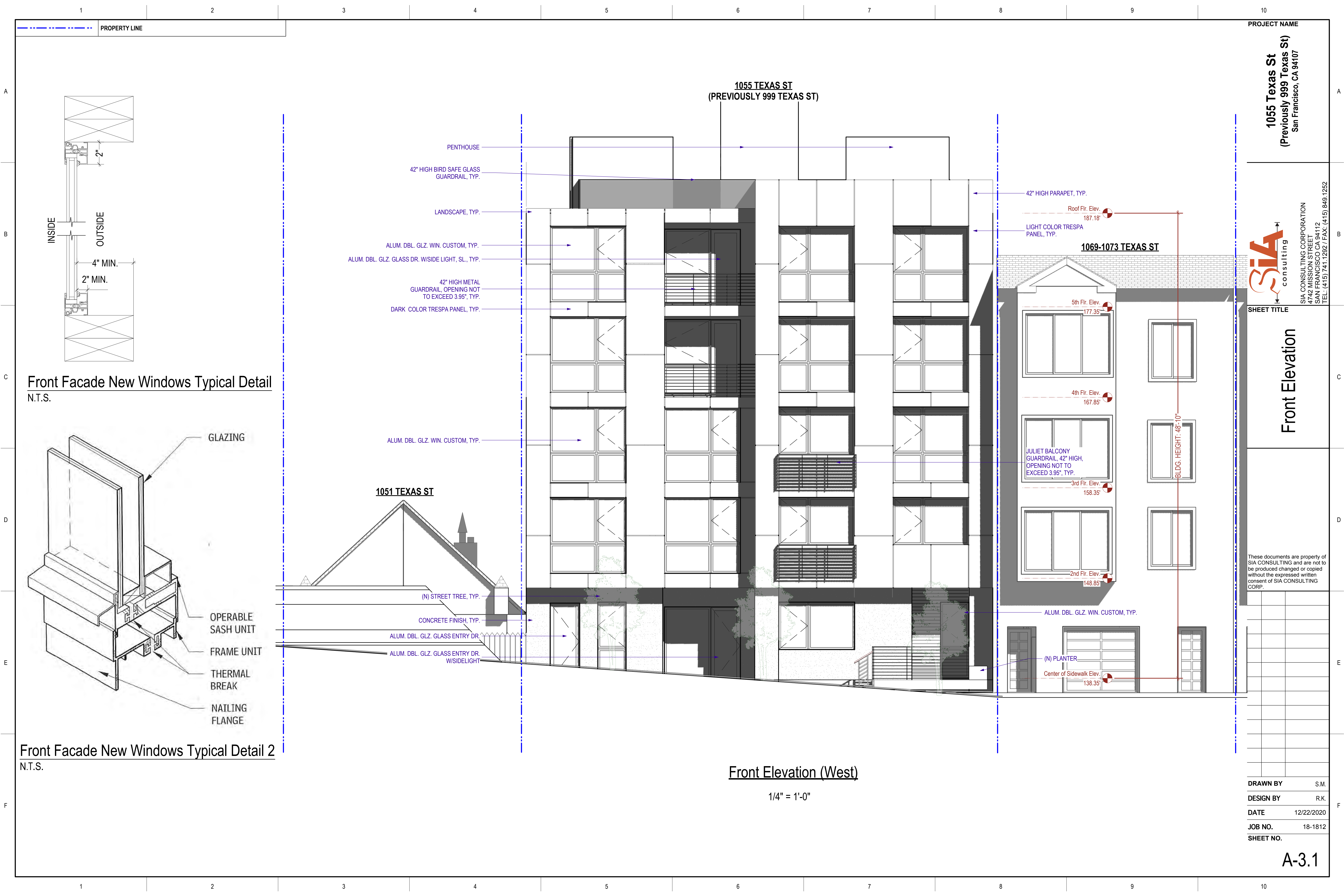
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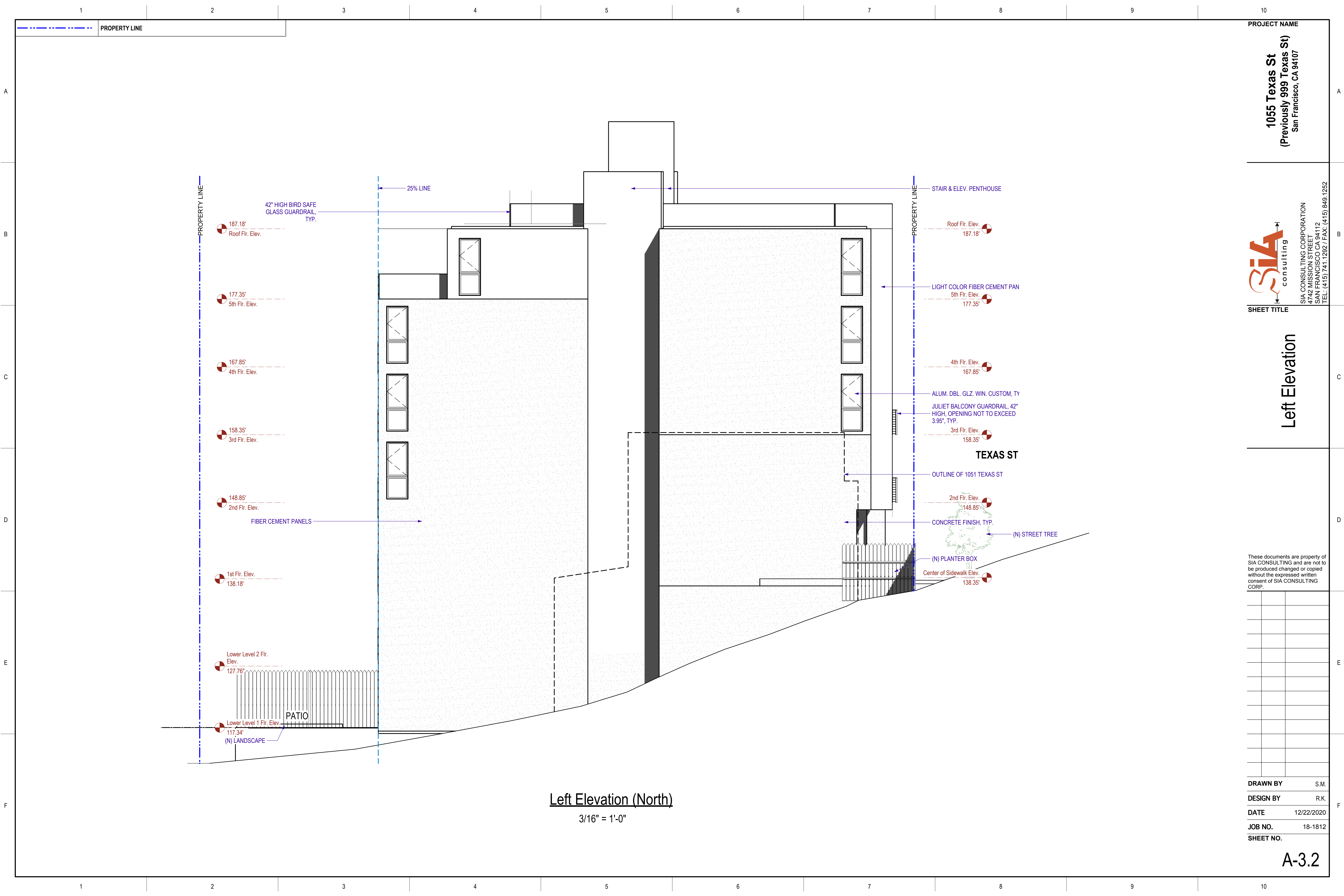
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A-2.6









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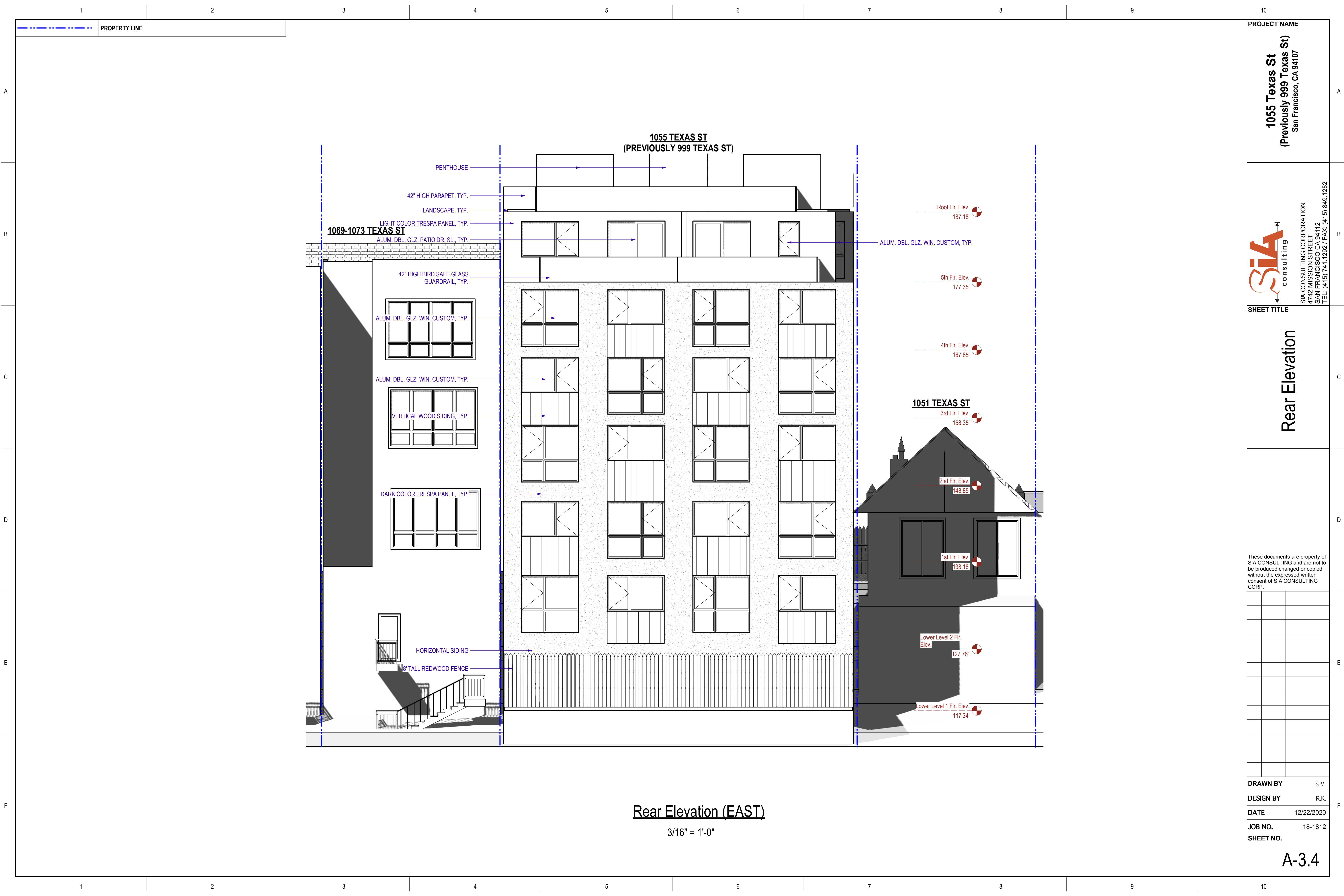
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Left Elevation

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A-3.2



PROPERTY LINE

PROJECT NAME

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(Previously 999 Texas St)
San Francisco, CA 94107



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SHEET TITLE

Rear Elevation

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A-3.4

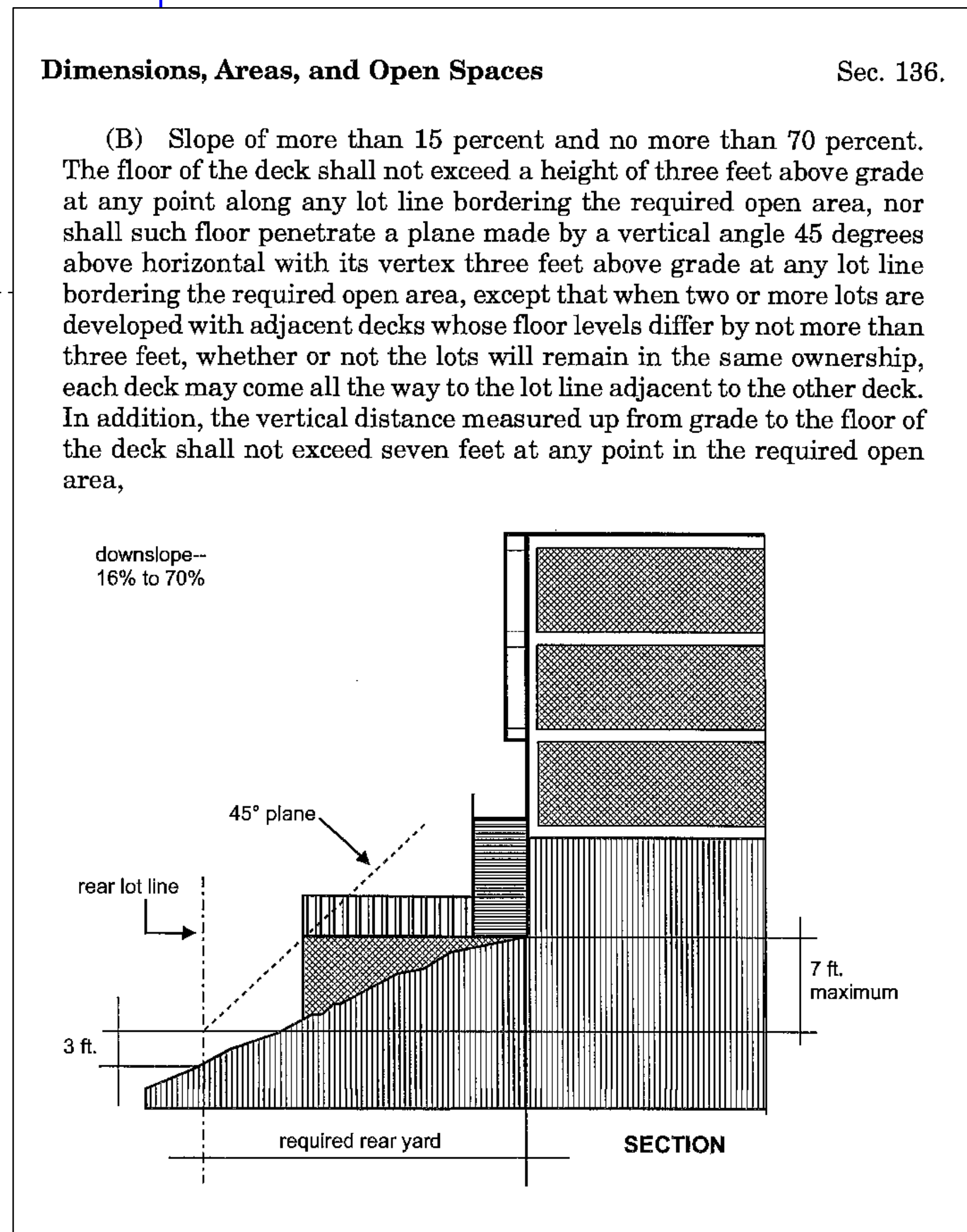
1055 TEXAS ST
(PREVIOUSLY 999 TEXAS ST)

1069-1073 TEXAS ST

1051 TEXAS ST

Rear Elevation (EAST)

3/16" = 1'-0"



EXCAVATION CALC.
Depth of the Cut: 3'-9"/9'-0"
Total Area to be Excavated:
20 S.F.+123 S.F. = 143 S.F. (A+B)
Total Amount to be Excavated:
540.42 C.F.+ 4550 C.F. = 5090.42 C.F. = 188.53 C.Y.

 AREA TO BE EXCAVATED

Section & Code Analysis

1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107

Sia
consulting

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

Section & Code Analysis

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A-4.1

GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
2. Provide the Project Information in the box at the right.
3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".
Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

TITLE		SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT
LEED/GPR	Required LEED or GPR Certification Leve	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.

MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).
-----------	------------------------	---	---

WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Building Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See ww .sfwater.org for details.
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated E AF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).

ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roo Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.

PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SF GBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.

WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.

HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.

GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.

POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.

INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on H AC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on H AC.
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all H AC.

RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <60% to >80% (humidistat may be separate component).

NEW CONSTRUCTION			
<input type="checkbox"/> LOW-RISE RESIDENTIAL	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL	<input type="checkbox"/> LARGE NON-RESIDENTIAL	<input type="checkbox"/> OTHER NON-RESIDENTIAL
R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.
LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
			n/r

ALTERATIONS + ADDITIONS				
<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS
R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,I,L,M,S,U more than 1,000 sq.ft. or \$200,000
LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	n/r			n/r

999 Texas St
PROJECT NAME
4224/032-033
BLOCK/LOT
999 Texas St
ADDRESS
R-2
PRIMARY OCCUPANCY
20,329 ± S.F.
GROSS BUILDING AREA
DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

PROJECT NAME
1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107

SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 849.1252

SHEET TITLE

Green Building Checklist

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DRAWN BY S.M.
DESIGN BY R.K.
DATE 12/22/2020
JOB NO. 18-1812
SHEET NO.

PROPOSED SIDEWALK IMPROVEMENT

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.

2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.

4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.

6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.

7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

ABBREVIATION

&	AND	F.D.	FLOOR DRAIN
@	A T	FDN	FOUNDATION
A.B.	ANCHOR BOLT	FL	FLOOR
ABV	ABOVE	FLUOR	FLUORESCENT
A.F.F.	ABOVE FINISHED FLOOR	F.O.F.	FACE OF FINISH
ALT	ALTERNATE	FURR	FURRING
ALUM	ALUMINUM	G.B.	GRAB BAR
APPROX	APPROXIMATE	GND	GROUND
ASPH	ASPHALT	GRP	GROUP
BD	BOARD	G YP	GYPSON
BLDG	BUILDING	H.C.	HANDICAPPED
BLKG	BLOCKING	HR	HOUR
BOT	BOTTOM	MAX	MAXIMUM
CLG	CEILING	MIN.	MINIMUM
CLO	CLOSET	(N)	NEW
CLR	COUNTER	N.T.S.	NOT TO SCALE
CNTR	CLEAR	O.C.	ON CENTER
CONC	CONCRETE	OFF	OFFICE
CORR	CORRIDOR	P.L.	PROPERTY LINE
CTR	CENTER	PLYWD	PLYWOOD
DBL	DOUBLE	RDWD	REDWOOD
DET	DETAIL	REQD	REQUIRED
D.F.	DRINKING FOUNTAIN	SF	SQUARE FOOT
DIA	DIAMETER	STD	STANDARD
DN	DOWN	STRUCT	STRUCTURAL
DR	DOOR	SQ	SQUARE
DWR	DRAWING	TC	TOP OF CURB
(E)	EXISTING	TYP	TYPICAL
EA	EACH	U.N.O	UNLESS NOTED OTHERWISE
EL	ELEVATION	V.I.F.	VERIFY IN FIELD
ELEC	ELECTRICAL	W.H.	WATER HEATER
EQ	EQUAL	W/	WITH
EXT.	EXTERIOR	WD	WOOD
BK	BACK OF WALL	CNC	CONCRETE
BW	BOTTOM OF WALL	TC	TOP OF CURB

DRAWING INDEX

SW-0.1 : COVER SHEET / (N) SITE PLAN
SW-1.0 : (E) SITE PLAN / SURVEY
SW-1.1 : STREET IMPROVEMENT / UTILITY PLAN
SW-1.2 : SECTIONS
SW-1.3 : PICTURES & ILLUSTRATION

TEXAS ST
80' WIDE

(N) LOW PRESSURE
FIRE HYDRANT

(N) STREET TREE

"CLASS 2" BIKE
PARKING, TYP.

(N) SIDEWALK

(N) STREET TREE

FOOTPRINT OF
GROUND FLOOR

(N) STREET TREE

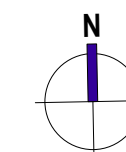
(E) CURB CUT
(E) SIDEWALK

1051 TEXAS ST
THREE - STORY
BLOCK & LOT: 4224/034

1055 TEXAS ST
(PREVIOUSLY 999 TEXAS ST)
SEVEN - STORY
BLOCK & LOT: 4224/032-033

1069/1071/1073 TEXAS ST
FOUR - STORY
BLOCK & LOT: 4224/173-175(3 LOTS)

Proposed Site Plan
3/16" = 1'-0"



PROJECT NAME

1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107



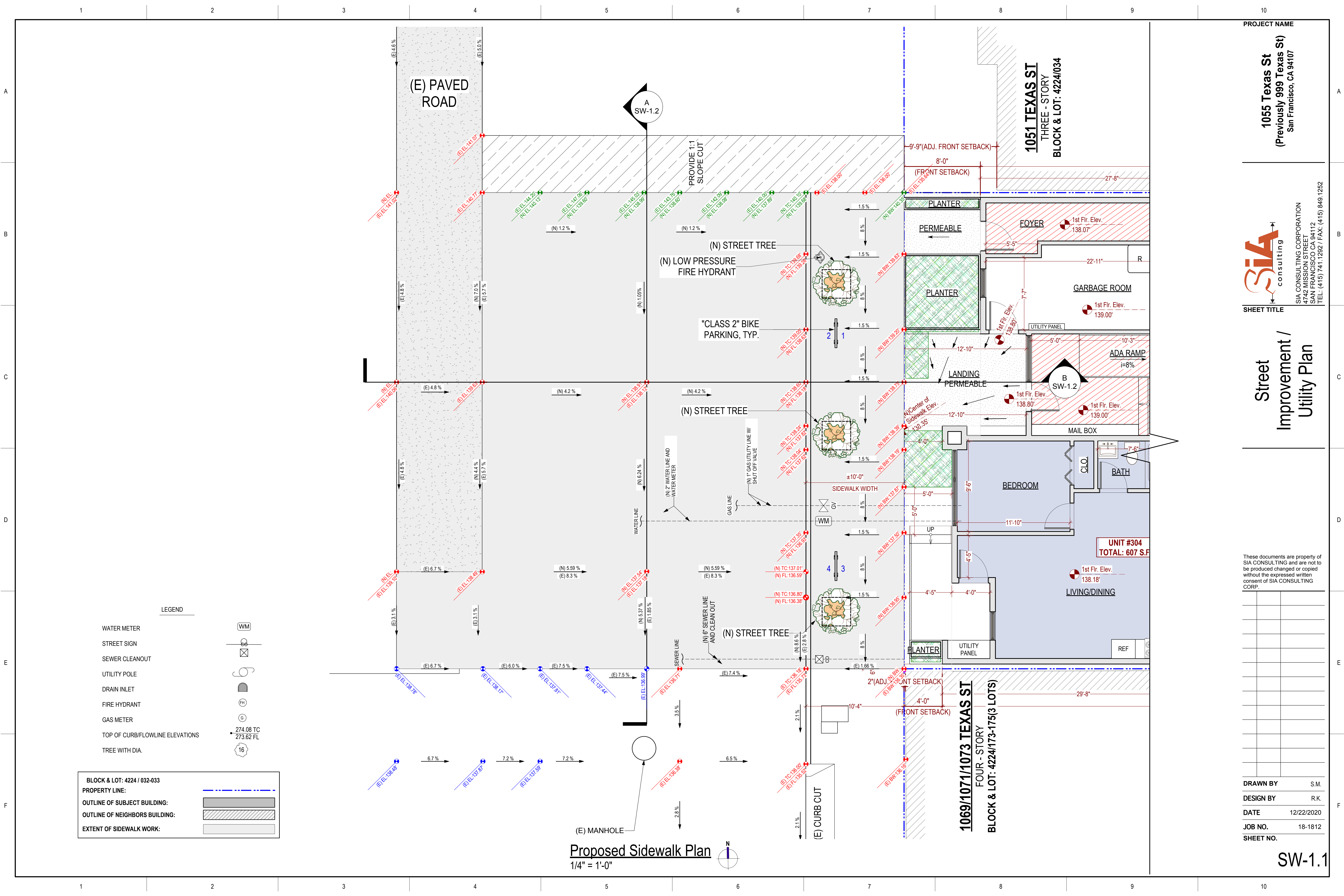
SHEET TITLE

Cover Sheet / (N)
Site Plan

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DATE 12/22/2020
JOB NO. 18-1812
SHEET NO.

SW-0.1



PROJECT NAME
1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107

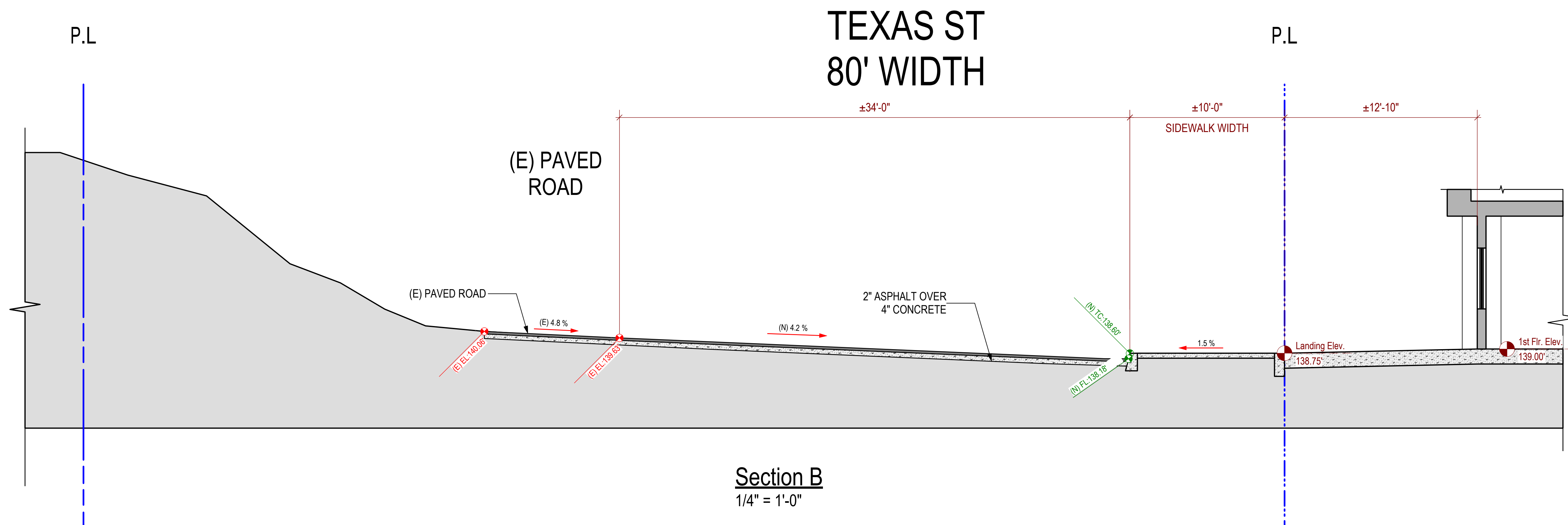
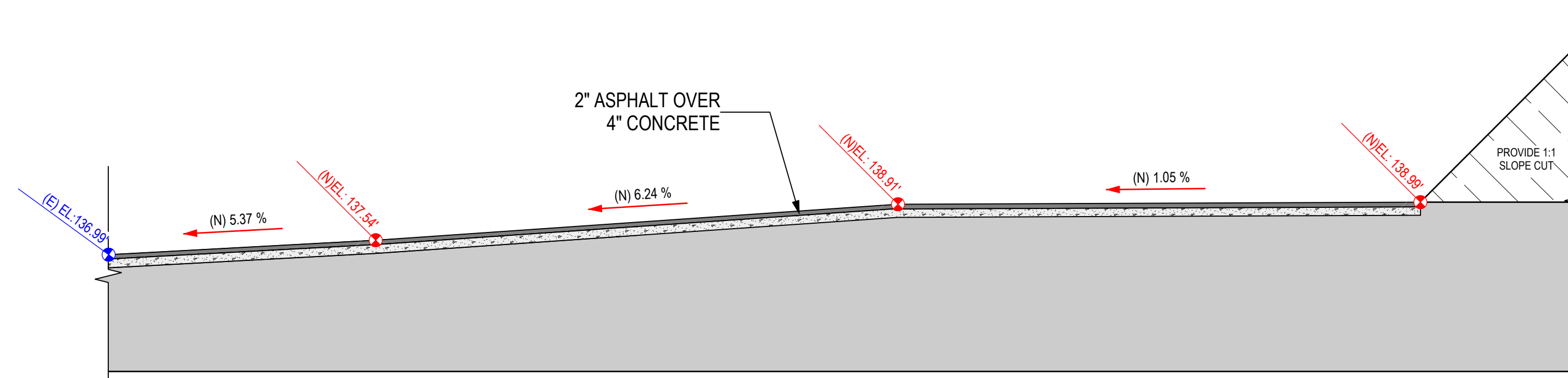
SIA consulting
SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 849.1252

SHEET TITLE
**Street Improvement /
Utility Plan**

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SW-1.1



PROJECT NAME

1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107



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SHEET TITLE

Sections

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[illegible]

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SHEET NO.	

SW-1.2



Isometric Front View
1/8" = 1'-0"



Photo Facing South



Photo Facing North



Photo Facing East



Photo Facing East

PROJECT NAME

1055 Texas St
(Previously 999 Texas St)
San Francisco, CA 94107



SIA CONSULTING CORPORATION
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SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 849.1252

SHEET TITLE

Pictures &
Illustration

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DATE 12/22/2020
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SHEET NO.

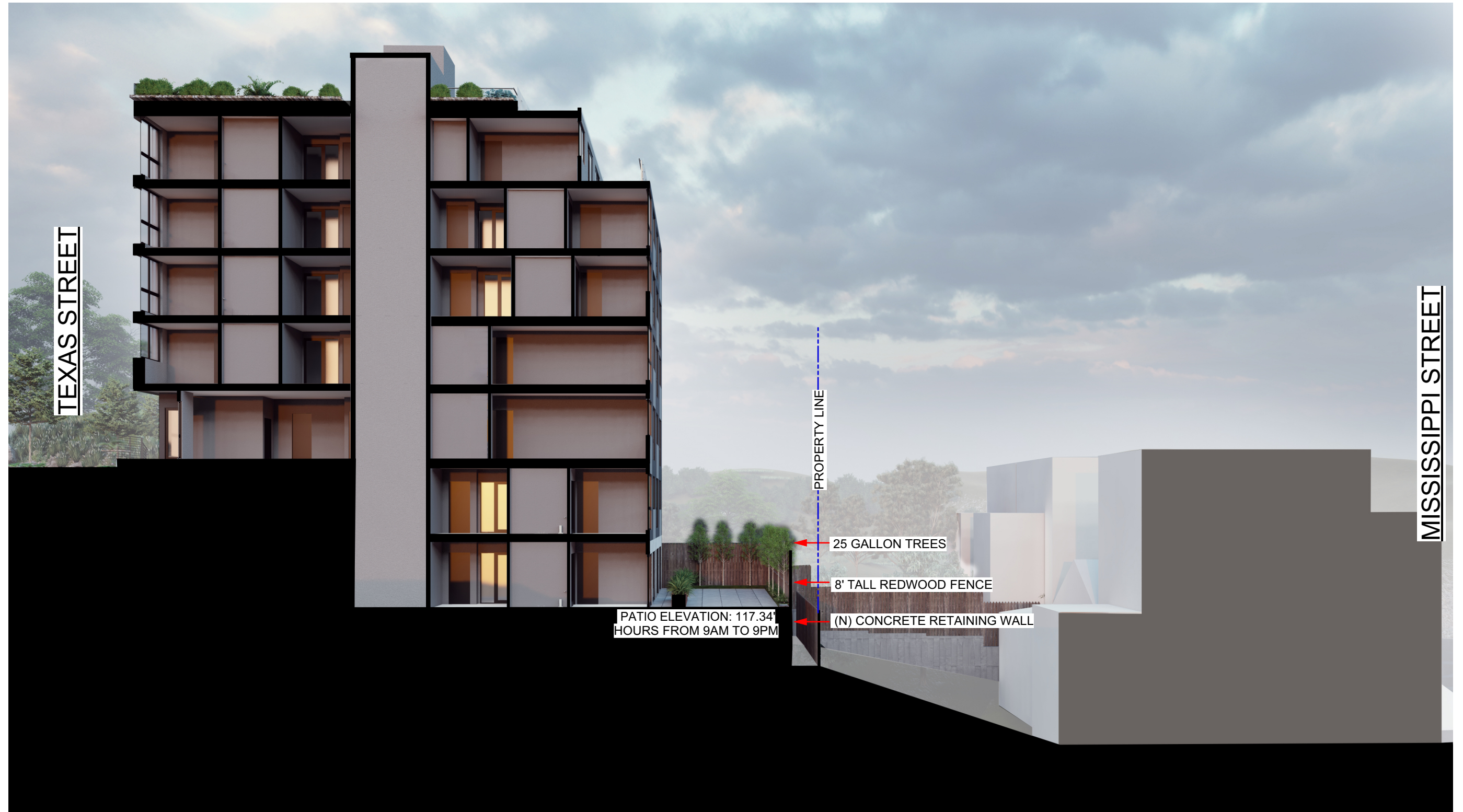
SW-1.3



FRONT FACADE RENDERING



REAR ISOMETRIC VIEW



EAST / WEST SECTION



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1055 TEXAS ST (formerly 999 TEXAS ST)		4224032, 4224033
Case No.		Permit No.
2018-015815ENV		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. Construct a 25-unit apartment building on a vacant lot. Add sidewalk and widen Texas Street along project site frontage. SEE FULL PROJECT DESCRIPTION ATTACHED		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input checked="" type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input checked="" type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Jeanie Poling PLEASE SEE ATTACHED	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Jeanie Poling 11/20/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

CEQA Impacts

New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

PLEASE SEE ADDITIONAL INFORMATION ATTACHED

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

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

Planner Name:

Date:

1055 Texas St (2018-015815ENV) – Additional Information

Full project description. The 5,000-square-foot rectangular project site (Assessor's Block 4224, Lots 032 and 033) is located on the east side of Texas Street on a block bounded by Texas Street to the west, 25th Street to the south, Mississippi Street to the east, and a discontinuous stretch of 23rd Street to the north. Across Texas Street and northwest of the project site is the 39-acre Potrero Hope housing development. A steep hillside drops down to an industrial portion of the Dogpatch neighborhood northwest of the project site. The vacant site is on an approximately 26 percent slope, with the Texas Street frontage higher than the rear of the lot. Texas Street in front of the project site is legally 100 feet wide; however, the paved portion of Texas Street is approximately 10 feet wide.

The project involves the construction of a 50-foot-tall (60-foot-tall with elevator penthouse), five-story-over-two-basement-levels, building approximately 20,329 square feet (sf) in size with 25 residential units (six below market rate). No off-street vehicle parking is proposed. The project would provide 25 Class 1 bicycle spaces at the lower basement level and four Class 2 bicycle spaces along Texas Street. The project would include 3,059 sf of common open space, consisting of 980 sf in the upper basement level and 2,035 sf on the roof deck; and 374 sf private open space in two private decks on the fifth floor. The project includes the addition of a 10-foot-wide sidewalk and three new street trees, and the widening of Texas Street from 10 feet to 80 feet along the site's 50-foot-long frontage.

Project construction would occur over a 22-month period, involving site preparation, grading, building construction, finishing, and paving. Construction equipment would include excavators, forklifts, tractors/loaders/backhoes, and delivery trucks. Construction activities would involve excavation of approximately 50 cubic yards of material from a 143-square-foot area, to a depth of 9 feet.

The project requires approval by the Planning Commission as an Affordable Housing Bonus project that allows for one additional story above the 40-foot height limit. Public right-of-way improvements require approval by the San Francisco Department of Public Works, and the new construction requires a permit from the San Francisco Department of Building Inspection.

Transportation. Planning staff transportation planners reviewed the project on December 20, 2018 and concluded that a transportation impact study would not be required for the project. The project is located in an area where existing vehicle miles traveled are at least 15 percent below the regional average for the proposed residential use. The project would not substantially induce automobile traffic that would create unsafe conditions for pedestrians, bicycle riders, or transit services. 25th Street near the project site is not along a high injury network. Given the availability of nearby transit, additional transit trips would be accommodated by existing transit, and the project would not result in unacceptable levels of transit service or cause an increase in transit delays or operating costs such that significant adverse impacts to transit would result. No significant transportation impacts would occur.

The Potrero Hope SF project, located across Texas Street from the project site, was approved by the Board of Supervisors on January 31, 2017. It will replace 620 residential units with 1,700 residential units, community facilities, and public infrastructure improvements. As part of the Potrero Hope SF project, Texas Street will be extended north from the project site frontage to 23rd Street, and Dakota Street will be eliminated. (The 1055 Texas Street project sponsor is in coordination with the Potrero Hope SF project sponsor regarding the Texas Street widening project.) The bus stop at 25th/Dakota/Texas will be relocated

to the 25th/Connecticut street intersection, and the 48 Quintara-24th Street bus line will be replaced by a new 58 24th Street line. The roadway and transit improvements associated with the Potrero Hope SF project are expected to occur after the proposed 1055 Texas Street project is constructed and occupied. Roadway and transit improvements associated with the Potrero Hope SF project would not combine with the proposed 1055 Texas Street project to result in new cumulative transportation impacts that were not identified in the Potrero Hope SF Master Plan Project EIS/EIR (Planning Department Case No. 2010.0515E, EIR certified on December 12, 2015).

Noise. Noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code). The project would use typical construction equipment that would be regulated by Police Code section 2907, Construction Equipment. No impact pile-driving or nighttime construction is required. The project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Police Code section 2909, Noise Limits. Occupant noise may be an annoyance to some nearby residences, but it would not represent a significant impact to the physical environment.

Air quality. The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Water quality. The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project is subject to SFPUC stormwater management requirements and design guidelines that would reduce stormwater runoff flow. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

General Plan and zoning consistency. The project is located in the RH-3 Zoning District and a 40-X Height and Bulk District. The project is eligible for zoning and height exceptions under Planning Code section 328(d) and 206.3(d); the project includes rear yard and dwelling unit exposure exceptions and a one-story (10-foot) height bonus above the allowable height limit. The project could not be approved without consistency with all zoning and general plan regulations.

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

Geology and soils. A preliminary geotechnical report was prepared by Rockridge Geotechnical on November 15, 2018, confirming that the proposed project site is on a greater than 25 percent slope. Geotechnical consultants did not observe any significant erosion or evidence of slope instability during a site visit, and noted that the site is underlain by bedrock at shallow depths that can provide adequate

foundation support for the proposed building. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Naturally occurring asbestos. The draft geotechnical report notes that bedrock at the site is serpentinite, which may contain naturally occurring asbestos. Project construction activities would comply with the San Francisco Construction Dust Control Ordinance (Health Code Article 22B and Building Code section 106.A.3.2.6), which requires specific measures to minimize exposure of workers and the public to dust, including naturally occurring asbestos. These measures include watering all active construction areas to prevent dust from becoming airborne, increasing watering frequency on windy days, covering inactive stockpiles, and washing down equipment before moving from the property. Compliance with the Dust Control Ordinance would ensure that construction activities would not pose a public health risk from the release of naturally occurring asbestos.

Infill project. The project meets the criteria of a transit-oriented infill project subject to CEQA section 20199. Thus, aesthetics and parking shall not be considered in determining if the project has the potential to result in significant environmental effects. Effects on light and views are not considered significant environmental effects under CEQA.

Archeology: Planning staff archeologists determined that the project would not affect archeological resources.

Shadow. A preliminary shadow fan determined that the new building would result in no new shadow on parks or public open spaces. Shadow on streets and neighboring residences is not considered to be a significant impact under CEQA.

Public notice. A notice of environmental review was sent to neighbors and interested parties on October 8, 2020. Neighbors' specific concerns are addressed above.



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1055 TEXAS STREET
RECORD NO.: 2018-015815AHB

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

Reception:
415.558.6378

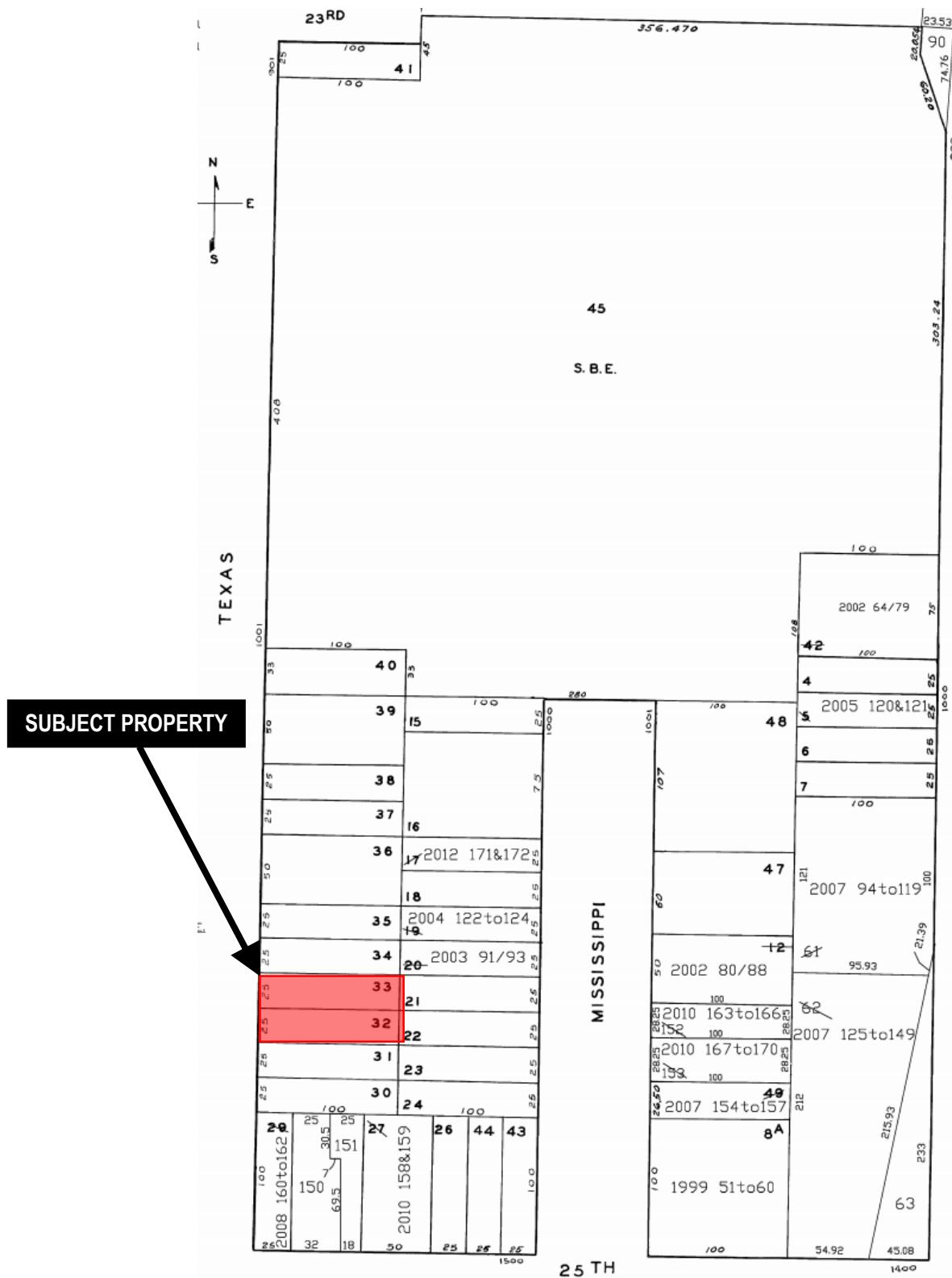
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	N/A	N/A	N/A
Residential GSF	0	20,329	20,329
Retail/Commercial GSF	N/A	N/A	N/A
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	Approx. 3,389	Approx. 3,389
Public Open Space	N/A	N/A	N/A
Other ()	N/A	N/A	N/A
TOTAL GSF	0	20,329	20,329
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	6	6
Dwelling Units - Market Rate	0	19	19
Dwelling Units - Total	0	25	25
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	0	1	1
Number of Stories	0	5 over basements	5 over basements
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	27	27
Car Share Spaces	0	0	0
Other ()			

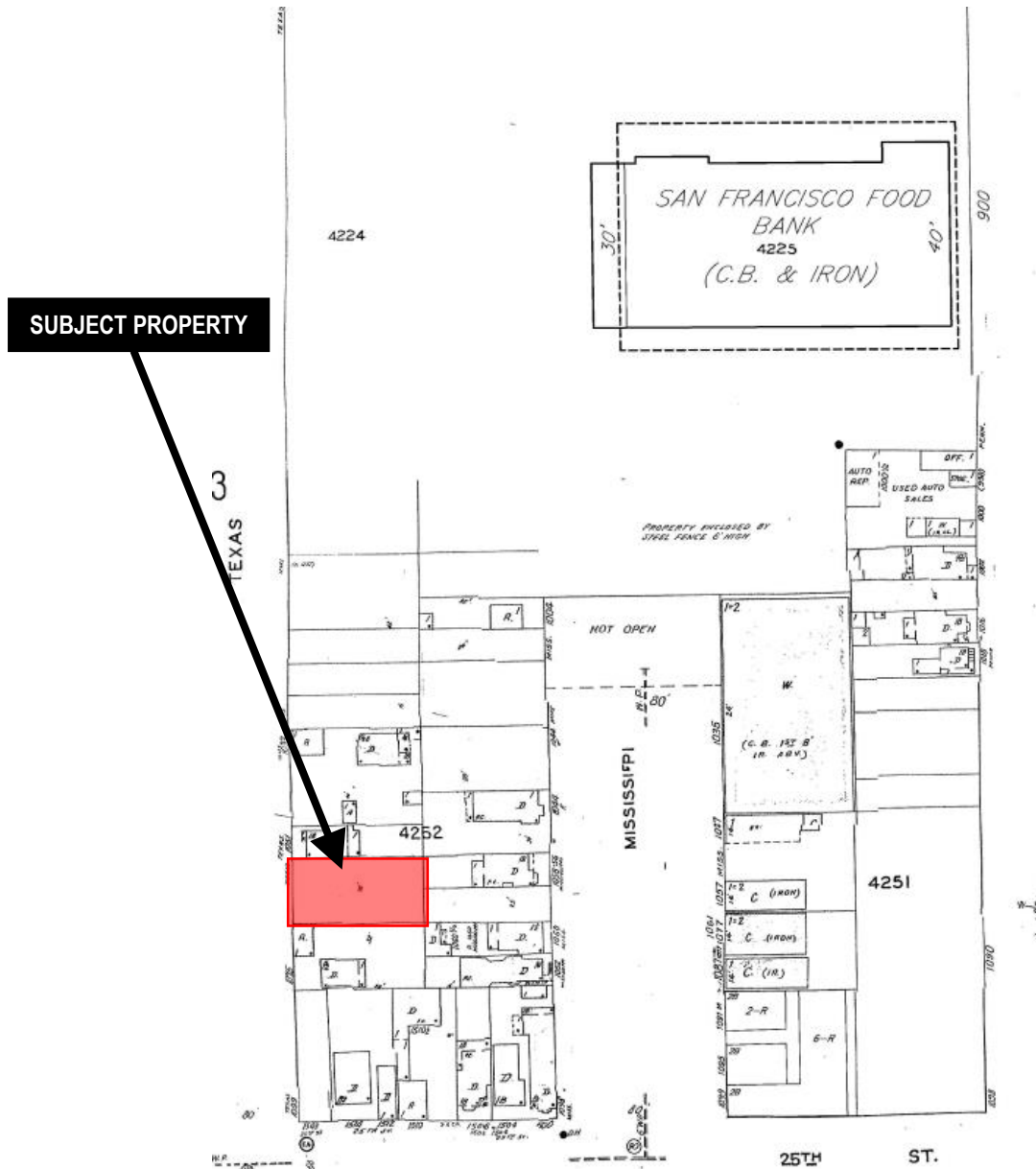
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	5	5
One Bedroom Units	0	5	5
Two Bedroom Units	0	14	14
Three Bedroom (or +) Units	0	1	1
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map



Planning Commission Hearing
Case Number 2018-015815AHB
1055 Texas Street

Sanborn Map*



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



Aerial Photo – View 1

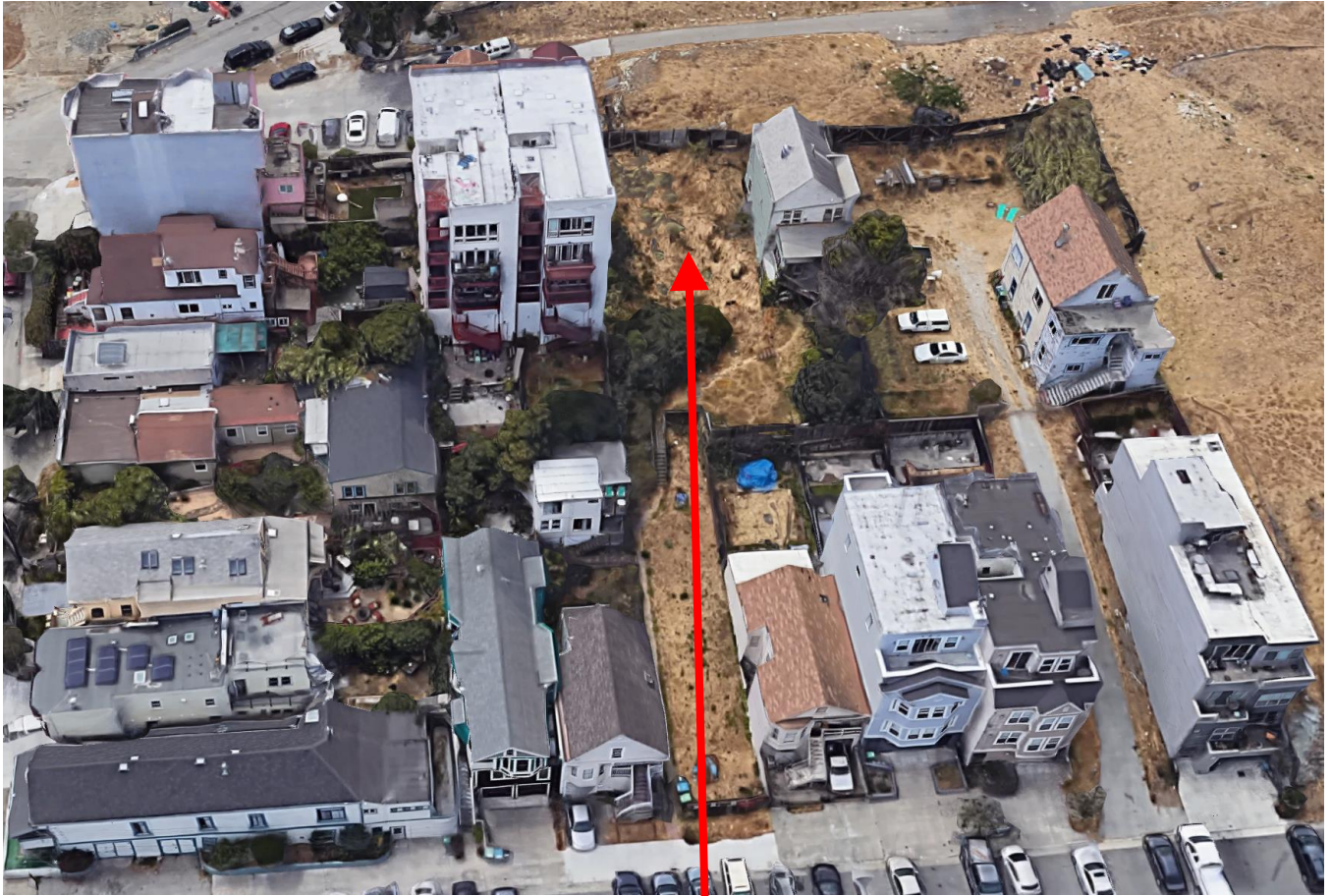


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-015815AHB
1055 Texas Street

Aerial Photo – View 2



SUBJECT PROPERTY



Aerial Photo – View 3



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-015815AHB
1055 Texas Street

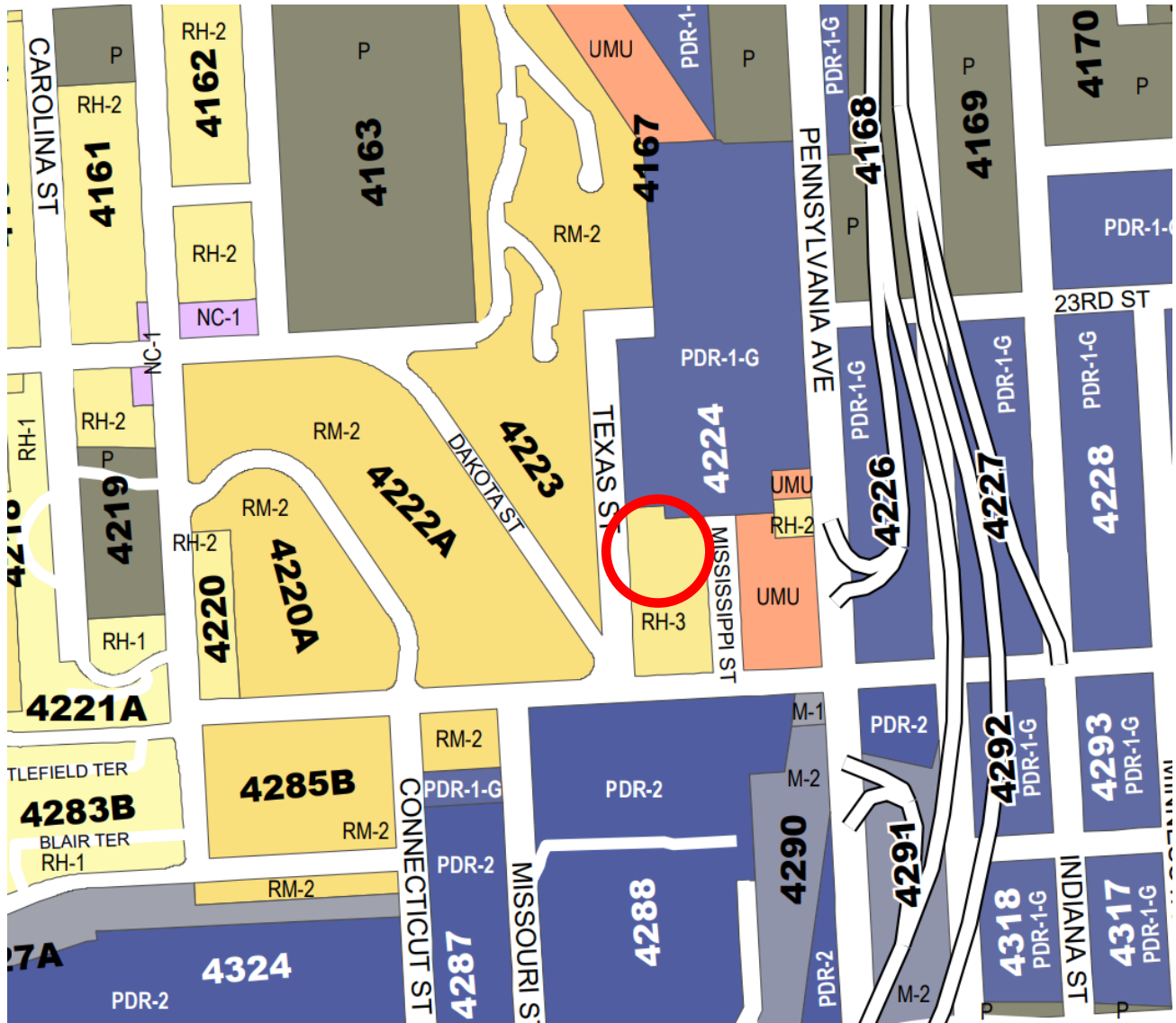
Aerial Photo – View 3



SUBJECT PROPERTY



Zoning Map



Planning Commission Hearing
Case Number 2018-015815AHB
 1055 Texas Street

Site Photo



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-015815AHB
1055 Texas Street

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

December 24, 2020

Delivered by Email (xinyu.liang@sfgov.org)

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

Re: 1055 Texas Street
Planning Case Number: 2018-015815
Hearing Date: January 14, 2021

Dear President Koppel and Commissioners:

This office represents the sponsor of the project at 1055 Texas Street, which proposes to improve the unimproved site with a 5-story, 25 unit project using San Francisco's local density bonus program, HOME-SF (the "**Project**"). The Project will maximize the density on the site while also being compatible in scale with the overall character of the surrounding neighborhood and the buildings on the block. The HOME-SF program ensures an increased affordable housing requirement of 25% while also requiring a higher mix of family-sized units than otherwise applies. We look forward to presenting the Project to you on January 14, 2021.

A. Project Description and HOME-SF

The Project is located on a 5,000 square foot site in an RH-3 zoning district and 40 foot height district. The Project consists of 5 stories with 25 dwelling units with a diverse unit mix (5 studios, 5 1BRs, 14 2BRs and 1 3BR). 3,400 square feet of open space is provided on a number of private decks, the rear yard, and a roof deck. As part of the Project, the project sponsor will extend Texas Street to the northern edge of the Property.



San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
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The Project is using the HOME-SF program to maximize density at the Property. HOME-SF is San Francisco's local density bonus program – one that requires a greater percentage of affordable housing and more narrowly restricted code exceptions in order to better fit new development in San Francisco. In exchange for increasing the on-site affordable housing from **20% to 25%** and increasing the family-sized unit mix to 60% 2BRs and 3BRs, the Project is seeking the following code exceptions:

- One additional 10-foot story above the 40 foot height limit;
- Open space reduction of 44 square feet.

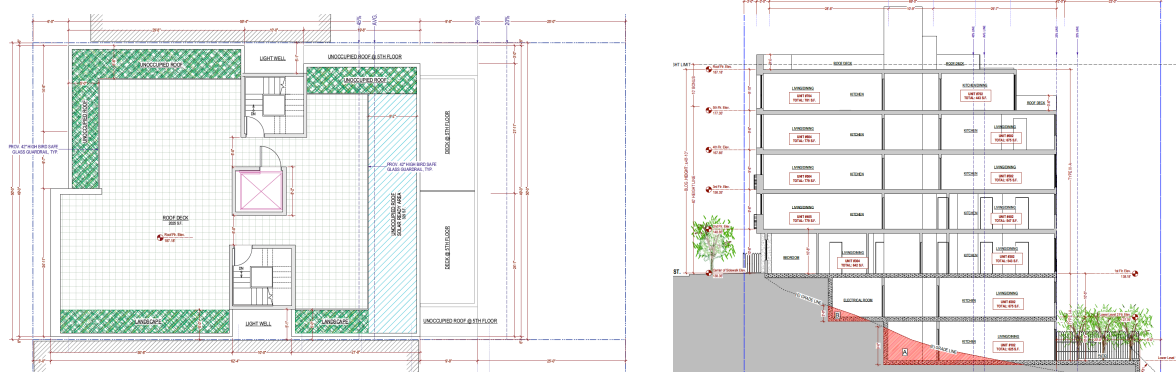
The Project fulfills the City's goal of HOME-SF by providing a greater amount of affordable housing than the minimum affordable housing requirements while allowing for a Project that is still consistent with and sensitive to its surrounding neighborhood.

B. Project Sensitive to Neighbors

Despite the additional 10 feet of height provided by the HOME-SF program, the Project continues to be sensitive to and consistent with the diverse development in its vicinity. At the front, despite being a story taller than its southern neighbor, the Project is only 7 feet taller (including its parapet).



A 10 foot rear setback is provided at the fifth story. A 3 foot side setback is provided for the rear half of the north side of the Property, to provide some relief to its shorter north neighbor. Setbacks are provided on all sides of the roof deck, including an 8 foot setback at the rear to protect privacy of the downhill neighbors. Stair and elevator penthouses have been located at the center of the building to minimize shadow impacts on neighbors.



As seen in the image below, the Project is located on a block with a diverse built environment and has recently undergone (and is expected to further undergo) new development. The block has a mix of single and multifamily buildings. The Project effectively maximizes density at the Property while being appropriately designed for the existing block.



C. Project Outreach

The project sponsor, an experienced San Francisco developer, has conducted significant neighborhood outreach, and the support for the Project demonstrates it. The north neighbor and the rear two neighbors, arguably the most impacted by the Project, are all in support. In particular, the project sponsor has agreed to several privacy measures in the rear of the Project, and will limit use of the rear yard patio from 9 am to 9 pm.

The project sponsor has held several meetings with neighbors, including a general invite meeting in December 2020 to inform interested neighbors of the final design prior to the Planning Commission hearing. The Potrero Boosters are in support of the Project.

D. Conclusion

The Project will improve the existing unimproved lot with a HOME-SF project that maximizes density while providing 5% more affordable units than are otherwise required by the affordable housing program. The Project has been sensitively designed towards its neighbors. As such, the Project provides desperately-needed market rate and affordable housing and we urge you to support it at the hearing in January.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank Fong, Commissioner
Theresa Imperial, Commissioner
Rachel Tanner, Commissioner
Xinyu Liang, Project Planner



COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

Date: October 24, 2018

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

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

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

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

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

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

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

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

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

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

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

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

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

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

Complete EEA/PRJ Accepted
BEFORE: →

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

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

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

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

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

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

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

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

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

Complete EEA/PRJ Accepted

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

Complete EEA/PRJ Accepted

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

Complete EEA/PRJ Accepted

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

Complete EEA/PRJ Accepted

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

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

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

09-10-2019

Date

I, Bahman Ghassemzadeh, TM Build LLC,
do hereby declare as follows:

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

999 Texas Street

Address

4224/033

Block / Lot

The subject property is located within the following Zoning District:

RH-3

Zoning District

40-x

Height and Bulk District

Special Use District, if applicable

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

☐ Yes ☒ No

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

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

2018-015815PRJ/AHB

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:

Ella Samonsky

Planner Name

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

Date

The project contains 25 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☒ Yes Tier 2 ☐ 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:

25%

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:
25	0	5	5	14	1

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:
25	0	1	1	4	0

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	2	10%	80%
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	2	8%	105%
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	2	7%	130%

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

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

TM Build, LLC

Company Name

Bahman Ghassemzadeh

Name (Print) of Contact Person

4742 Mission Street

Address

415-922-0200

Phone / Fax

San Francisco, Ca 94112

City, State, Zip

bahman@siaconsult.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:

Bahman Ghassemzadeh, Owner

Executed on this day in:

Location:

San Francisco

Date:

12-22-2020

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:

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: TM Build, LLC	
PROPERTY OWNER'S ADDRESS: 4742 Mission Street, San Francisco, Ca 94112	TELEPHONE: (415) 922-0200 EMAIL: bahman@siaconsult.com

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

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 999 Texas Street		ZIP CODE: 94107
CROSS STREETS: 25th Street		
ASSESSORS BLOCK/LOT: 4224 / 033	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-x

PROJECT TYPE: (Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other: _____	EXISTING DWELLING UNITS: 0	PROPOSED DWELLING UNITS: 25	NET INCREASE: 25
--	--------------------------------------	---------------------------------------	----------------------------

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

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

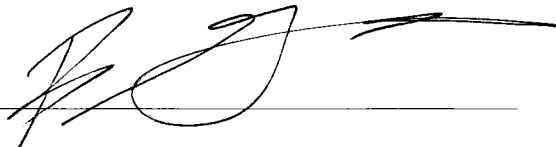
Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

9/10/19

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

Bahman Ghassemzadeh, Owner

Owner / Authorized Agent (circle one)



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS 999 Texas Street		BLOCK/LOT(S) 4224-033 & 4224-032	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR TM Build, LLC	MAIN CONTACT Bahman Ghassemzadeh	PHONE 415-922-0200	
ADDRESS 4742 Mission Street			
CITY, STATE, ZIP San Francisco, Ca 94112		EMAIL bahman@siaconsult.com	
ESTIMATED RESIDENTIAL UNITS 25	ESTIMATED SQ FT COMMERCIAL SPACE 0	ESTIMATED HEIGHT/FLOORS 50'-0"	ESTIMATED CONSTRUCTION COST \$5,500,000
ANTICIPATED START DATE January 20, 2020			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	2	0	2	Laborer	6	1	7
Boilermaker	2	0	2	Operating Engineer	2	0	2
Bricklayer	0	0	0	Painter	3	1	4
Carpenter	7	3	10	Pile Driver	0	0	0
Cement Mason	6	2	8	Plasterer	2	1	3
Drywall/Latherer	6	2	8	Plumber and Pipefitter	6	1	7
Electrician	5	1	6	Roofer/Water proofer	4	1	5
Elevator Constructor	2	0	2	Sheet Metal Worker	3	0	3
Floor Coverer	4	1	5	Sprinkler Fitter	2	1	4
Glazier	4	1	5	Taper	2	1	3
Heat & Frost Insulator	3	0	3	Tile Layer/Finisher	5	1	6
Ironworker	2	0	2	Other:			
TOTAL:			53	TOTAL:			44

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

YES NO
☒ ☐
☒ ☐
☒ ☐
5

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
BAHMAN GHASSEMZADEH	bahman@siiconsult.com	415-922-0700
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)	
<p>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</p> <p>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</p>		



POTRERO BOOSTERS NEIGHBORHOOD ASSOCIATION

Development Committee Comments and Recommendations

Committee Meeting Dates: 12/11/18 and 5/14/19

Development Address: 999 Texas

The proposed development is located on an unapproved right of way at the end of Texas Street, adjacent to Potrero Terrace and Annex, and zoned RH-3 with a height limit of 40 feet. The developer, SIA Consulting, proposes a 20,840 sf, 25 unit residential project on two vacant parcels. This is a Home SF project which allows for a 10 foot increase in height to 50 feet at the front of the building and 70 feet at the rear. Home SF allow for additional exceptions for the rear yard, density and open space.

Note that, as a committee, we do not endorse or oppose projects. That is up to the full membership. All comments are offered in the expectation of a project that will benefit the neighborhood.

Affordability and Unit Mix

This is the first Home SF project that the committee has reviewed and it seems to meet the program's objectives well. The proposed project also reflects the Boosters priorities for the provision of affordable housing and family-friendly housing, so we are delighted that 25% of the units will be affordable and 64% of the units will contain 2 bedrooms.

Design

The Committee very much appreciates the positive evolution of the design in response to earlier comments. We found the original design to be overly symmetrical and generic. The newest iteration responds well to our concerns, with better articulation, a notched top, separation between front and back and better modulation along the sides. The ground floor is nicely set back with an appropriate transition between residences and the sidewalk. We do hope to see more extensive landscaping than is shown in the plans.

We appreciate the project sponsor's flexibility in addressing neighbors' concerns about noise by eliminating the rear rooftop deck in favor of one at the front of the building, and their use of lighter colored panels.

Though the proposed project is out of context to the small cottage at 1051 Texas, it's our understanding that the cottage is slated for future development at a similar scale. The proposed project does work well in context to the 4-story building at 1069/1071/1073 Texas.

Parking

We have long advocated for minimizing onsite parking and are very pleased that the developer has proposed a project with no automobile parking. This is a cost-saving measure that allows for more housing while reducing dependence on private vehicles.

We understand that there are neighborhood concerns about parking impacts but it appears that additional street parking will be available with street improvements. We hope that this addresses expressed concerns.

We suggest that the project sponsor provide at least one charging station for electric bikes.

Hazardous Materials and Community Liaison

The property is located on a site with naturally occurring asbestos. Please provide us with the Phase I Site Assessment along with any preliminary site mitigation plans.

The developer should appoint a Community Liaison as a single point of contact to notify neighbors of construction and remediation activities and field complaints and questions. We suggest that this be included as a condition of approval.

From: [Reza Khoshnevisan](#)
To: [Liang, Xinyu \(CPC\)](#)
Cc: [John Kevlin](#); [Bahman Ghassemzadeh](#)
Subject: FW: 1055 Texas
Date: Monday, December 28, 2020 12:03:45 PM

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

FYI. Please read below.,

Thanks ,
Reza

From: Jonathan Ng <jonathanng91@gmail.com>
Date: Monday, December 28, 2020 at 11:55 AM
To: Bahman Ghassemzadeh <bahman@siaconsult.com>, Reza Khoshnevisan <reza@siaconsult.com>
Subject: 1055 Texas

Hey there,

I am the proud new owner of 1058 Mississippi St, San Francisco, CA 94107, unit 2

I am happy to report that the developers of 1055 Texas have done a wonderful job of addressing my main concerns with the development:

1. the developers have assured me that the sewer easement on the 1058 property has been future proofed with an extra discharge for waste water, meaning that they will not need to jackhammer into my property during construction of the project. Very thoughtful!
2. The developers have assured me that there will be minimal excavation time so the framing of the building will be the biggest contribution to noise. They have assured me that it would take 6-8 months where the noise levels will be higher than normal but beyond that will be manageable. They also won't be starting until the summer or august or so.
3. They've also informed me that they will have active units facing the sidewalk, which I believe will contribute to a sense of community cohesion.

Very glad to be living in a neighborhood with such responsible and proactive members of the community.

Sincerely,
Jonathan

From: [jim walter](#)
To: [Poling, Jeanie \(CPC\)](#); [Liang, Xinyu \(CPC\)](#); [Reza Khoshnevisan](#); [jim walter](#); [sunny outdoors](#)
Subject: planning
Date: Tuesday, December 29, 2020 3:19:18 PM
Attachments: [TM Build and Jim Vendetti signed agreement.pdf](#)

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

Dear Planners

I have made an agreement with TM Build, the developer for 1055 Texas St development; the copy of agreement is in an enclosed attachment. I support the project.

Thank You
Jim Vendetti
1056 Mississippi St



Virus-free. www.avast.com

TM Build and Jim Vendetti 1055 Texas agreement

- **Patio Fence:**

The existing rear fence retaining wall structure at the rear property line of 1056 Mississippi is 15.5 feet high the same height horizontally as 1050 and 1044 Mississippi st . Same height retaining wall and solid 8-foot redwood fence as replacement for 1055 Texas rear patio new construction project.

- **Second Fence:**

Second 8 foot fence the same height and material as 1058 Mississippi St rear fence, due to a 5' setback because of a planning rule. This 5' space is for a 4" sewer pipe for the existing house next door north 1051 Texas st from a sewer easement. Location of the fence line to be marked and verified by the projects licensed surveyor prior to installation.

- **Sewer Line Installation:**

The 3 foot or more space between the two new fences is also for a new 4" sewer pipe for the existing home next door north at 1051 Texas St, to be buried deep underground. After sewer installation in this space, the soil will have filter cloth and 4 inches of gravel installed to prevent weeds from growing to prevent fire hazard. The level of gravel will be poured below second fence concrete footing to stop drainage over footing. The Patio and Retaining wall drainage and Second fence footing drainage design shall be checked by a storm water engineer and updated if needed so flooding does not occur in back yard of 1056 Mississippi. There is no water runoff there now.

- **Rear Patio Trees:**

there shall be 11 - 25-gallon trees planted on both side and back of rear patio. The trees shall be same type tree grown in back of 1051 Texas

- **Hours of use rear Patio:**

The patio shall have permanent signage that states "*Hours of patio usage from 9 am to 9 pm and no smoking.*"


JV 12/22/20

RIC 12/22/2020


- Temporary Fencing:

Temporary 8-foot-tall plywood fencing in back of 1056 Mississippi shall be installed as soon as old fencing is removed same day.

Once This agreement is signed Mr. Vendetti will express his support for the project at 1055 Mississippi as proposed.


.....
Reza Khoshnevisan,
TM Build Managing partner

Date: 12/22/2020


.....
Jim Vendetti, Owner
1056 Mississippi, San Francisco, Ca.

Date: 12/22/2020

From: [Richard Batchelder](#)
To: [Liang, Xinyu \(CPC\)](#)
Subject: Re: 999 Texas Project
Date: Wednesday, October 28, 2020 4:38:48 PM

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

Hi there,

I am a resident at 1079 Texas street and have a number of concerns regarding the proposed 7 story building at 999 Texas street.

I attended a meeting at the Potrero Hill community center over a year ago and my concerns were echoed by all the local residents in attendance.

This project is a full 4 stories higher than anything else on the block and at the previous meeting they lied to us and said it would only be 5 stories high. Once erected it will block out the view of everyone who lives down the street and It will be an eyesore that doesn't fit in with the surrounding architecture.

Furthermore this development is located on one of the steepest hills in San Francisco and they are proposing to provide no parking for the 25 units in the building. We live in a food desert and no one moving into these luxury apartments will be lugging 50lbs of groceries home up this hill. I have lived here for over a decade and all the people here drive to a store, end of story.

The disturbing thing is the developers know this and don't care about the impact it will have on the current residents. They are receiving tax breaks and financial incentives to not provide parking, knowing full well that the wealthy people moving in will have cars. Even if the entire apartment complex was all low income housing, people still have cars they use for work in the trades, service industry and delivery driving which makes up a large portion of low income work here in California.

There will be a significant impact on the lively hood and well being of all current residents in this area. It is completely unacceptable given the fact that up to 50 new vehicles will be parking in an already crowded street that can barely fit 10-12 cars as it is.

I cannot understand why they refuse to make a parking structure or at the very least provide street parking like all the other buildings in this neighborhood.

Please forward my email and concerns to the relevant city and planning officials
Thank you for your time.

Sincerely,

Richard Batchelder
1079 Texas street
San Francisco Ca 94107
(650) 465-0229

Sent from my iPhone



BUILDING SUSTAINING LEADING

BRIDGE HOUSING
CORPORATION

BRIDGE PROPERTY
MANAGEMENT COMPANY

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

Ella Samonsky
Senior Planner
Planning Department
1650 Mission Street
San Francisco, CA 94103

June 24, 2020

Re: 999 Texas Street Development / Potrero HOPE SF Coordination

Dear Ms. Samonsky,

Per yesterday's 999 Texas/Potrero HOPE SF Coordination, BRIDGE Housing Corporation, the master developer of the Potrero HOPE SF project and Carlile Macy, the Potrero civil engineer agree to continue to coordinate the project frontage improvements of the 999 Texas Street development to ensure that the street design is copasetic with the Potrero HOPE SF master street improvement plans.

Sincerely,



Marie Debor

Copy: Infrastructure Task Force

600 CALIFORNIA STREET, SUITE 900, SAN FRANCISCO, CA 94108 TEL: 415.989.1111 FAX: 415.495.4898 BRIDGEHOUSING.COM

2202 30TH STREET, SAN DIEGO, CA 92104 TEL: 619.231.6300 FAX: 619.231.6301

1301 DOVE STREET, SUITE 920, NEWPORT BEACH, CA 92660 TEL: 949.229.7070 FAX: 949.274.7688

38 NW DAVIS STREET, SUITE 450, PORTLAND, OR 97209 TEL: 503.360.1828 FAX: 503.961.8897

1000 SECOND AVENUE, SUITE 1610, SEATTLE, WA 98104 TEL: 206.456.6100

BRIDGE HOUSING IS A NOT-FOR-PROFIT, PUBLIC-BENEFIT CORPORATION