



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION FOR PLANNED UNIT DEVELOPMENT (PUD)

HEARING DATE: MARCH 11, 2021

Date: March 4, 2021
Record No.: 2018-016721CUAVAR
Project Address: 0 Guttenberg Street
Zoning: Residential-House, One-Family (RH-1) Zoning District
40-X Height and Bulk District
Block/Lot: 6475/055
Project Sponsor: Jayesh Patel
240 Francisco Lane, #14950
Fremont, CA 94539
Property Owner: Guttenberg Project LLC
Fremont, CA 94539
Staff Contact: Gabriela Pantoja- (628) 652-7380
Gabriela.Pantoja@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for the construction of 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, 19 Class 1 bicycle-parking spaces, and 8,429 square feet of private usable open space on an approximately 36,406 square foot vacant lot. The dwelling units will range in size from 1,041 to 1,689 square feet and contain two to three bedrooms. The dwelling units will be accessed via a driveway and pedestrian walkways from Guttenberg Street. The residential buildings will range in height from 20 to 30 feet. Trees, landscaping, permeable surfaces, and signage are proposed within the development site.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for a Planned Unit Development (PUD) pursuant to Planning Code Sections 209.1, 303, and 304 for the construction of 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, 19 Class 1 bicycle-parking spaces, and 8,429 square feet of private usable open space on an approximately 36,406 square foot lot within the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

Issues and Other Considerations

- **Public Comment & Outreach.** Prior to the submittal of the Conditional Use Authorization, the Project Sponsors conducted a Pre-Application Meeting on October 03, 2018. The meeting was attended by approximately 70 members of the public. Since the Pre-Application Meeting, the Project Sponsors have continued to engage with the neighborhood and have held seven additional meetings or working groups both in-person or virtually. The most recent meeting was held on January 19, 2021 via Zoom and only three members of the public were present. During the course of the Project Sponsor's engagement with the neighborhood a number of concerns were raised including those pertaining to density, off-street parking, building height, traffic, and privacy. In response, the Project Sponsors have made significant alterations to the proposed development and conducted studies beyond those required to help address the neighborhood's concerns. Additionally, the Project Sponsors have agreed to establish a homeowners' association and implement Covenants, Conditions, and Restrictions (CC&Rs).

To date, the Department has received four correspondence in support of the Project including letters from YIMBY Action and SF Housing Action Coalition. Additionally, a petition has been provided by the YIMY Action and Housing Action Coalition in which 31 members of the public express support for the Project. Members of the public expressing support of the Project state the Project's ability to in-fill an underdeveloped lot, provide sufficient amount of off-street parking spaces, and the addition of dwelling units to the City's housing stock.

To date, the Department has received one correspondence in opposition of the Project. The member of the public expressing opposition of the Project states the Project's inability to provide sufficient amount of off-street parking.

- **Planned Unit Development.** As part of the Planned Unit Development (PUD) pursuant to Planning Code Section 304, the Project will seek modifications from Planning Code Section 134, rear yard, and Section 140, dwelling unit exposure.
 - **Rear Yard.** The subject property is an approximately 36, 406 square foot, irregular shaped lot that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 16, 292 square feet in size and parallel to the rear property lines of the subject property. The Project will construct Buildings "C1- C8" and "A1- A3" within the subject property's required rear yard, and therefore the Project is seeking a modification from the rear yard requirement under the Planned Unit Development (PUD).
 - **Dwelling Unit Exposure.** Each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: 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. The Project will comply with requirement for all dwelling units listed as Buildings "A1- A7." However, all dwelling units listed within Buildings "B1- B4" and "C1-C8" will not comply with this requirement, and therefore the Project is seeking a modification from the exposure requirement under the Planned Unit Development (PUD).
- **Landscaping and Permeability Variance.** The Project will seek a Variance from the landscaping and permeability requirements pursuant to Planning Code Sections 132(g) and 132(h). Planning Code Section

132(g) and 132(h) require that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration. The Project will construct a 20-foot driveway and two pedestrian walkways from Guttenberg Street to the center of the development for access to the dwelling units and their respective off-street parking spaces. Both the proposed driveway and pedestrian walkways will be located within the subject property's front setback, and thus no landscaping or permeable surfaces will be provided in compliance with Planning Code Section 132(g) and 132(h).

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. The Project will maximize the use of a currently underdeveloped lot and construct a new residential development within close proximity to public transportation, commercial corridors, and jobs. The Project will provide 19 additional family sized dwelling units to the City's housing stock on a suitable development lot and contribute an Affordable Housing Fee to the City. The Project will also provide a use compatible with the RH-1 Zoning District and construct 15 residential buildings that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: MARCH 11, 2021

Record No.: 2018-016721CUAVAR
Project Address: 0 GUTTENBERG STREET
Zoning: Residential-House, One-Family (RH-1) Zoning District
40-X Height and Bulk District
Block/Lot: 6475/055
Project Sponsor: Jayesh Patel
240 Francisco Lane, #14950
Fremont, CA 94539
Property Owner: Guttenberg Project LLC
Fremont, CA 94539
Staff Contact: Gabriela Pantoja- (628) 652- 7380
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO PLANNING CODE SECTIONS 209.1, 303, AND 304 FOR THE CONSTRUCTION OF 15 RESIDENTIAL BUILDINGS (FOUR DUPLEXES AND 11 TOWN-HOMES) WITH A TOTAL OF 19 DWELLING UNITS, 29 OFF-STREET PARKING SPACES, 19 CLASS 1 BICYCLE-PARKING SPACES, AND 8,429 SQUARE FEET OF PRIVATE USABLE OPEN SPACE ON AN APPROXIMATELY 36,406 SQUARE FOOT LOT, LOCATED AT 0 GUTTENBERG STREET, LOT 055 IN ASSESSOR'S BLOCK 6475, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. UNDER THE PLANNED UNIT DEVELOPMENT, THE PROPOSAL IS SEEKING EXCEPTIONS FROM THE REAR YARD (PLANNING CODE SECTION 134) AND EXPOSURE (PLANNING CODE SECTION 140) REQUIREMENTS.

PREAMBLE

On December 12, 2018, Jayesh Patel of Guttenberg Project, LLC (hereinafter "Project Sponsor") filed Application No. 2018-016721CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, and 19 Class 1 bicycle-parking spaces on an approximately 36,406 square foot lot (hereinafter "Project") at 0 Guttenberg Street, Block 6475 Lot 055 (hereinafter "Project Site").

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

On February 10, 2021, the Project Sponsor filed Application No. 2018-016721VAR with the Planning Department for a Variance from the Landscaping and Permeability requirements (Planning Code Section 132).

On March 11, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization and Variance Applications No. 2018-016721CUAVAR.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-016721CUAVAR is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-016721CUAVAR, 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 proposal is for the construction of 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, 19 Class 1 bicycle-parking spaces, and 8,429 square feet of private usable open space on an approximately 36,406 square foot vacant lot. The dwelling units will range in size from 1,041 to 1,689 square feet and contain two to three bedrooms. The dwelling units will be accessed via a driveway and pedestrian walkways from Guttenberg Street. The residential buildings will range in height from 20 to 30 feet. Trees, landscaping, permeable surfaces, and signage are proposed within the development site.
- 3. Site Description and Present Use.** The approximately 36,406 square foot subject property is located on the west side of Guttenberg Street, between Morse and Brunswick Streets; Lot 55 of Assessor's Block 6475. The subject property is currently undeveloped and much of the property is occupied by trees or greenery. The subject property is accessed via a 30-foot wide street frontage along Guttenberg Street. A lateral slope is present at the site with an approximately 10-point grade change from north to south.
- 4. Surrounding Properties and Neighborhood.** The subject property is located within the RH-1 (Residential-House, One Family) Zoning District, the 40-X Height and Bulk District, and Crocker Amazon neighborhood, adjacent to the Outer Mission and Excelsior neighborhoods. The RH-1 (Residential-House, One-Family) is located directly to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments specifically single-family dwelling units. Directly to the north, south, west, and east of the subject property are single-family residences.
- 5. Public Comment & Outreach.** Prior to the submittal of the Conditional Use Authorization, the Project Sponsors conducted a Pre-Application Meeting on October 03, 2018. The meeting was attended by approximately 70 members of the public. Since the Pre-Application Meeting, the Project Sponsors have continued to engage with the neighborhood and have held seven additional meetings or working groups both in-person or virtually. The most recent meeting was held on January 19, 2021 via Zoom and only three members of the public were present. During the course of the Project Sponsor's engagement with the neighborhood a number of concerns were raised including those pertaining to density, off-street parking, building height, traffic, and privacy. In response, the Project Sponsors have made significant alterations to the proposed development and conducted studies beyond those required to help address the neighborhood's concerns. Additionally, the Project Sponsors have agreed to establish a homeowners' association and implement Covenants, Conditions, and Restrictions (CC&Rs).

To date, the Department has received four correspondence in support of the Project including letters from YIMBY Action and SF Housing Action Coalition. Additionally, a petition has been provided by the YIMBY Action and Housing Action Coalition in which 31 members of the public express support for the Project. Members of the public expressing support of the Project state the Project's ability to in-fill an underdeveloped lot, provide sufficient amount of off-street parking spaces, and the addition of dwelling units to the City's housing stock.

To date, the Department has received one correspondence in opposition of the Project. The member of the public expressing opposition of the Project states the Project's inability to provide sufficient amount of off-street parking.

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

- A. Use and Dwelling Unit Density.** Pursuant to Planning Code Sections 207 and 209.1 properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot area or conditionally permitted to contain one dwelling unit per 3,000 square feet of lot area with no more than three units per lot. However, pursuant to Planning Code Section 304, Planned Unit Development (PUD) allows for a residential density that is equal to the density of the zoning district immediately above the development parcel's underlying zoning, less one unit. In this case, the density permitted in the Residential-House, Two- Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization.

The subject property is a 36, 406 square foot lot, and therefore is permitted 24 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project is proposing 19 dwelling units. The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- B. Rear Yard.** Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet.

The subject property is an approximately 36, 406 square foot, irregular shaped lot that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 16, 292 square feet in size and parallel to the rear property lines of the subject property. The Project will construct Buildings C1- C8 and A1- A3 within the subject property's required rear yard, and therefore the Project is seeking a modification from the rear yard requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- C. Front Setback.** Planning Code Section 132 requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

The Project will provide a front setback equal to the average of adjacent properties' front setback which is 14 feet 2 inches in depth. However, the Project will not provide landscaping equal to 20 percent of the subject property's front setback area and permeable surfaces equal to 50 percent of the property's front setback area, and thus a Variance is required. The Project is seeking a landscaping and permeability Variance under Case No. 2018-016721VAR.

- D. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: 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, a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

The Project will comply with requirement for all dwelling units listed as Buildings "A1- A7." However, all dwelling units listed within Buildings "B1- B4" and "C1-C8" will not comply with this requirement, and therefore the Project is seeking a modification from the exposure requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."

- E. **Usable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-1 Zoning District contain access to at minimum 300 square feet of private usable open space or at minimum 400 square feet of common usable open space.

The Project will comply with this requirement. Each dwelling unit will contain access to at minimum 300 square feet of private useable open space.

- F. **Residential Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

The subject building will contain a 19 Class 1 bicycle parking spaces, each dwelling unit will have access to one bicycle parking space. Therefore, the Project complies with this requirement.

- G. **Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required per dwelling unit. However, each dwelling unit is principally permitted to contain at 1.5 off-street parking spaces.

The Project will comply with this requirement. A total of 19 dwelling units and 29 off-street parking spaces are proposed, the maximum number of principally permitted off-street parking spaces.

- H. **Building Height.** Pursuant to Planning Code Section 260 and 261, the subject property is limited to a building height of 35 feet in height.

The Project will comply with this requirement. The proposed residential buildings will measure no more than 35 feet in height.

- I. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements

and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application.

The Project Sponsor has submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor’s Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on January 7, 2019; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 20%.

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

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

The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underdeveloped lot and will provide 19 additional dwelling units to the City’s housing stock on a suitable development lot. Furthermore, the Project will provide a use compatible with the RH-1 Zoning District and construct 15 residential buildings that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. Most of surrounding buildings are modest in sized single to multi-family buildings under 40 feet in height, similar to the proposed residential buildings in the listed Project.

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

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

The Project will develop an approximately 36, 406 square foot undeveloped, irregular shaped lot in a manner that will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The development will be compatible with the immediate residential neighborhood and designed to reflect the overall neighborhood context. The configuration of the development with a common driveway, pedestrian walkways, aligned residential buildings, rear yards, and raised dwelling unit entries reflects the immediate

neighborhood's development pattern.

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

The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of on-street parking spaces and loading spaces. The Project will construct one new curb cut along Guttenberg Street to provide access to a total of 29 off-street parking spaces, at minimum one space for each new dwelling unit. The number of available on-street parking spaces is not expected to be altered significantly. Additionally, the Project site is well served by public transit. The subject property is located approximately less than a mile from the Balboa Muni and BART station and two blocks from Mission Street which is served by the 88, 14, and 14-R bus lines.

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

The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.

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

The Project will provide common and private usable open space, pedestrian walkways, landscaping, permeable surfaces, and trees at the development site. A landscape architect will ensure that the appropriate landscaping and trees are incorporated into the development's design. Appropriate lighting, signage, fencing, and buffers are incorporated into the design that will enhance privacy and help transition between the immediate neighborhood and proposed development. Additionally, the Project will configure the development to provide access to and screen all off-street parking spaces appropriately.

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

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

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

The Project is consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed residential buildings will be consistent with the characteristics of the listed Zoning District.

8. **Planned Unit Development.** Planning Code Section 304 establishes procedures for Planned Unit Developments (PUD), which are intended for projects on sites of considerable size, including an area of

not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

A. **Modifications.** The Project requests modifications from Planning Code Section 134, rear yard, and Section 140, dwelling unit exposure. Each modification is discussed below.

- I. Rear Yard. *Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet. The subject property is an approximately 36, 406 square foot, irregular shaped lot that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 16, 292 square feet in size and parallel to the rear property lines of the subject property. The Project will construct Buildings C1- C8 and A1- A3 within the subject property's required rear yard.*

While the development does not comply with the strict application of Planning Code Section 134, the Project will respond to the existing mid-block open space pattern of the subject block. Each residential building will be setback at minimum 15 feet from each respective building's rear property line and contribute to the mid-block open space. Furthermore, the development will be designed to respond to the topography of the site and minimize impacts to the mid-block open space. The development will also provide landscaping, trees, fencing, and buffers to enhance privacy and help transition between the immediate neighborhood and site. Therefore, the proposed modification is justified.

- II. Exposure. *Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: 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, a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code. The Project will comply with requirement for all dwelling units listed as "Buildings A1- A7." However, all dwelling units listed within Buildings "B1- B4" and "C1-C8" will not comply with this requirement.*

While the development does not comply with the strict application of Planning Code Section 140, the Project will provide a courtyard measuring 27 feet 6 inches in width and 99 feet in length at all levels between Buildings "B1- B4" and "C1- C8" that is unobstructed. Additionally, each dwelling unit within Buildings "B1- B4" and "C1-C8" will have adequate access to light and air from the subject property's open courtyard area and the mid-block open space. Therefore, the proposed modification is justified.

B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- I. Affirmatively promote applicable objectives and policies of the General Plan;

The Project complies with the objectives and policies of the General Plan, as stated in Item No. 9 “General Plan Compliance.”

- II. Provide off-street parking appropriate to the occupancy proposed and not exceeding principally permitted maximum amounts;

Pursuant to Planning Code Section 151, 1.5 off-street parking spaces are principally permitted per dwelling unit. The Project will provide 19 dwelling units and 29 off-street parking spaces which is the maximum number of principally permitted off-street parking spaces and is appropriate for the proposed residential occupancy.

- III. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The Project will provide a sufficient amount of usable open space. Approximately 8,429 square feet of private usable open space in the form of rear patios and decks, and roof decks. The Project will also provide two pedestrian walkways from Guttenberg Street to the center of the development as means to support pedestrian connectivity to the neighborhood.

- IV. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

In this case, the density permitted in the Residential-House, Two-Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization. The subject property is a 36,406 square foot lot, and therefore is permitted 24 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project will provide 19 dwelling units, and therefore the Project will not be substantially equivalent to a reclassification of the subject property.

- V. In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

The Project does not include any commercial uses.

- VI. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent

of those sections;

The subject property is located within the RH-1 Zoning District and 40-X Height and Bulk District, and therefore is limited to a building height of 35 feet pursuant to Planning Code Section 261. The proposed residential buildings will range from 20 to 30 feet in height, and therefore comply with the applicable building height limit of 35 feet.

- VII. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

Not applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.

- VIII. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

Not applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.

- IX. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

Not applicable. The subject property is located within the RH-1 Zoning District and not within an RTP or NCT Zoning District.

- X. Provide street trees as per the requirements of Section 138.1 of the Code.

The Project will provide street trees as deemed appropriate by the Director of Public Works pursuant to Article 16 of the Public Works Code.

- XI. Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

The Project will construct a 20-foot driveway and two pedestrian walkways from Guttenberg Street to the center of the development for access to the dwelling units and their respective off-street parking spaces. Both the proposed driveway and pedestrian walkways will be located within the subject property's front setback, and thus no landscaping or permeable surfaces will be provided in compliance with Planning Code Section 132(g) and 132(h). Therefore, the Project is seeking a Variance from the landscaping and permeable surface requirements under Case No. 2018-016721VAR.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 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.

OBJECTIVE 12

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

Policy 12.2

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

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 34.5:

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.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project will develop an underdeveloped site and construct 15 residential buildings (4 duplexes and 11 townhomes) within close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing 19 dwelling units and contribute an Affordable Housing Fee to be utilized by the City to construct affordable housing. All 19 dwelling units will be family friendly units in that they will contain two or more bedrooms and be located near amenities like usable open space (i.e. decks and patios) and laundry. Additional family orientated amenities will also be made available to the future residents of the subject buildings including bicycle and off-street parking spaces. However, the Project site is well served by public transportation. The subject property is located approximately less than a mile from the Balboa Muni and BART station and two blocks from Mission Street which is served by the 88, 14, and 14-R bus lines.

Furthermore, the Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The development will respect the existing building massing and articulation of the immediate neighborhood by responding to the topography of the site, incorporating three-dimensional building features (i.e. bay windows, recessed windows and doors), utilizing landscaping and decks to provide a break in the building massing, and centralizing all rooftop features within the subject buildings to diminish their visibility from the public-right-of-way and adjacent neighbors. The development will also incorporate appropriate lighting, signage, fencing, and buffers to enhance safety, privacy, and help transition between the immediate neighborhood and proposed development. Pedestrian walkways and a driveway will support pedestrian connectivity from the neighborhood to the center of the development.

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

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

The proposal will not remove or displace an existing neighborhood serving retail uses. The Project site does not contain an existing neighborhood serving retail use, rather the site is currently undeveloped.

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 will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will develop an undeveloped lot with 15 residential buildings (4 duplexes and 11 town-homes) for a total of 19 dwelling units, 29 off-street parking spaces, a 20-foot driveway, two pedestrian walkways, trees, landscaping, and signage that reflect the immediate neighborhood's character. Additionally, all proposed dwelling units will be family friendly dwelling units with two or more bedrooms and located in close proximity to amenities (i.e. usable open space, laundry room, bicycle parking, off-street parking).

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

The Project will not negatively affect the City's supply of affordable housing; no affordable housing units will be removed. Rather, the Project will enhance the City's supply of affordable housing by contributing an Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide.

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

The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will construct one new curb cut along Guttenberg Street to provide access to a total of 29 off-street parking spaces, at minimum one space for each new dwelling unit. The number of available on-street parking spaces is not expected to be altered significantly. Additionally, the Project site is well served by public transit. The subject property is located approximately less than a mile from the Balboa Muni and BART station and two blocks from Mission Street which is served by the 88, 14, and 14-R bus lines.

- 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 industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector. The Project site is an undeveloped lot.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the subject property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-016721CUAVAR** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 24, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 11, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 11, 2021

EXHIBIT A

Authorization

This authorization is for a Conditional Use for a Planned Unit Development (PUD) for the construction of 15 residential buildings (four duplexes and 11 town-homes) with a total of 19 dwelling units, 29 off-street parking spaces, 19 Class 1 bicycle-parking spaces, and 8,429 square feet of private usable open space on an approximately 36,406 square foot lot located at 0 Guttenberg Street, Block 6475, Lot 055 pursuant to Planning Code Sections 209.1, 303, and 304 within the RH-1 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated January 24, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2018-016721CUAVAR and subject to conditions of approval reviewed and approved by the Commission on **March 11, 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 **March 11, 2021** under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

- 6. Additional Project Authorization.** The Project Sponsor must obtain a Variance pursuant to Planning Code Sections 132 and 305 from the landscaping and permeability requirements and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, 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 628.652.7380, 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. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

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

improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

- 12. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the transformer vaults for this project to be located within transformer rooms or underground vaults within the subject property. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

Parking and Traffic

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

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

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

- 14. Bicycle Parking.** The Project shall provide no fewer than Nineteen (19) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

- 15. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than twenty-nine (29) off-street parking spaces.

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

www.sfplanning.org

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

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

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

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

- 19. 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 628.652.7380, www.sfplanning.org

- 20. Inclusionary Affordable Housing Program.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- 21. Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and

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

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

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

Monitoring - After Entitlement

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

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

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

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

Operation

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

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

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

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

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

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

0 Guttenberg St
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4742 MISSION STREET
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SHEET TITLE

Project Data

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO. **A-0.2**

UNIT #	BLDG	# OF STORIES	DWELLING DATA				REAR YARD	BLDG HEIGHT	
			LIVING	GARAGE	# OF BED/BATH	# OF PARKING			PRIVATE OPEN SPACE
A-1	A	2	1,584	416	3/3	2	359	15'	20'-11"
A-2			1,682	468		2	358	15'	21'-2"
A-3			1,682	465		1	358	15'	21'-6"
A-4			1,681	465		2	583	26'-6" / 20'	21'-7"
A-5			1,682	465		2	476	20'	21'-10"
A-6			1,680	465		2	476	20'	22'-1"
A-7			1,689	465		2	476	20'	22'-4"
B-1	B	2	1,406	327	2	375	15'	20'-4"	
B-2			1,400	325	2	375	15'	20'-7"	
B-3			1,400	325	2	375	15'	20'-10"	
B-4			1,406	325	2	375	15'	21'-2"	
C-1	C	3	1,178	372	2/2.5	2	375	15'	26'-2"
C-2			1,087		2/2		475		
C-3			1,178	363	2/2.5	2	375	15'	25'-10"
C-4			1,079		2/2		480		
C-5			1,179	365	2/2.5	2	375	15'	25'-7"
C-6			1,079		2/2		480		
C-7			1,128	362	2/2.5	2	826	15'	25'-4"
C-8			1,041		2/2		457		
TOTAL			26,241	5,973		29	8,429		



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SHEET TITLE

Block Map

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

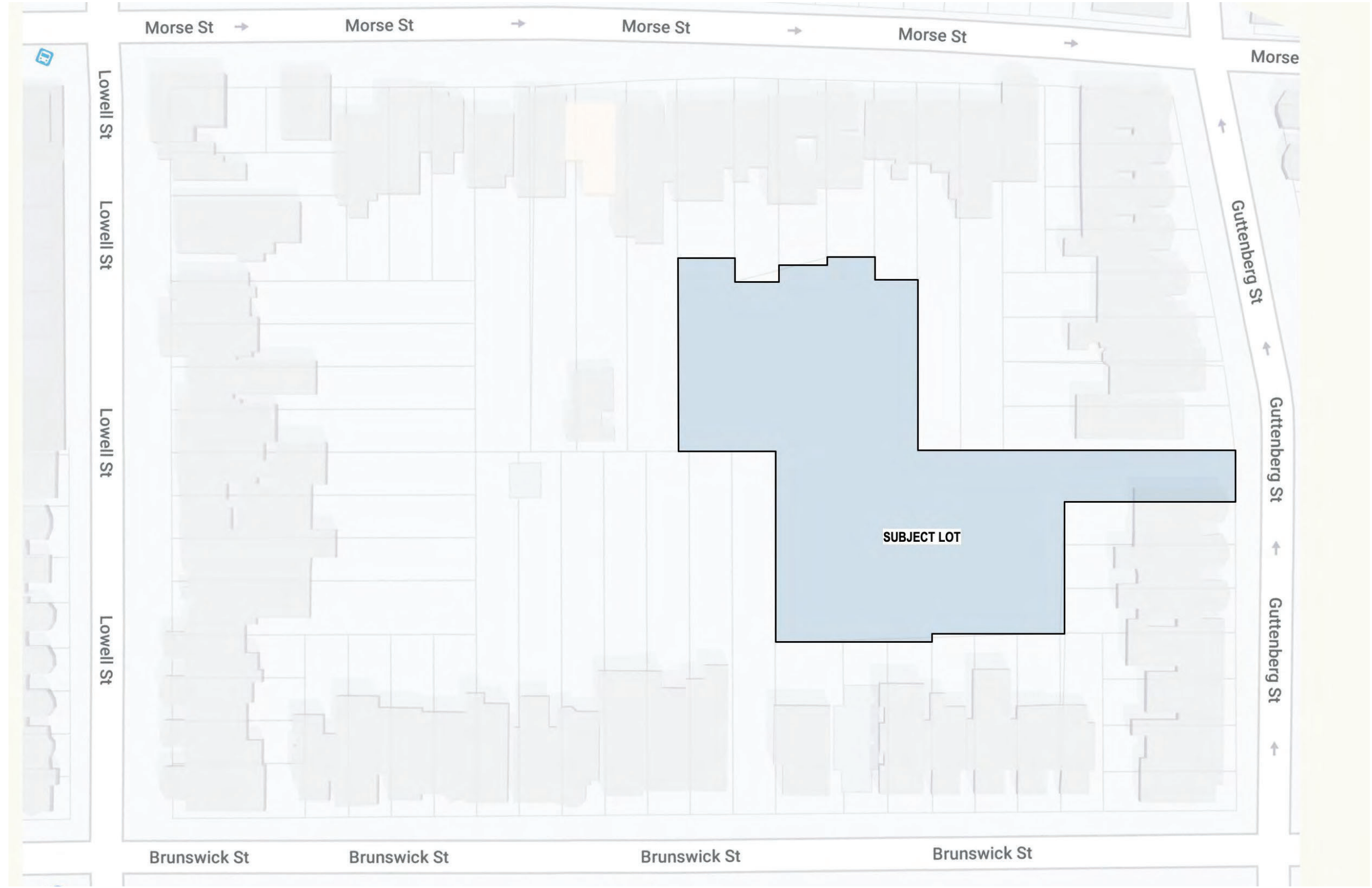
CHECKED R.K.

DATE 01/13/2020

REVISED DATE 01/24/2021


JOB NO. 19-1870

SHEET NO. **A-0.3**



Block Map



Site Arial Photo 

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



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SHEET TITLE

Site Arial
Photo

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO. **A-0.4**



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SHEET TITLE

Site Photo -
Surrounding
Context

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 01/13/2020

REVISED DATE 01/24/2021


JOB NO. 19-1870

SHEET NO. **A-0.5**



Site Photo - Surrounding Context



Vicinity Map (Block Aerial View) 

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
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SHEET TITLE

Vicinity Map
(Block Aerial View)

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ISSUES / REVISIONS

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DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.

A-0.6



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SHEET TITLE

BLDG-A
3D Rendering

BLDG B



BLDG-A 3D Rendering

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JOB NO. 19-1870

SHEET NO. **A-0.7**

PROJECT NAME

0 Guttenberg St
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SHEET TITLE

BLDG-B & C
3D Rendering

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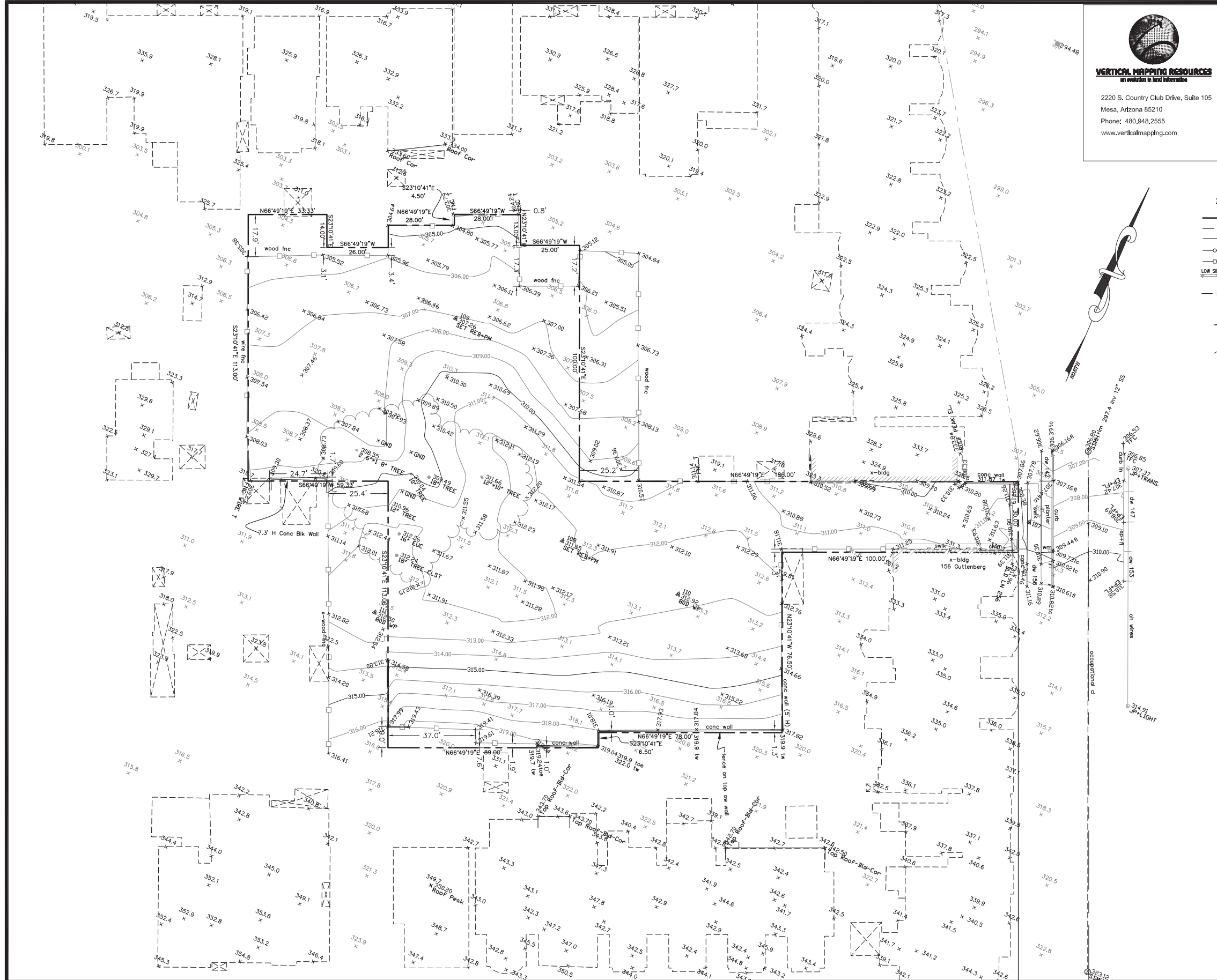
REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.
A-0.8



BLDG-B & C 3D Rendering



VERTICAL MAPPING RESOURCES
an evolution in land information

2220 S. Country Club Drive, Suite 105
 Mesa, Arizona 85210
 Phone: 480.948.2555
 www.verticalmapping.com

Map Scale: 1" = 20'
 Contour Interval: N/A
 Photo Date: December 7, 2020
 Photo Scale: 1:2400
 Client: Sterling Consultants
 Project Name: Guttenberg St
 Project Number: 20-3185
 Client Reference: Guttenberg St
Control Survey provided by Sterling Consultants
 Edited by: AE

NOTES:

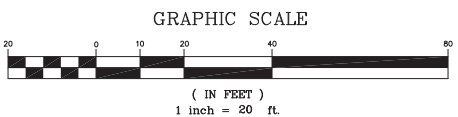
- Map must be properly field checked and verified before use. Alterations serviced promptly.
- Structure outlines indicate dip line, but may also include elevated stairs and misc. attachments.
- Features in shadows, vegetation, and near tall objects may be omitted for clarity or due to being obscured, and/or may not meet map accuracy standards due to being obscured.
- Mapping outside of the survey control perimeter may not meet map accuracy standards.
- Plotted control point elevations are at ground level unless otherwise indicated.

Accuracy Standards:
 This data set was produced to meet ASPRS Positional Accuracy Standards for Digital Geospatial Data (2014) for a 6 (cm) RMSE_x / RMSE_y Horizontal Accuracy Class, and for a 5 (cm) RMSE_z Vertical Accuracy Class.



LEGEND

SYMBOL	DESCRIPTIONS	ABBREVIATIONS
---	BOUNDARY / RIGHT-OF-WAY LINE	AC AIR CONDITIONER UNIT
---	EASEMENT LINE	AD AREA DRAIN
---	CENTERLINE (C)	BSW BACK OF WALK
---	CONCRETE FENCE	BW BOTTOM OF WALL (EXPOSED FACE)
---	GOOD NEIGHBOR WOOD FENCE	CONC. CONCRETE
---	RETAINING WALL	DBH DIAMETER AT BREAST HEIGHT
---	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT	DI DRAIN INLET
---	EXISTING GRADE ELEVATION	DS DOWNSPOUT
---	EXISTING CONTOUR w/ ELEVATION	EP EDGE OF PAVEMENT
---	EXISTING TREE w/ DBH	EM ELECTRIC METER
---	EXISTING WATER METER	EX EXISTING
---		FF FINISHED FLOOR ELEVATION
---		FG FINISHED GRADE ELEVATION
---		FL FLOW LINE ELEVATION
---		FW FACE OF WALL
---		GM GAS METER
---		MB MAIL BOX
---		O/H OVERHEAD
---		PL PROPERTY LINE
---		PUE PUBLIC UTILITY EASEMENT
---		R= RADIUS OF CURVE
---		△= INCLUDED ANGLE OF CURVE
---		L= LENGTH OF CURVE
---		WM WATER METER



BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY HELMUT KORSTICK.

BASIS OF BEARINGS: COORDINATES ARE BASED UPON THE CITY OF SAN FRANCISCO (CCSF-2013 HPN) COORDINATE SYSTEM (SPECIFICALLY HELD CCSF PTS. 433 AND 434).

BENCHMARK: NAVD 88, HELD ELEVATION OF 333.45 AT CCSF PT /433 (SF-VD-13)



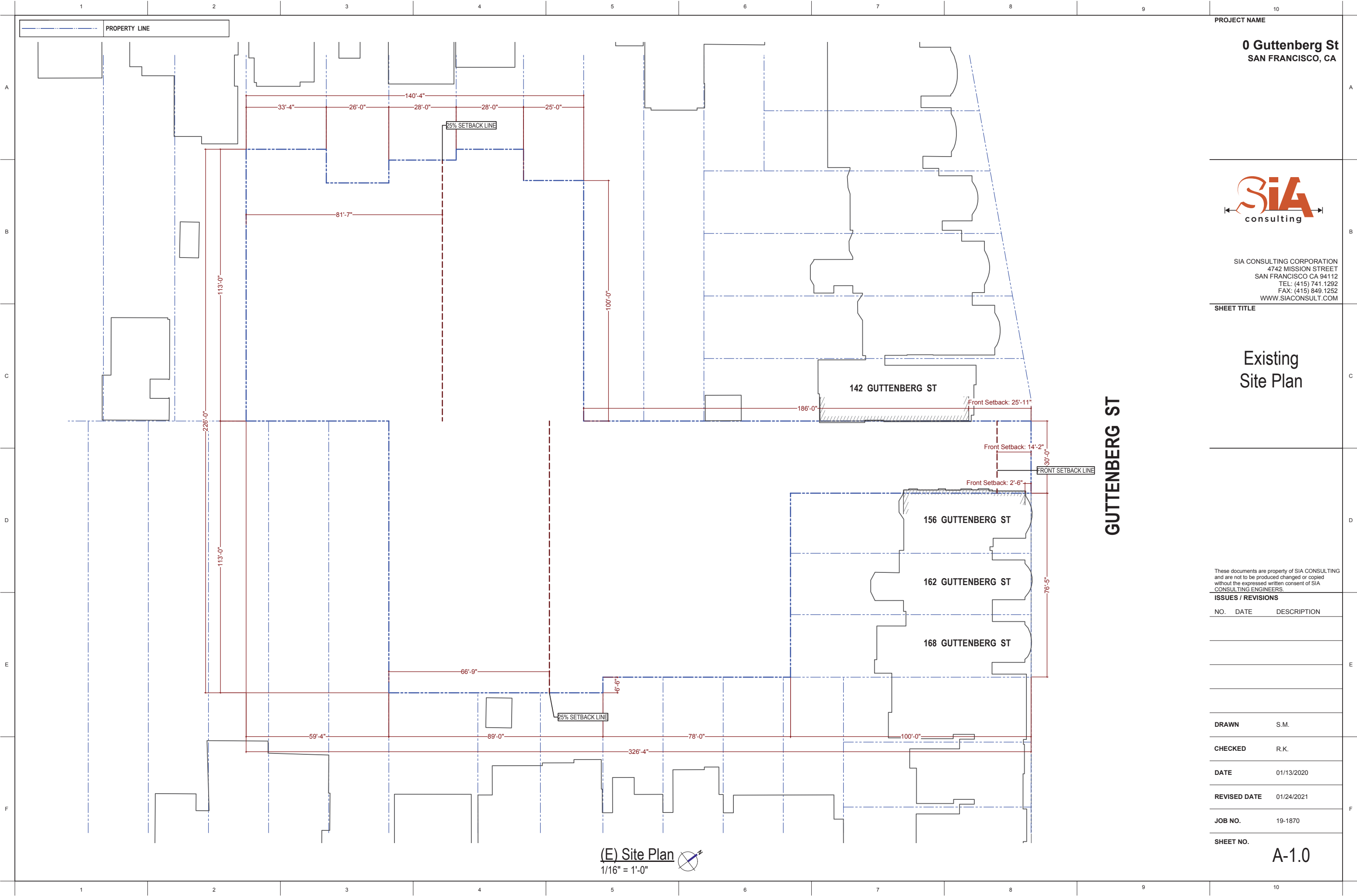
DATE: DEC 17, 2020	PREPARED BY, OR UNDER THE DIRECTION OF:			
SCALE: AS NOTED				
DRAWN: DSK				
DESIGNED: DSK				
ENGINEER: DSK				
MANAGER: DSK				
NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY:
STERLING CONSULTANTS
 4650 FREMONT BOULEVARD, UNIT #205
 FREMONT, CA 94538
 1sterlingconsultants@gmail.com PHONE: 510.344.8935

PREPARED FOR:
 GUTTENBERG PROJECT, LLC
 47618 HOYT STREET
 FREMONT, CA 94539
 TEL: 510-290-0563
 Jayesh.Patel.517@gmail.com

APN/PARCEL ID: LOT 055, BLOCK 6475
 150 GUTTENBERG STREET
BOUNDARY AND TOPOGRAPHIC SURVEY
 SAN FRANCISCO CITY & COUNTY OF SAN FRANCISCO CALIFORNIA

SHEET NO. **C1**
 JOB NO. 2017-293
 PRINTED: DECEMBER 17, 2020



PROJECT NAME

0 Guttenberg St
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SHEET TITLE

Existing
Site Plan

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DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.

A-1.0

(E) Site Plan
1/16" = 1'-0"

GUTTENBERG ST

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
0 Guttenberg St
 SAN FRANCISCO, CA

0 GUTTENBERG ST
 SETBACK PROVIDED: 424 S.F.
 20% LANDSCAPING:
 20% of Front Setback: 84.8 S.F.
 Landscaping Prov.: 0 S.F.
 50% PERMEABLE:
 50% of Front Setback: 212 S.F.
 Permeability Prov.: 424 S.F.



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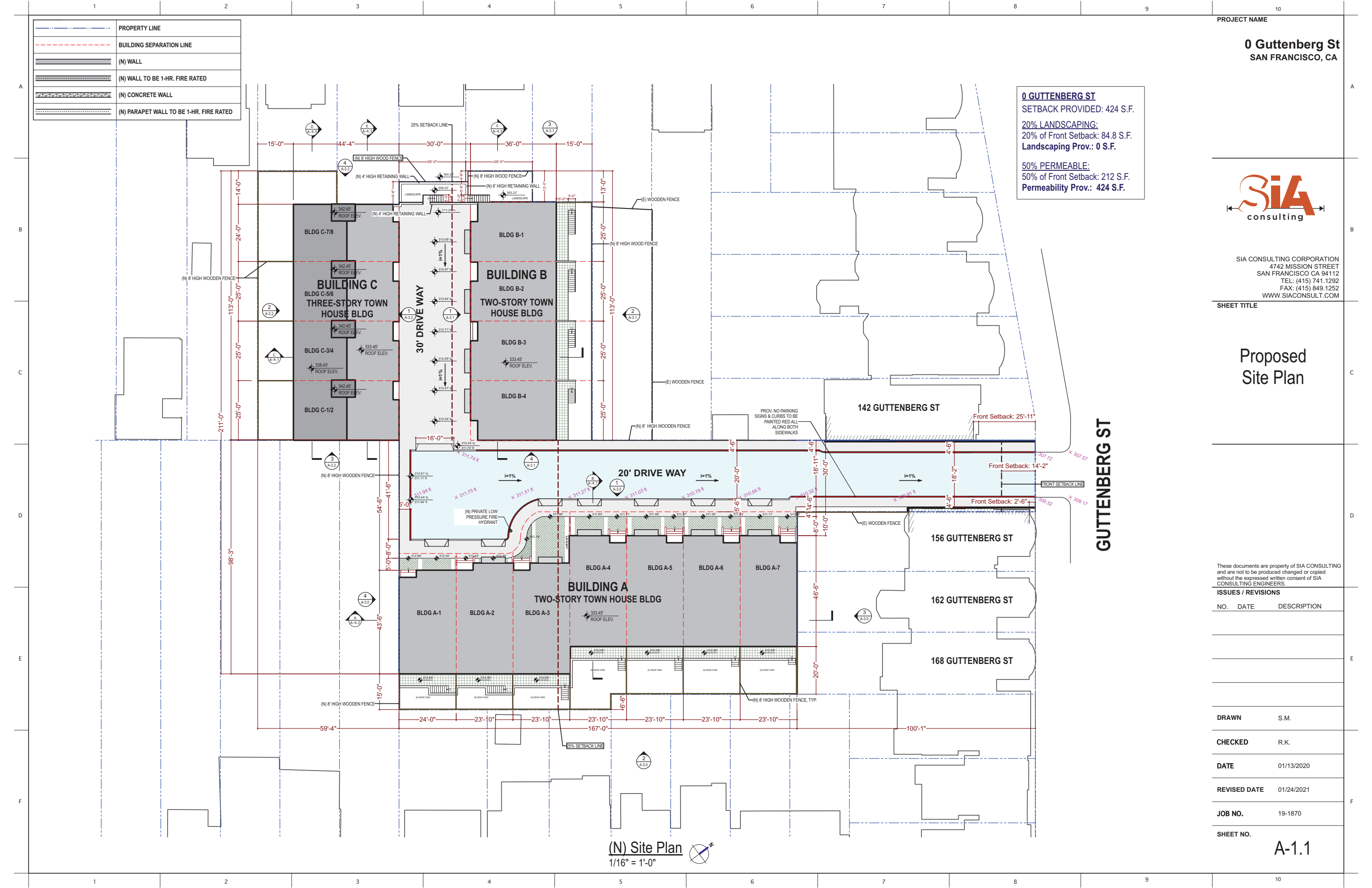
**Proposed
 Site Plan**

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DATE	01/13/2020
REVISED DATE	01/24/2021
JOB NO.	19-1870
SHEET NO.	A-1.1



(N) Site Plan
 1/16" = 1'-0"

PROJECT NAME

0 Guttenberg St
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SHEET TITLE

**3D
Isometric
View(1)**

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JOB NO. 19-1870

SHEET NO.
A-1.2



3D Isometric View(1)

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



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SHEET TITLE

3D
Isometric
View(2)

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REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.
A-1.3

A
B
C
D
E
F



3D Isometric View(2)

A

B

C

D

E

F



PROJECT NAME

0 Guttenberg St
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SHEET TITLE

3D
Isometric
View(3)

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DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.

A-1.4

3D Isometric View(3)

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATE

PROJECT NAME

0 Guttenberg St
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SHEET TITLE

BLDG.A
Second Floor Plan

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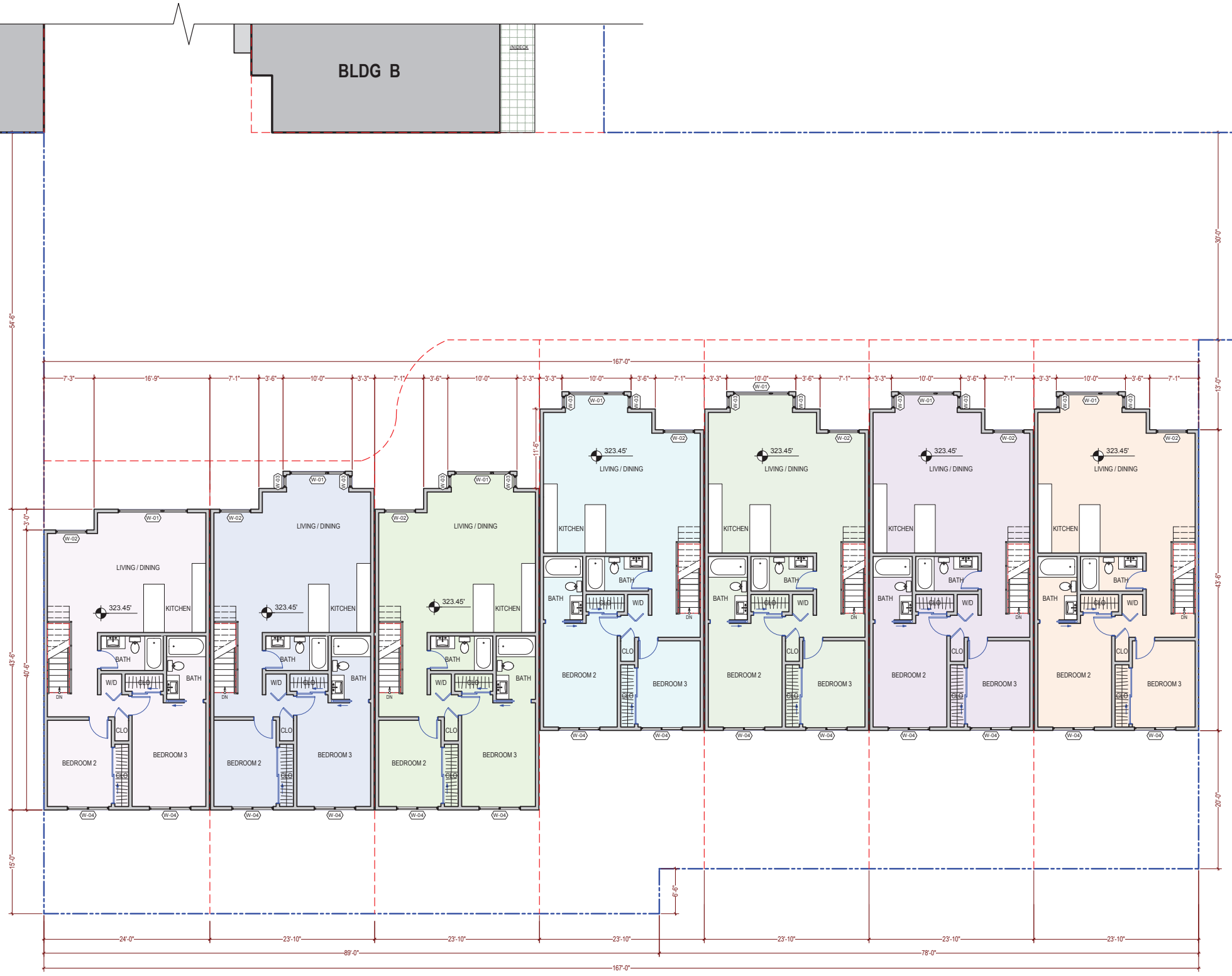
CHECKED R.K.

DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.
A-2.1



2 Bldg A- Second Floor Plan
Scale: 1/8" = 1'-0"

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATE

PROJECT NAME
0 Guttenberg St
SAN FRANCISCO, CA

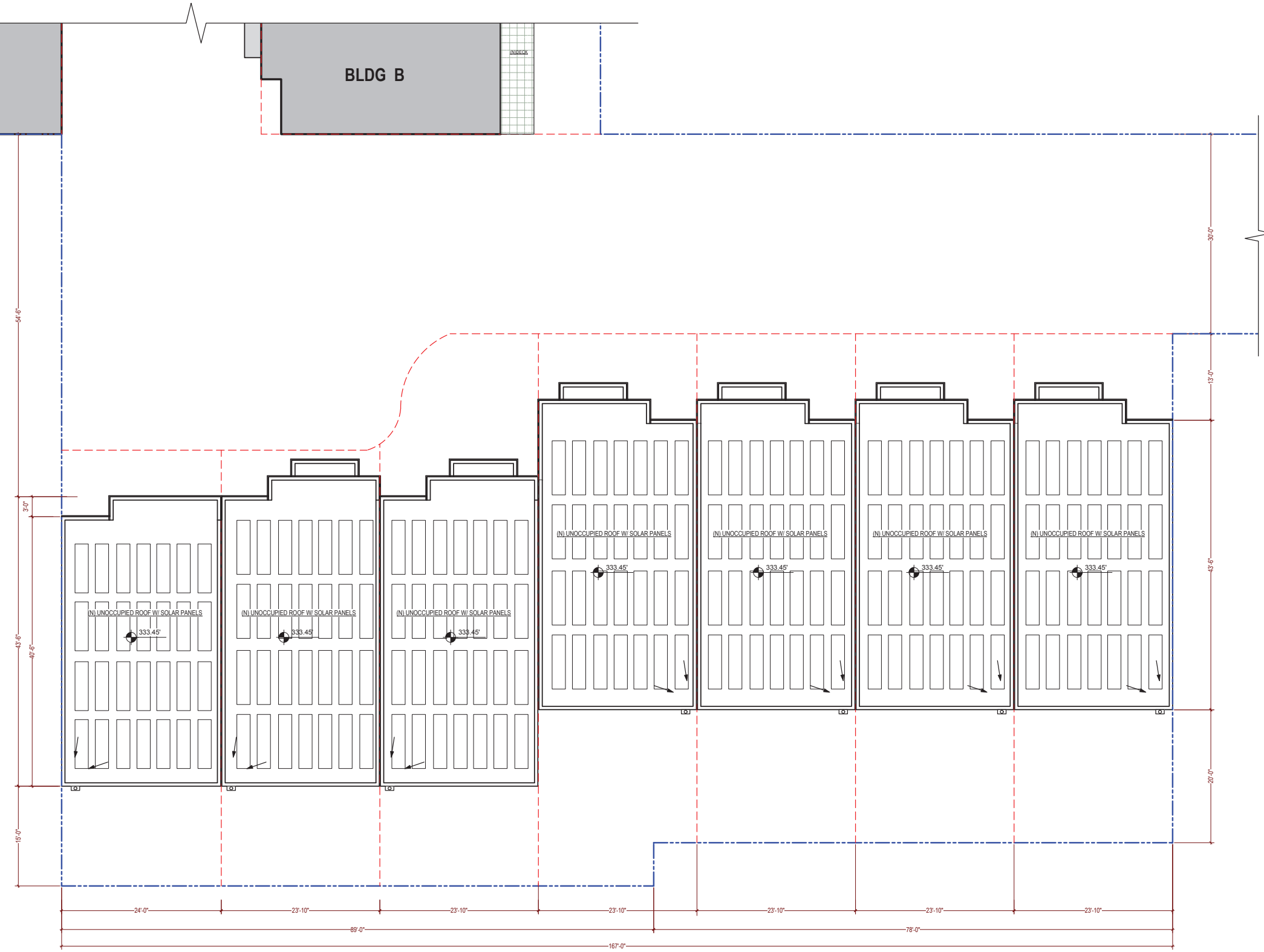


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SHEET TITLE

BLDG.A
Roof Plan

BLDG. A SOLAR READY AREA CALC.	
TOTAL ROOF AREA:	7300 S.F.
PROV. SOLAR READY AREA:	7300 S.F. x 15% = 1095 S.F.



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JOB NO.	19-1870

SHEET NO.
A-2.2

3 Bldg A- Roof Plan
Scale: 1/8" = 1'-0"

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATE

PROJECT NAME
0 Guttenberg St
 SAN FRANCISCO, CA



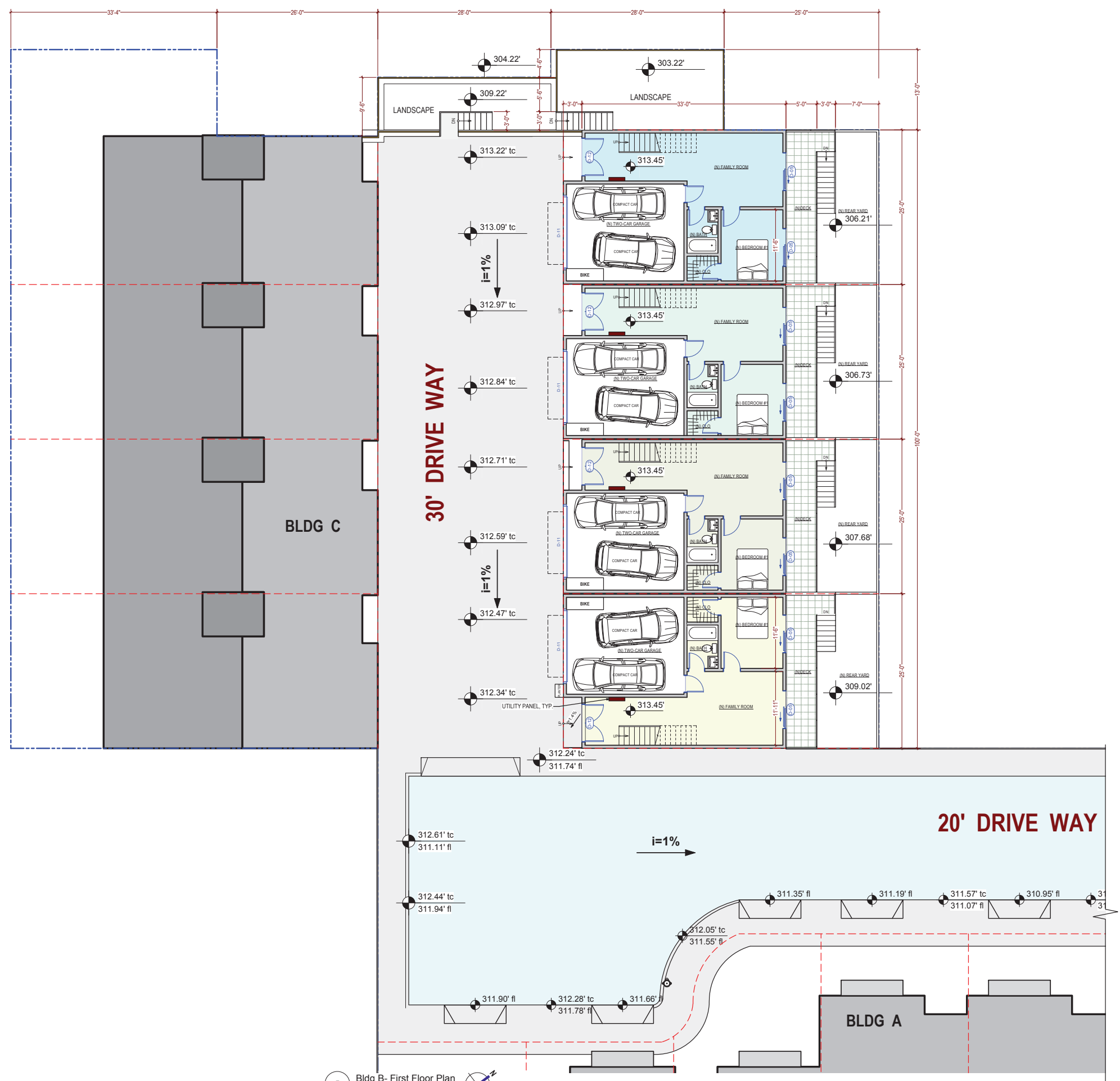
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SHEET TITLE
BLDG.B
 First Floor Plan

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5 Bldg B- First Floor Plan
 Scale: 1/8" = 1'-0"



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SHEET TITLE

**BLDG.A
Elevations**

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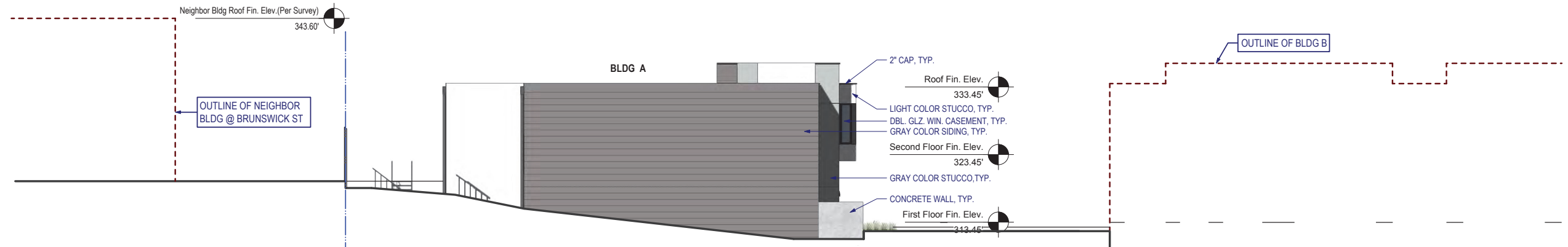
A-3.0



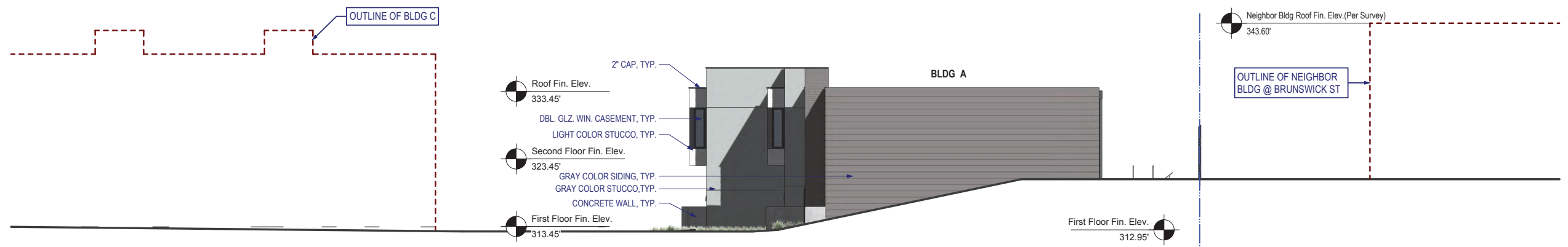
1 Bldg A-Front Elevation (Northwest)
Scale: 1/8" = 1'-0"



2 Bldg A-Rear Elevation (Southeast)
Scale: 1/8" = 1'-0"



3 Bldg A-Left Elevation (Northeast)
Scale: 1/8" = 1'-0"



4 Bldg A-Right Elevation (Southwest)
Scale: 1/8" = 1'-0"



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BLDG.B
Elevations

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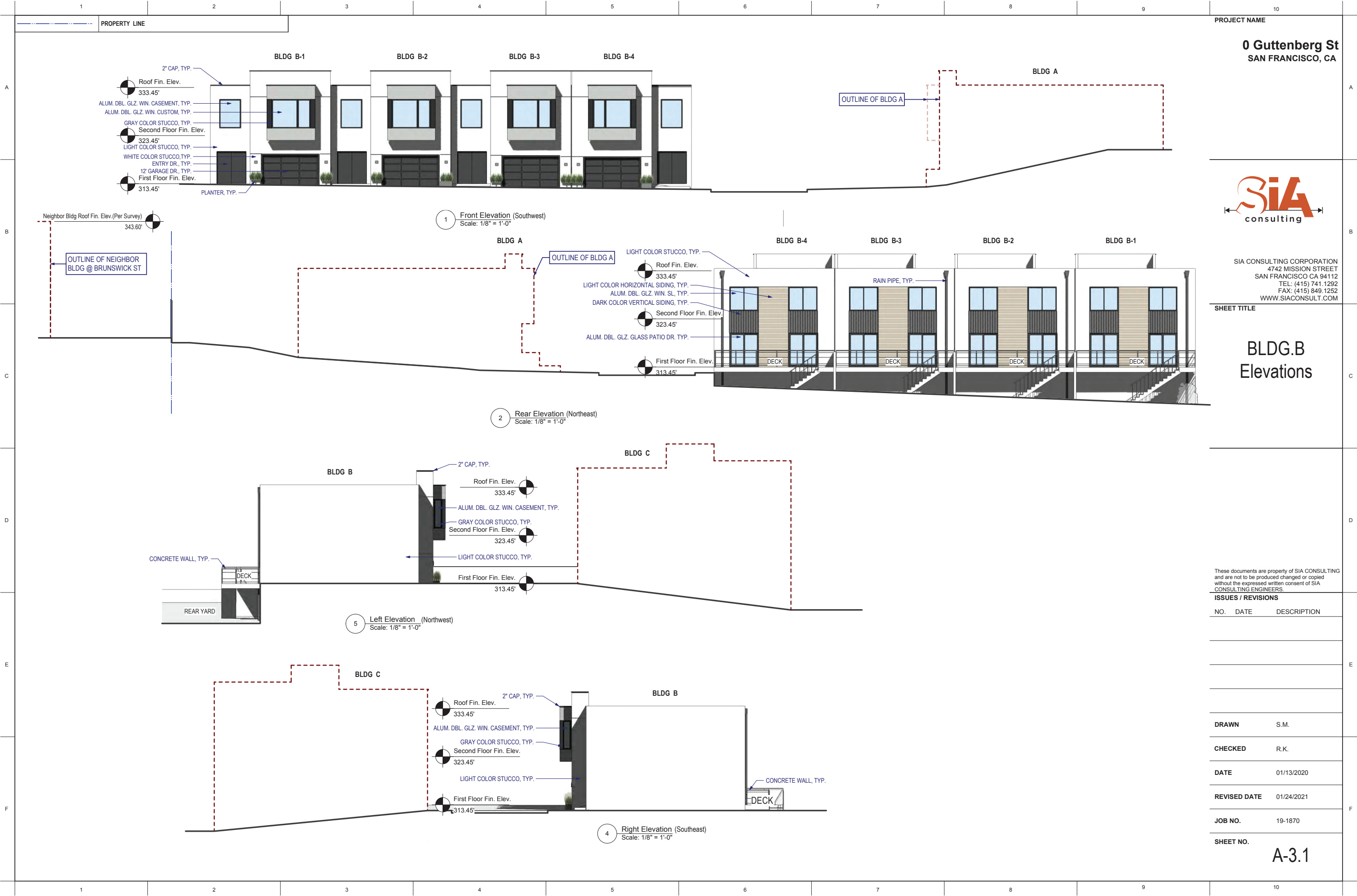
DATE 01/13/2020

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A-3.1





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Sections(1)

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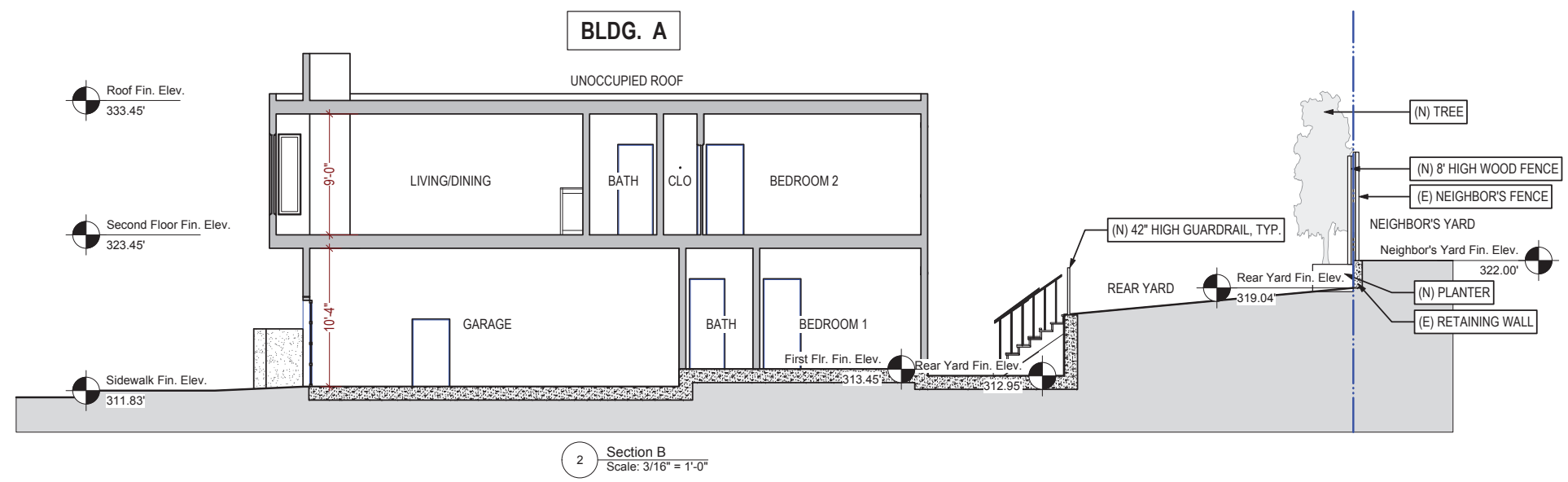
CHECKED R.K.

DATE 01/13/2020

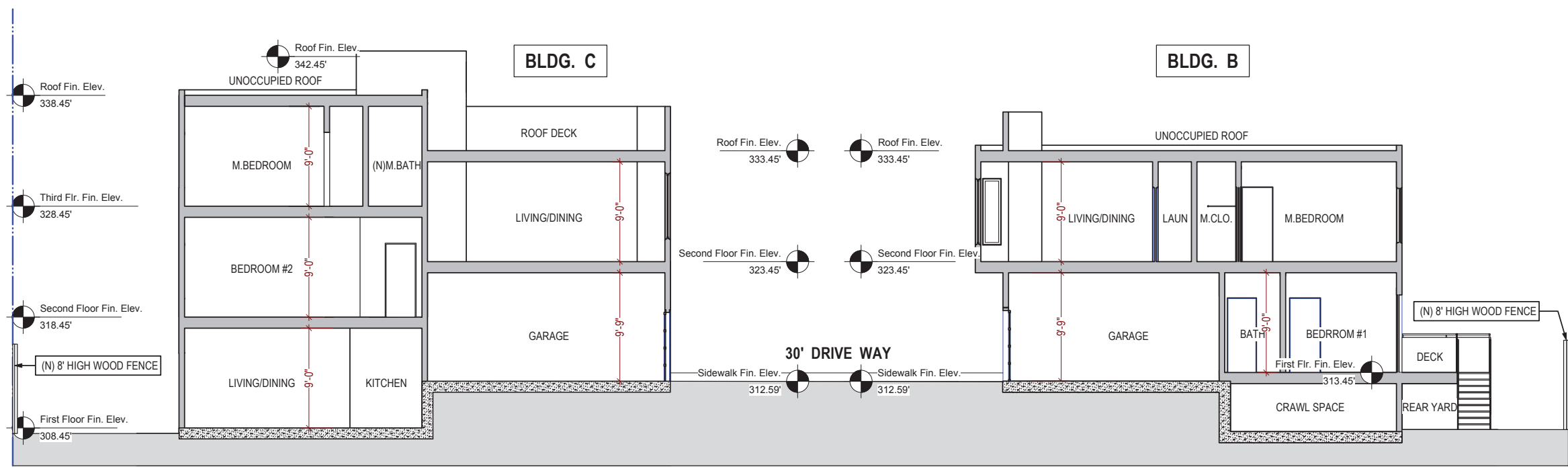
REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.
A-4.1



2 Section B
Scale: 3/16" = 1'-0"

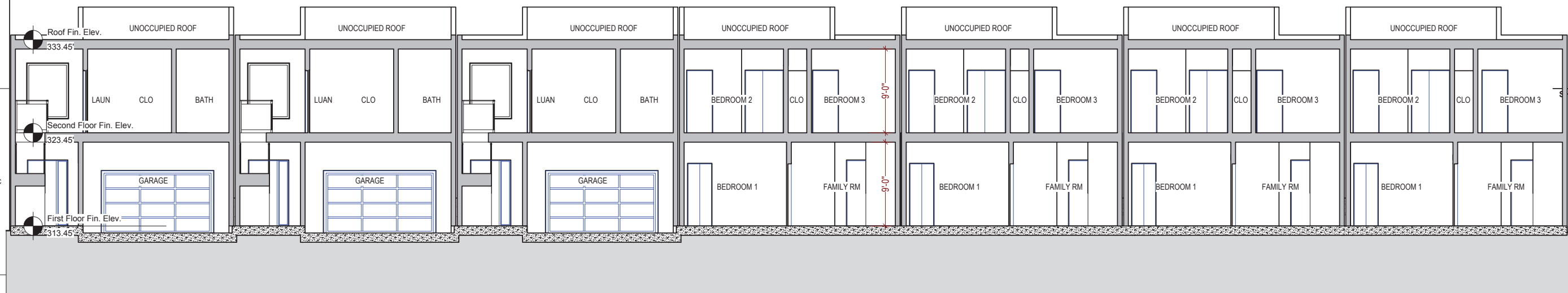


3 Section C
Scale: 3/16" = 1'-0"



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BLDG. A



SHEET TITLE

Sections(2)

1 Section A
Scale: 3/16" = 1'-0"

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DATE	01/13/2020
REVISED DATE	01/24/2021
JOB NO.	19-1870
SHEET NO.	A-4.2



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SHEET TITLE

Sections(3)

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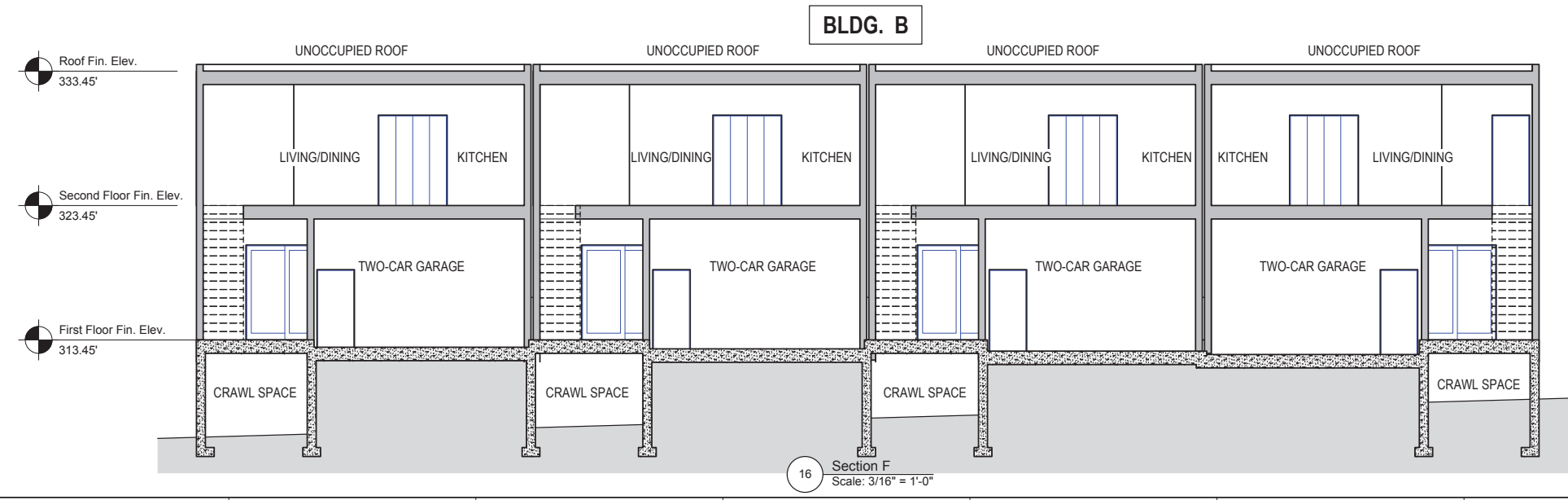
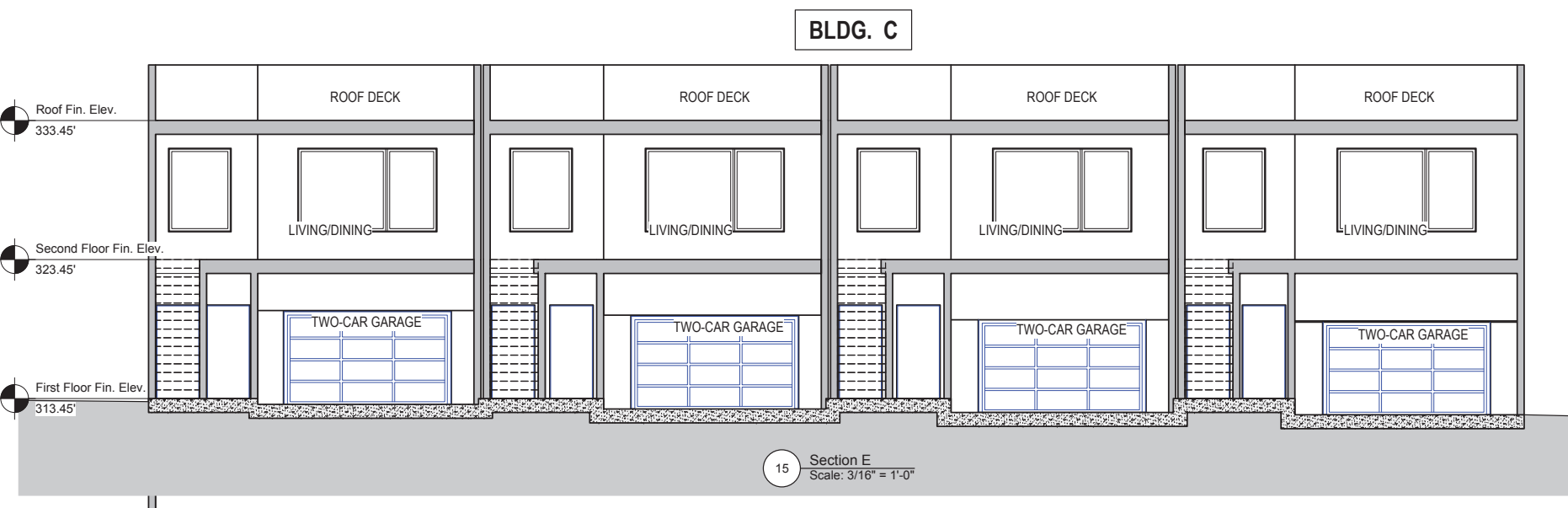
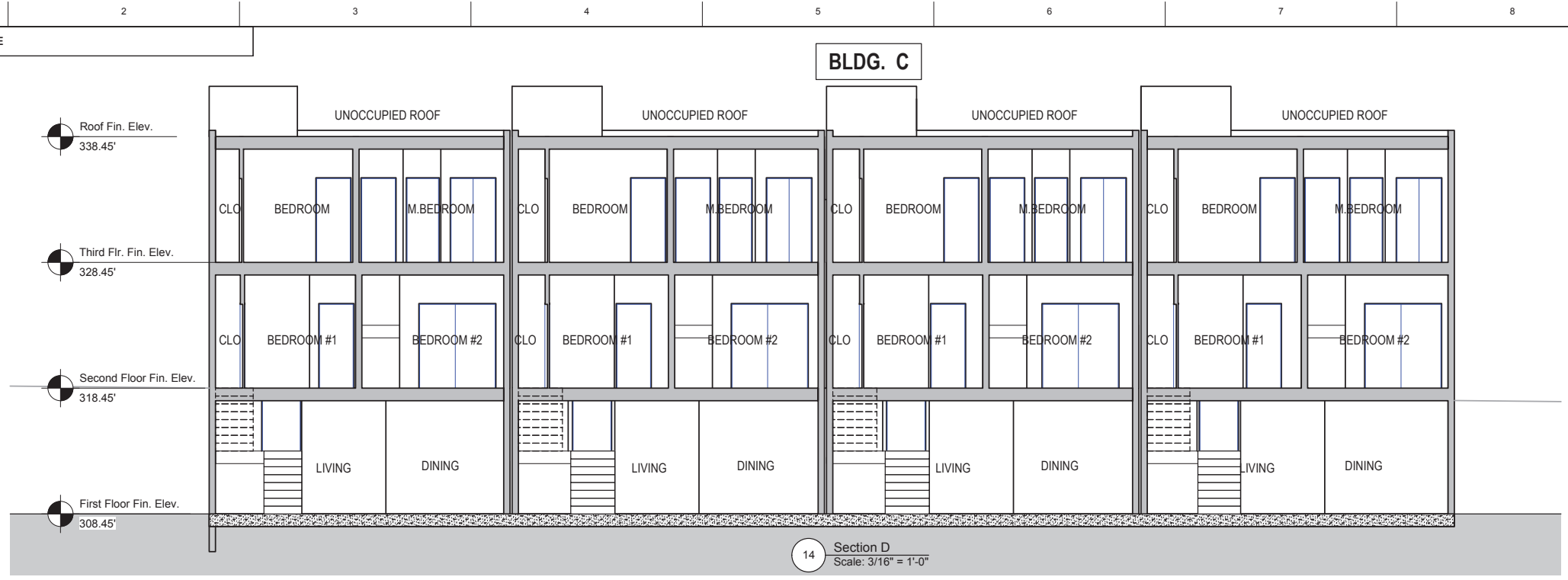
DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.

A-4.3





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
0 GUTTENBERG		6475055
Case No.		Permit No.
2018-016721ENV		
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The 36,406-square-foot project site is a vacant, irregularly shaped lot in the interior of the block bounded by Guttenberg, Morse, Brunswick and Lowell streets. The proposed project would construct three new two- to three-story (21- to 26-foot-tall) residential buildings totaling 32,214 square feet. The new buildings would include a total of 19 dwelling units with eleven three-bedroom units and eight two-bedroom units. The dwelling units would be accessed from Guttenberg Street by a new 30-foot-wide curb cut leading to a new approximately 267-foot-long, 20-foot-wide private driveway with approximately 5-foot-wide sidewalks on either side. A total of 29 unbundled vehicle parking spots and 19 bicycle parking spaces would be provided in ground-level parking garages in each building. Approximately 8,000 square feet of private open space would also be provided in the form of rear yards. Solar photovoltaic systems would be installed on the roofs of each building. Site grading would involve excavation to depths of three to 6.5 feet below ground surface. Trenching for utilities would involve excavation to a maximum depth of eight feet below ground surface. The proposed project would include approximately 370 cubic yards of soil export and import to construct the project. The project would require planning commission approval of a</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Jennifer M McKellar</p> <p>PLEASE SEE ATTACHED</p>	

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 checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input 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 checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.					
<input checked="" type="checkbox"/>	<p>1. Reclassification of property status. <i>(Attach HRER Part I)</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER </td> <td style="width: 50%; border: none;"> <input checked="" type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </td> </tr> <tr> <td colspan="2" style="border: none;"> b. Other <i>(specify)</i>: The subject lot is a vacant lot with no existing buildings or structures. Additionally, the subject lot is not located within an identified historic district. </td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A a. Per HRER	<input checked="" type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>	b. Other <i>(specify)</i> : The subject lot is a vacant lot with no existing buildings or structures. Additionally, the subject lot is not located within an identified historic district.	
<input type="checkbox"/> Reclassify to Category A a. Per HRER	<input checked="" type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>				
b. Other <i>(specify)</i> : The subject lot is a vacant lot with no existing buildings or structures. Additionally, the subject lot is not located within an identified historic district.					
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.				
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.				
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.				
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.				

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional): There are no identified historic resources adjacent to or near the subject lot.	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: Jennifer M McKellar 03/02/2021
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Full Project Description

The 36,406-square-foot project site is a vacant, irregularly shaped lot in the interior of the block bounded by Guttenberg, Morse, Brunswick and Lowell streets. The proposed project would construct three new two- to three-story (21- to 26-foot-tall) residential buildings totaling 32,214 square feet. The new buildings would include a total of 19 dwelling units with eleven three-bedroom units and eight two-bedroom units. The dwelling units would be accessed from Guttenberg Street by a new 30-foot-wide curb cut leading to a new approximately 267-foot-long, 20-foot-wide private driveway with approximately 5-foot-wide sidewalks on either side. A total of 29 unbundled vehicle parking spots and 19 bicycle parking spaces would be provided in ground-level parking garages in each building. Approximately 8,000 square feet of private open space would also be provided in the form of rear yards. Solar photovoltaic systems would be installed on the roofs of each building. Site grading would involve excavation to depths of three to 6.5 feet below ground surface. Trenching for utilities would involve excavation to a maximum depth of eight feet below ground surface. The proposed project would include approximately 370 cubic yards of soil export and import to construct the project. The project would require planning commission approval of a conditional use authorization for a planned unit development pursuant to planning code sections 303 and 304.

Step 2: Environmental Screening Comments

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. The proposed development occurs within city limits on a project site less than 5 acres substantially surrounded by urban uses and can be adequately served by all required utilities and public services.

Geology and Soils: A preliminary geotechnical report was prepared by Wayne Ting & Associates, Inc., confirming that the proposed project is not on a site subject to liquefaction, 25% slope, or landslide. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on May 28, 2019 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on 3/29/2019.

Traffic: The department's transportation staff reviewed the proposed project on 06/10/2019 and determined that additional transportation review is not required.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone. 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). Since the project would disturb over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

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

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on October 30, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the South of Market neighborhood group list.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are 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 to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:

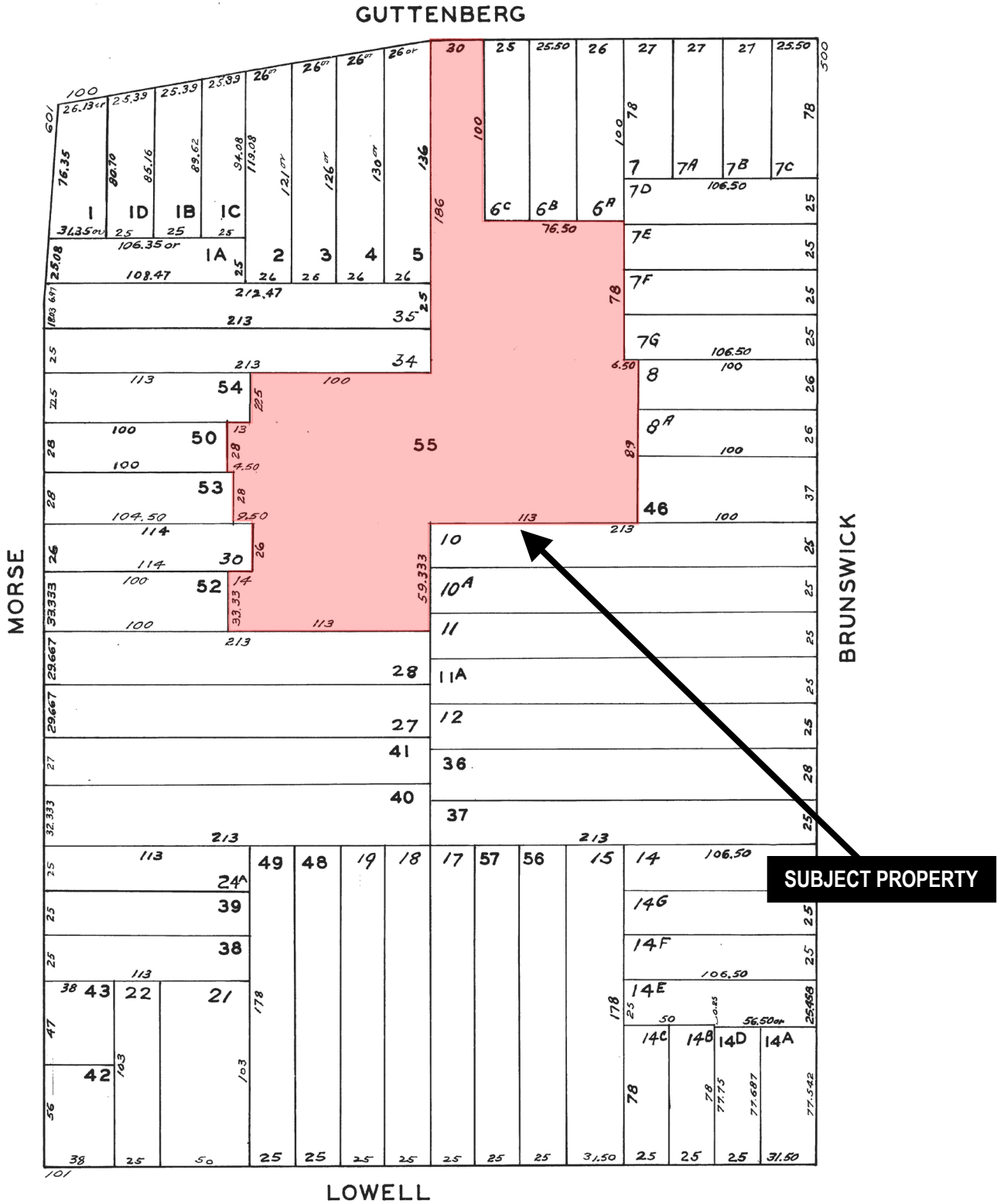


LAND USE INFORMATION

PROJECT ADDRESS: 0 GUTTENBERG STREET
RECORD NO.: 2018-016721CUAVAR

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	5,973	5,973
Residential GSF	0	26,241	26,241
Private Usable Open Space	0	8,429	8,429
TOTAL GSF		32,214	32,214
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	Fee	Fee
Dwelling Units - Market Rate	0	19	19
Dwelling Units - Total	0	19	19
Number of Buildings	0	15	15
Number of Stories	0	3	3
Parking Spaces	0	29	29
Bicycle Spaces	0	19	19
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	8	8
Three Bedroom (or +) Units	0	11	11

Parcel Map

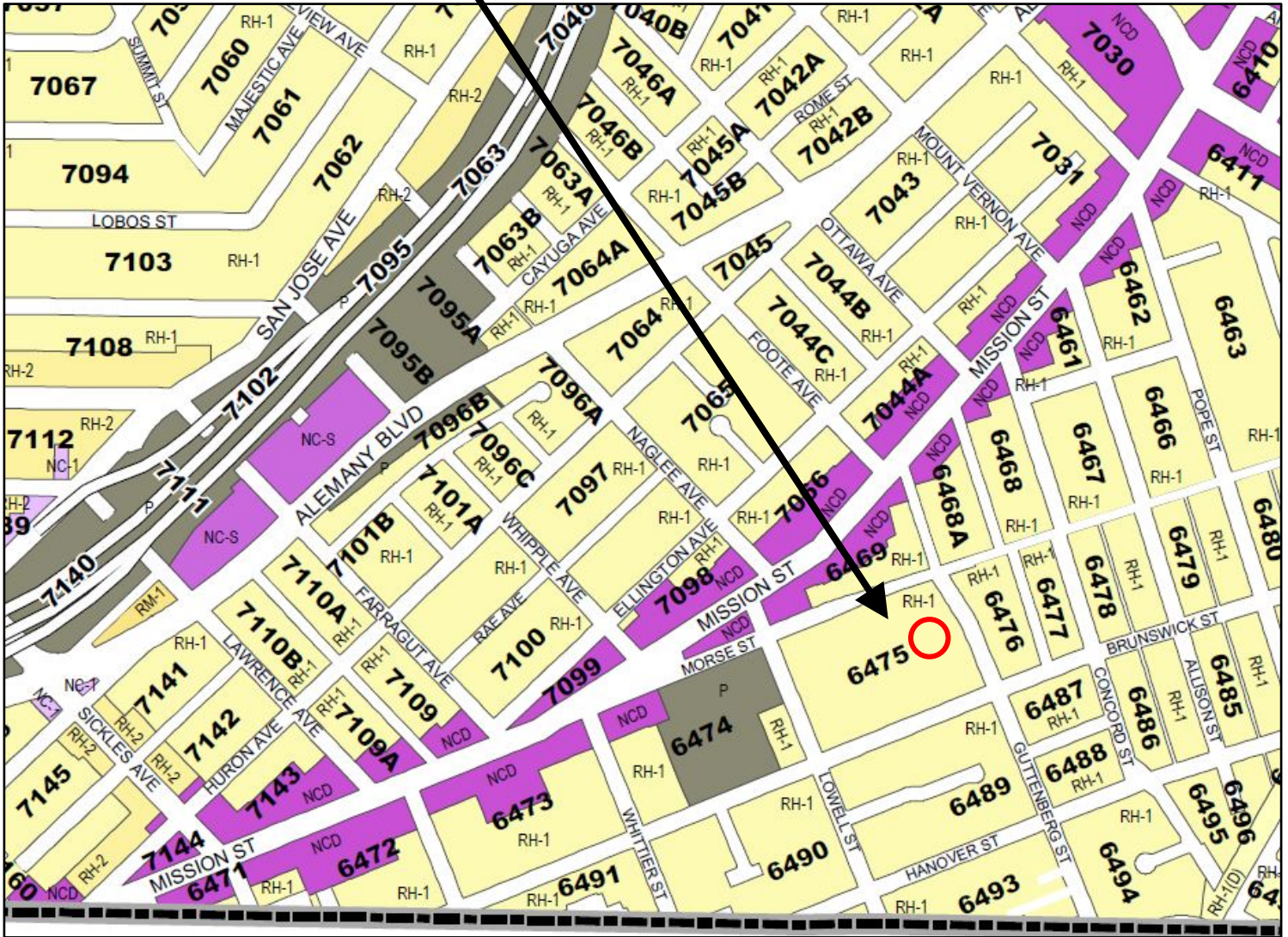


Conditional Use Authorization & Variance
Case No. 2018-016721CUAVAR
0 Guttenberg Street



Zoning Map

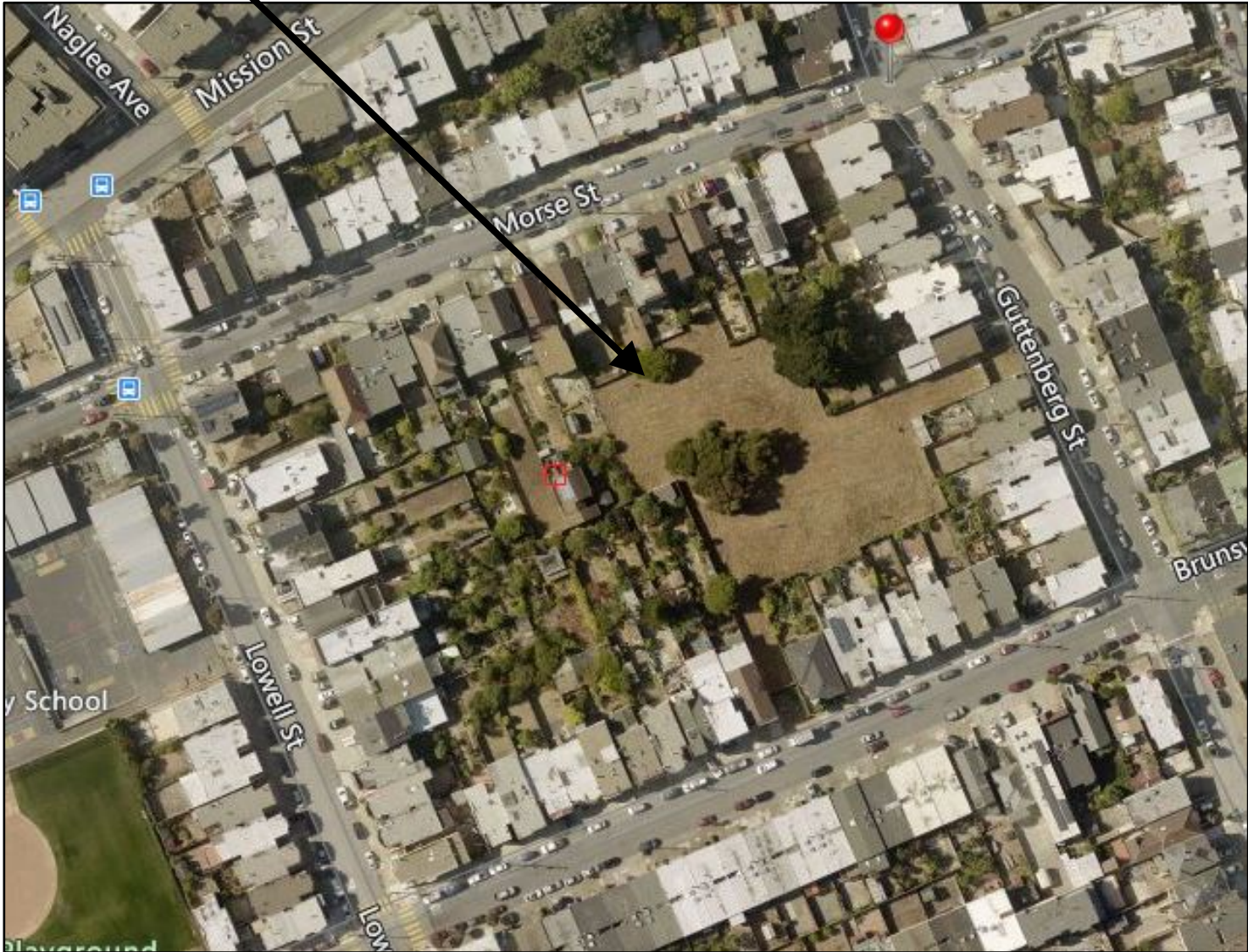
SUBJECT PROPERTY



Conditional Use Authorization & Variance
Case No. 2018-016721CUAVAR
0 Guttenberg Street

Aerial Photo – View 1

SUBJECT PROPERTY



Conditional Use Authorization & Variance
Case No. 2018-016721CUAVAR
0 Guttenberg Street

Site Photos



Guttenberg St. Site Photo



Conditional Use Authorization & Variance
Case No. 2018-016721CUAVAR
0 Guttenberg Street

Exhibit F

From: [hao albert](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: re: O Guttenberg Project
Date: Thursday, January 21, 2021 7:42:34 PM

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

January 21,2021

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Attn: Gabriela Pantoja (gabriela.pantoja@sfgov.org)

Dear Planning Commissioners,

My name is Albert Hao and I live in the nearby to the project development site. To be exact, my house on the left side of the main entrance on 0 Guttenberg project. I think this proposed development is very important to the neighborhood as a whole. we must take every step of the process very seriously. it is more impact to me than most of the resident in the neighborhood. What I mean is the new private road is going to be right by my house.

For the past two years, the project sponsor has had many community meetings and has made significant improvements to the overall design in response to the neighborhood concerns. Most Importantly, the project will provide the City much needed housing. I am pleased with the latest design and excited about the improvement it will bring to the neighborhood.

In summary, I am writing to you to express my full support for the project located at 0 Guttenberg Project. I also want to thank you for this commission's attention to support development and encourage your approval timely

Feel free to contact me at 415-254-1317 if anything arises,

Best regards,

albert Hao.

Project Address: 0 Guttenberg
Project Sponsor: Jayesh Patel
Date of SFHAC Review: 1/13/2021

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or SFHAC
- ★★ = The project exceeds SFHAC standards
- ★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Score</i>
Summary	After review, HAC is pleased to endorse 0 Guttenberg, a project that diversifies the housing demographics of a single-family neighborhood by creatively adding 19 homes to an irregular site.	★
Land Use	The project fills a vacant space, centered behind single-family homes on Guttenberg, Morse, Lowell, and Brunswick streets, with 19 dwelling units in the form of three buildings (two 2-stories and one 3-story). We commend the project team for their vision to include these homes on a vacant and oddly-positioned site.	★
Density	The project utilizes the Planning Unit Development Procedure to exceed the RH-1 zoning. While we wish the project maximized density at 23 homes, 19 homes is still a commendable and creative way to densify this single-family area.	★★
Affordability	The project intends to satisfy the requirements of the Inclusionary Affordable Housing Program by paying an in-lieu fee for two below-market-rate units equalling a 13% rate. Also our panel of experts believe the project's "affordable by design" will be particularly effective, as its 3-bedroom units and some of its 2-bedroom units will be smaller in square footage than most units of single-family homes.	★
Parking & Alternative Transportation	The project includes 29 off-street parking spaces, posing a ratio of 1.5:1 in relation to its proposed dwelling units, to address the demands of the neighborhood. It also includes 19 bike parking spaces in the garage to meet a 1:1 ratio to proposed units. While we encourage fewer parking spaces, we recognize the the particular demands of the community and neighborhood's limited access to public transportation, observing the nearest MUNI lines to be five blocks away.	★
Preservation	The project site does not have any existing infrastructure deemed historic as the site is currently a vacant lot.	n/a
Urban Design	While site provides limited flexibility, the project team achieves a balance between car access and open space. The project also ensures open spaces in the rear of all buildings, with additional open space in the front of Building A, and on the roof deck of Building C. The project maintains cohesion with the neighborhood's character througih the uniquely terraced backyards. The project also intends to differentiate the structures with differing facade ornamentation.	★

<p>Environmental Features</p>	<p>The project achieves the standards of the LEED silver and the Green Point Rating certifications, exceeding Title-24 requirements. It complies with the SFPUC Storm Water Management guidelines and intends to provide an Erosion and Sediment Control Plan and a Construction Runoff Permit Application to SFPUC. Excavation will be minimized to maintain terraced open spaces. We encourage the project to take advantage of the PUD to explore more innovative collective stormwater, water distribution, and energy distribution systems.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project has donated \$35,000 to the renovation project of the nearby Alice Chalmers Playground and intends to contribute \$67,000 to the City-Wide Childcare Fund and, approximately, \$125,000 to school fees. We encourage the project team to engage with labor unions during their general contractor hiring process.</p>	<p>★</p>
<p>Community Input</p>	<p>We applaud the project team's dedication to incorporate the community's input into the project as five community meetings have already been held to address concerns. In response to their input, the project has increased units' width, reduced building height, supplemented allocated units for ownership, and so forth.</p>	<p>★★</p>

From: [Flow Saelee](#)
To: [Pantoja, Gabriela \(CPC\)](#); [CPC-Commissions Secretary](#); [BOS Legislation, \(BOS\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#)
Cc: eetasaelee@yahoo.com; [Julia Saelee](#); [Nai](#)
Subject: 0 Guttenberg St (betw. Morse St and Brunswick St.)
Date: Sunday, February 21, 2021 9:24:48 PM
Attachments: [0 Guttenberg.png](#)

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

To Whom It May Concern,

My name is Flow Saelee and my family and I are long time residents on Lowell St. between Morse and Brunswick. I am sending this email to protest against the proposed construction of the new residential homes at 0 Guttenberg St. I received a letter in the mail yesterday and would like to inform the planning commission and all parties involved that this construction SHALL NOT occur and is a horrible plan. Anybody that lives in or who is familiar with this area knows that parking is already extremely limited with many cars illegally parked on the sidewalk or blocking the crosswalk because there is nowhere to park. In the current situation, there are numerous cars that continuously circle the block in the evenings or double park and wait for any possibility of cars to leave just so they can find somewhere to park their car.

Guttenberg itself is already a tight, one way street and the plan to build new dwellings in a small alleyway *within* the small street is not going to work. Getting in and out of that small alleyway is going to be a nightmare, not to mention dangerous because of the tight turns. There is absolutely no benefit to any of the existing residents for this new construction.

Per the notice of public hearing, the plan indicates a total of 19 dwelling units and 29 off-street parking spaces. A household typically has 4 people. However, San Francisco does not have typical households; in this neighborhood, we have anywhere from 2 to 6 adults that live in a home, each with their own personal vehicle. This means that there is going to be an addition of anywhere between 40 to 60 vehicles for these dwelling units. If you take into the account the 29 parking spaces, you still have an additional 30+ vehicles. What is the plan for these extra vehicles to be parked?

See the attached photo of the entryway which will be the new proposed entrance. You can see that there are cars parked on both sides of the street. Additionally, the house adjacent to the new entryway has his car parked right against his house. Does this look normal? Does this look like a neighborhood that wants to add more residents? I hope you take this request into consideration. I look forward to hearing back as soon as possible. Thank you.

Sincerely,
Flow Saelee
415-706-4199



YIMBY Action advocates for welcoming communities where everyone can thrive.
yimbyaction.org

Gabriela Pantoja
San Francisco Planning Commission
City of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

January 20, 2021

RE: Support for 0 Guttenberg St.

Dear Ms. Pantoja:

YIMBY Action is pleased to support the proposed project at 0 Guttenberg St. This project would replace the existing vacant lot with 19 homes. This project is in the Crocker Amazon neighborhood, less than a mile from Balboa Park BART/Muni. It will help ease the housing shortage that San Francisco is facing, while providing 19 families with great new homes near transit, jobs, and opportunity.

YIMBY Action is a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

San Francisco's severe housing shortage is causing skyrocketing homelessness and poverty, crippling our economy, and leading to debilitating commutes that

exacerbate our global climate crisis. These impacts fall disproportionately on our city's low-income workers and families, and disproportionately deny communities of color access to opportunity. If we strive to be a society that advances racial and class justice, we must do more to ensure abundant housing in our region. This project will help address the housing shortage and ensure a welcoming San Francisco where everyone can thrive.

Best regards,

Laura Foote

YIMBY Action, Executive Director



From: [Steven Currier](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Jonin, Jonas \(CPC\)](#); [M. Brett Gladstone](#)
Subject: Guttenberg Project - 2018-016721 CUAVAR
Date: Wednesday, February 24, 2021 10:31:04 AM

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San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

RE: 0 Guttenberg Street, San Francisco, CA 94112
Permit Application No.: 2018-0167221 CUAVAR
Hearing Date: March 11, 2021

Dear Commissioners:

Please accept this letter as my recommendation and support of the project regarding the above-referenced permit application. I believe that this project is a welcomed addition to the Crocker Amazon/Outer Mission neighborhood in San Francisco.

As a background, I am a 28 year resident/homeowner in the Crocker Amazon neighborhood, just a few blocks away from this Guttenberg project. I am also the past president and co-founder of the Outer Mission Merchants and Residents Association. In my time with this organization, our main causes were land use matters, including attending many, many Planning Commission hearings. Over my fifteen years with OMMRA, we have seen hearings for discretionary reviews, conditional use hearings, and permit applications review.

With regard to the Guttenberg project, I understand that some neighbors had the concern with this large dense project, which the project sponsor has reduced the number of residential units originally asked for. Another concern was the land locked issue pertaining to emergency vehicles and the right-of-way. I am in receipt of a letter from Richard Brown, Assistant Fire Marshall, approving and recommendations for this project.

As an added note, certain areas of District 11 and the Crocker Amazon/Outer Mission neighborhoods can accommodate these kinds of projects without altering the neighborhood in a negative way. I am also satisfied and applaud the construction of new housing, since this part of San Francisco could use a wave of this kind of project.

I also understand that the Project Sponsor has contributed to the Alice Chalmers Playground re-build, the City Wide Children's Fund, and the donation to the School Fee's matter. As a member representing District 11 on the Parks and Recreation Open Space Advisory Committee, this makes our job much easier with these gifts to our parks and children's play area.

In light of the above, I am fully satisfied and endorse whole heartedly the Guttenberg project to the fullest.

Sincerely,

Steven R. Depont-Kalani nee Steven R. Currier
415-587-9150

From: [Dionne Pope](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [evie krebs](#)
Subject: Case No. 2018-016721CUAVAR - 0 Guttenberg Street
Date: Tuesday, February 23, 2021 6:24:55 PM

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Gabriela,

I know there are several other concerns that have been expressed from the previous meetings. When will they be addressed?

- The verified measurement between the two homes at the entrance of the development. Noted 29' vs 30'
- The barrier at the entrance and Evie's house.
- Parking violators plan.
- Emergency First Responder limited access to back of development.
- Retaining wall behind the homes along the left entrance backing to Brunswick dwellings.

Please provide Planning Code Sections:

- 134
- 140
- 132(g) and 132(h)

Thank you so much for your time on this. I greatly appreciate it.

Dionne



First name	Last name	Email	Address	City	State	State Abbreviated	Zip code	Comments
Theodore	Randolph	public@theodr.net	387 Athens Street	San Francisco	California	CA	94112	I expect these "affordable by design" homes to have the same high valuations as the "nowhere near those goofy prices" apartments that EDIA endorsed back in 2007, and to have prices in line with the existing single-family homes in the neighborhood. For better and for worse, these homes are a good match for the neighborhood character. This is a much better use of this land than its existing use as a vacant lot, and it provides much-needed homes with accessibility and fire safety. I say we go ahead with permitting it.
Kenneth	Russell	krlist+yimby@gmail.com		San Francisco	California	CA	94132	
Chris	Heriot	cheriot@gmail.com		San Francisco	California	CA	94109	
Anmol	Garg	gargphotography@gmail.com		San Francisco	California	CA	94112	
David	Ivan	ivandavid14@gmail.com		San Francisco	California	CA	94114	I agree with the idea that more housing is needed! Efficiently using these lots is a great way to get more housing while not having to displace an existing structure. San Francisco desperately needs more affordable housing and anything to add to the supply should be welcomed.
Jeffrey	Sparks	jeffrey.s.sparks@gmail.com		San Francisco	California	CA	94112	
Renne	Arias	rennearias@gmail.com	1770 San Jose Avenue, #8	San Francisco	California	CA	94112	Bring affordable housing to the outer mission neighborhood ! Let SF keep developing. Please provide more affordable houses for the new and old residents.
ChongLiang	Guo	chongliangguo@gmail.com		San Francisco	California	CA	94103	San Francisco needs a predictable, affordable way for new housing to go in places we decide as a community via zoning are in the right places. I support bringing these new homes to the Southern neighborhoods where I live as a result.
Charles	Jurczynski	cjurczynski@gmail.com		San Francisco	California	CA	94114	
Bruce	Cyr	cyr.bruce@gmail.com	669 Cayuga Ave	San Francisco	California	CA	94112	
John	Sommerfield	john@sommerfield.com		San Francisco	California	CA	94112	
Ben	Lauffer	ben.lauffer@gmail.com		San Francisco	California	CA	94112	
Gladys	Soto	gladysholdersoto@gmail.com		San Francisco	California	CA	94112-1140	
Aleksandr	Zelenskiy	zelenskiy.alex@gmail.com		San Francisco	California	CA	94112	
Andrew	Fister	andrewfister3@gmail.com		San Francisco	California	CA	94122	
Amie	Latterman	amiesf@yahoo.com		San Francisco	California	CA	94112	
Avishai	Halev	avishaihalev@gmail.com	53 Collingwood St	San Francisco	California	CA	94133	
Charles	Whitfield	whitfield.cw@gmail.com	1 St Francis Place	San Francisco	California	CA	94114	
Sara	Ogilvie	sara@yimbyaction.org		San Francisco	California	CA	94110	
Sabeek	Pradhan	sabeekpradhan@gmail.com	4 Bayside Village Place, 102	San Francisco	California	CA	94107	
Scott	Breudecheck	scott@breuds.com		San Francisco	California	CA	94112	

Andrew	Bachmann	andrewbachmann@yahoo.com		San Francisco	California	CA
Oleg	Tomillo	otomillo@gmail.com		San Francisco	California	CA
Sara	Barz	skbarz@gmail.com		San Francisco	California	CA
Daniel	Gonzalez	daniel.gonzalez.4@gmail.com		San Francisco	California	CA
Katie	Chung	katie.chung.01@gmail.com	31 Ashton Avenue	San Francisco	California	CA
Shane	Booth	shanerama@gmail.com	470 Paris St	San Francisco	California	CA
Stephanie	Hill	stephanie.e.hill@gmail.com		San Francisco	California	CA
Xander	Rudelis	xander.rudelis@gmail.com		San Francisco	California	CA
Corey	Smith	cwsmith17@gmail.com	74 Delmar Street, None	San Francisco	California	CA
Deborah	Schneider	deborah@sfhac.org		San Francisco	California	CA
Corey	Smith	corey@sfhac.org	74 Delmar Street, None	San Francisco	California	CA

This area is a good place to build some new homes, close to transit on mission, parks, and with a supermarket in walking distance. Please support more homes for

94112 San Francisco!
94112
94112 We need more projects like this.
94112
94112
94112
94112 I bike through this area often
94117
94127
94117



GOLDSTEIN, GELLMAN, MELBOSTAD, HARRIS & McSPARRAN LLP

ATTORNEYS AT LAW

1388 SUTTER STREET
SUITE 1000
SAN FRANCISCO
CALIFORNIA 94109
(415) 673-5600 TEL
(415) 673-5606 FAX

www.g3mh.com

February 24, 2021

Via E-mail

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

Re: **Hearing of March 11, 2021 – Guttenberg Street Project**
Our File No.: 9971-00

Dear President Koppel and Commissioners.

I represent the project sponsor, Guttenberg Project LLC. The project site is located in the Crocker Amazon area, and is a vacant lot in the center of a block surrounded by Guttenberg, Morse, Lowell and Brunswick Streets. The proposed access to the project site would be from a new 30-foot driveway which accesses Guttenberg Street.

Project Description:

The project proposes to construct 3 buildings with 19 units on the existing single lot (See Plans at **Exhibit A**). Two of the three new buildings will be two stories and one of the new buildings will be three stories, which is consistent with many of the surrounding homes which are both two and three stories. Buildings heights will vary between 20'-10" to 26'-2". One building will contain 8 units, one will contain 4 units, and one building will contain 7 units. The 8-unit building will be the taller building, as one unit will be stacked over another in this building. The non-stacked units (11 units) will be built in the townhome style of a two-floor unit, each adjacent to the other. The Project provides total of 29 off-street parking spaces (1.5 per unit) and 19 bike parking spaces (1 per unit). (See Renderings at **Exhibit B**).

The project will provide family sized units as all units will contain two or more bedrooms. Eleven (11) of the new homes will contain the larger family sized 3- bedroom units and 8 of the new homes will contain the smaller sized 2-bedroom units.

Density:

The property is in an RH-1 District and has an irregular shape and an area of 36,369 square feet. The Planned Unit Development (PUD) process is available for lots such as this one of more than one half acre, and the maximum density is the density permitted in a RH-2 district *minus* 1 unit (one must subtract out one unit to avoid a zoning reclassification). An RH-2 District permits one unit per 1,500 sf of lot area, for a total of 24 units, *minus* 1 if the underlying zoning is RH-1. However, for reasons discussed later in this letter (under Neighborhood Concerns), only 19 units are proposed¹.

Surrounding neighborhood lots average approximately 2500 square feet (ranging from 1700 to 5000 square feet) which is about 17 lots per acre. If this project were proposing similar lot sizes, it would have a maximum of 15 units.

Affordability:

The project provides a lieu fee for low to moderate income households, equal to approximately \$1,464,428. This project completed its Environmental Application prior to 2019 and accordingly, the in-lieu fee is based on the requirements at that time which would require 13% or 2.47 units on-site.

Given the significant cost of construction not only with the units themselves, but added costs associated with new horizontal infrastructure, grading, creating a new street and new utilities, new drainage, new retaining walls, etc., the project sponsor has decided to pay the in-lieu fee so as to keep this project economically feasible.

The 3-bedroom homes and most of the 2-bedroom homes are smaller in square footage than most of the single-family homes being built today. The unit sizes will range between only 1,041 habitable square feet and 1689 habitable square feet, depending on whether the unit is a two bedroom or 3-bedroom unit. (See Chart of Unit Sq. Footages at **Exhibit C**). Single family homes in San Francisco are in more demand than other kinds of units. Clearly, this project creates some of the more affordable single-family homes across the City².

It will likely be occupied by persons for whom this will be a first-time ownership opportunity, since the units will be among the least expensive new single-family homes in the City given

¹ 24 minus 1 unit (23 units) are allowed, calculated as follows: 36,369 sf lot / 1,500 of lot area per unit = 24. Thus, the maximum number of units in a PUD in an RH-1 district is 24 units minus one unit = 23.

² Eleven of the 19 units will be multiple stories and will have their own separate foundations, clearly making them single family homes. Eight of the units will share foundations. But because all 19 units will have separate entrances to the street, this letter will refer to all 19 units as “single family homes”.

property values in the neighborhood, given their small size and efficiency, and given the lack of expensive common area amenities typical of new market rate housing.

As a result, the residences will certainly qualify as “affordable by design” single family homes, a housing type that is not being produced much in the City.

Urban Design:

The property is unusual because it is primarily located in the middle of the block and the buildable area will have a long driveway connecting the property to Guttenberg Street. It is also unusual in having an irregular shape.

The project will in-fill this uniquely shaped lot by arranging the new homes in a way that provides a set back from the adjoining properties and proper circulation for the new homes.

This project is beneficial as it utilizes currently unusable land which has never been built on and provides much needed housing . This midblock development does not interrupt typical mid-block open space benefitting adjacent homes because the lot exists on a block surrounded by parallel streets which are unusually far from each other. In fact, some of the adjacent lots on surrounding streets have lot depths of between 150 and 200 feet. (See Renderings at **Exhibit B**).

The project site is located only several hundred yards north of the southern boundary of the City, and is laid out within a cul-de-sac in order to maximize the number of units and limit any negative effect on the existing street pattern. The Planning Code proposes open space of 300 sq. ft. per unit and the project is providing approximately 350 to 400 sq. ft. per unit. The project does require exceptions from the minimum rear yard open space required by the Planning Code, and such exceptions are requested though the Planned Unit Development (and thus do not require a variance). Each of the three buildings will have different facades, thus breaking up the monotony of rows of similar sized units. Garage doors have been narrowed and extensive landscaping is planned for the units’ front yards and the site, including permeable pavers.

Parking and Alternative Transportation:

Because the project site is located only several hundred yards north of the southern boundary of the City, a number of freeways exist nearby, and there is limited access to public transportation. The only MUNI lines nearby run along Mission Street, roughly five blocks away. BART is some distance away. There are no bus or rail connections to those bus lines which carry passengers elsewhere other than to parts of the Mission (and at the end of the line Mission lines, to Downtown). Because bus or BART connections to other lines are required to reach most of the City, and several freeways lie near the site, vehicles currently remain the most utilized means of transportation in this portion of the Crocker Amazon.

For those reasons (and because parking has been the most consistent concern of neighbors surrounding the project), the project will provide 29 parking spaces to serve 19 units (making the

parking ratio 1.50:1). This is an amount allowed by the Planning Code for this zoning without a variance and meets all the Code criteria for more than 1:1 parking. In addition to off-street car parking, 19 bike parking (one per unit) will be provided in the garages.

In response to neighbor concerns that there will be a significant negative impact on traffic, our client has done a traffic circulation study at neighbors' request (and not required by the Planning Department or by CEQA). The study was performed by consultants on the City's approved lists and shows no significant impact. The Traffic Report can be found at **Exhibit D**.

New residents will be provided with tailored marketing information about sustainable transportation options associated with accessing the project site (e.g., specific transit routes and schedules; bicycle routes; carpooling programs, etc.) as part of a welcome packet.

Rear Yard Open Space:

The general purpose of rear yard setbacks is to provide open space for residential uses and sufficient light and air to adjacent residential buildings. The project was designed to accommodate open space adjacent to the rear yards of existing residential buildings on the block, rather than in a single rear yard that would not be as complementary to the block configuration. The location of the proposed rear yard adjacent to the rear yard of adjoining residential properties assures that access to light and air to adjacent properties will not be significantly impeded while also mitigating visual and privacy concerns between properties. The proposed rear yard locations continue the pattern of mid-block open space formed by the rear yards of adjacent properties. In support of off-site open space, our client has contributed funds toward the renovation of the closest park, a neighborhood park named Alice Chalmers that is only one block away.

Community Benefits:

- *Community Park Renovation:* The Project Sponsor has donated \$35,000 for the nearby Alice Chalmers Playground renovation that is underway.
- *Affordable Housing:* The project provides an in-lieu fee for low to moderate income households, equal to approximately \$ 1,464,428.
- *City-Wide Childcare Fund:* Approximately \$67,000 will be contributed.
- *School Fees Payable by Project:* Approximately \$125,000 will be contributed.
- *Fire Danger Reduction:* For most of the year, this half acre of very dry grass creates a fire hazard, and fires grow more likely year by year. This mid-block space will for the first time contain a fire hydrant that will reduce existing fire risk of this uncared-for open space. The Fire Department was consulted in the initial design of the development and

has signed off as meeting all Fire Department safety and access standards, including fire truck turning requirements. (See Email from Fire Department at **Exhibit E**).

- *First Source Hiring Program:* Participation during construction.

Neighborhood Concerns:

Given the number of adjacent properties and the amount of land covered by the proposed new infrastructure and housing, this project has triggered a significant amount of community attention, and over the past 3 years there have been 4 large group community meetings where all neighbors were invited. (See Chart of Community Meetings, **Exhibit F**). In addition, there have been an additional 4 meetings with a small group of neighbors who live closest and have taken a great interest in shaping the development, and dozens of private meeting and calls. A number of project modifications were made at the request of neighbors. (See List at **Exhibit G**).

Although the original design contained 23 units with 3 story buildings, the project sponsor has responded to neighborhood concerns about too much density (and too many vehicles) by reducing the unit count to 19 and lowering the height of the buildings. The project sponsor also obtained approval for the internal street design from the Fire Department to ensure that the private street was accessible for all sized fire trucks. (See Fire Department Communication at **Exhibit E**).

Initially, many neighbors asked that the driveway become a public street out of concern that there would be double parking within the driveway and that only the City could deal with it by towing; and out of concern that a street not maintained by the City would fall into disrepair. The project sponsor was agreeable to either a private or public street designation and worked closely the Public Works Department and the Public Utilities Department to determine the City's preference. At the end of more than half year of discussions, those City Departments advised the project sponsor that in order to create proper drainage and for proper underground utility placement (and to be in compliance with accessibility regulations), the street needed to remain private.

Notwithstanding the private street designation, the project sponsor has ensured that there will be no inappropriate curb parking by agreeing to proper towing zone signage and a contract with a towing company maintained by the new owners collectively. Moreover, the project sponsor will provide and pay for all amenities of a public street, including lighting, curbs, and tow away signs. To ensure that street will be well maintained, the project sponsor will create an owners' association and will prepare and record CC& R's to be approved by the City Attorney. The CC & R's will deal with a number of issues that the neighborhood has requested be worked out in advance of development (see **Exhibit H** for List of CC & R's Provisions).

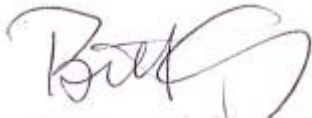
Conclusion:

The project is desirable because it fills in a never used vacant lot with 19 new units. (See Letters of Support at Exhibit I). It will likely be occupied by persons for whom this will be a first-time ownership opportunity, since the units will be among the least expensive new single-family homes in the City given property values in the neighborhood, given their small size and efficiency, and given the lack of expensive common area amenities typical of new market rate housing.

As a result, the residences will certainly qualify as “affordable by design” single family homes, a housing type that is not being produced much in the City.

These small homes will provide housing for multi-generational families and for new families or couples who are beginning their adult lives. These units are also intended for those groups that have been leaving the City because of the great lack of single-family homes not built to high luxury standards.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brett Gladstone". The signature is fluid and cursive, with a large initial "B" and a long, sweeping underline.

Brett Gladstone

CC: Jayesh Patel, Project Sponsor
Zoning Administrator
Rich Hillis, Planning Director
Sia Consulting Architects
Amy Lee, Consultant

List of Exhibits

A. Plans

B. Renderings

C. Chart of Unit Square Footages

D. Traffic Report

E. Approval of Cul de Sac by Fire Department

F. Chart of Community Meetings

G. Project Modifications/Responses to Neighborhood Concerns

H. List of CC&R's Provisions

I. Letters of Support

EXHIBIT A

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



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

Project Data

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CHECKED R.K.

DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.
A-0.2

UNIT #	BLDG	# OF STORIES	DWELLING DATA					REAR YARD	BLDG HEIGHT			
			LIVING	GARAGE	# OF BED/BATH	# OF PARKING	PRIVATE OPEN SPACE					
A-1	A	2	1,584	416	3/3	2	359	15'	20'-11"			
A-2			1,682	468				2	358	15'	21'-2"	
A-3			1,682	465				1	358	15'	21'-6"	
A-4			1,681	465				2	583	26'-6" / 20'	21'-7"	
A-5			1,682	465				2	476	20'	21'-10"	
A-6			1,680	465				2	476	20'	22'-1"	
A-7			1,689	465				2	476	20'	22'-4"	
B-1	B	2	1,406	327	2	375	15'	20'-4"				
B-2			1,400	325					2	375	15'	20'-7"
B-3			1,400	325					2	375	15'	20'-10"
B-4			1,406	325					2	375	15'	21'-2"
C-1	C	3	1,178	372	2/2.5	2	375	15'	26'-2"			
C-2			1,087		2/2		475	15'				
C-3			1,178	363	2/2.5	2	375	15'	25'-10"			
C-4			1,079		2/2		480	15'				
C-5			1,179	365	2/2.5	2	375	15'	25'-7"			
C-6			1,079		2/2		480	15'				
C-7			1,128	362	2/2.5	2	826	15'	25'-4"			
C-8			1,041		2/2		457	15'				
TOTAL			26,241	5,973		29	8,429					

PROJECT NAME

0 Guttenberg St
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Block Map

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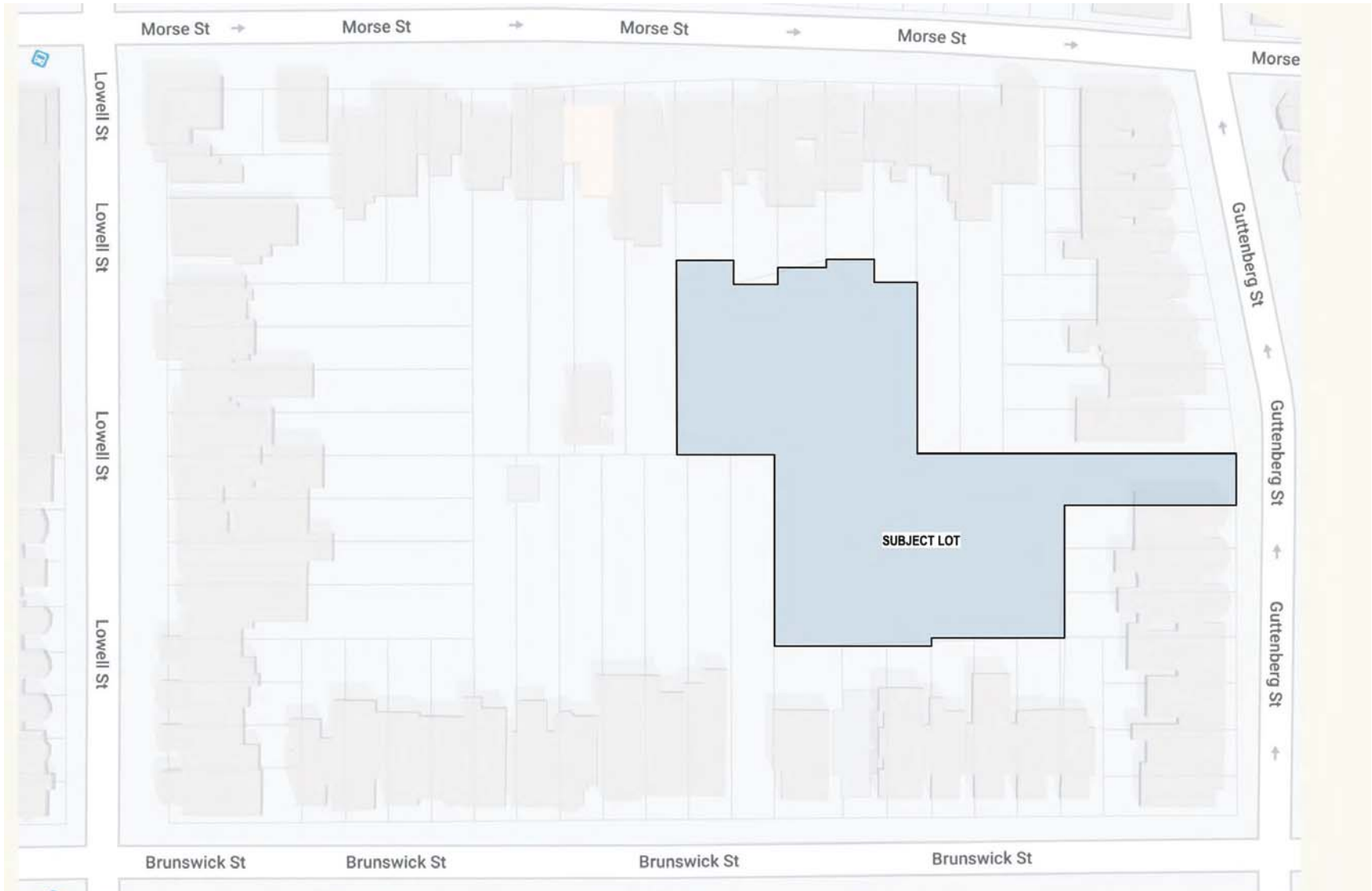
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SHEET NO.

A-0.3



Block Map





Vicinity Map (Block Aerial View) 

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Vicinity Map
(Block Aerial View)

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SHEET NO.

A-0.6



BLDG-B & C 3D Rendering



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SHEET TITLE

BLDG-B & C
3D Rendering

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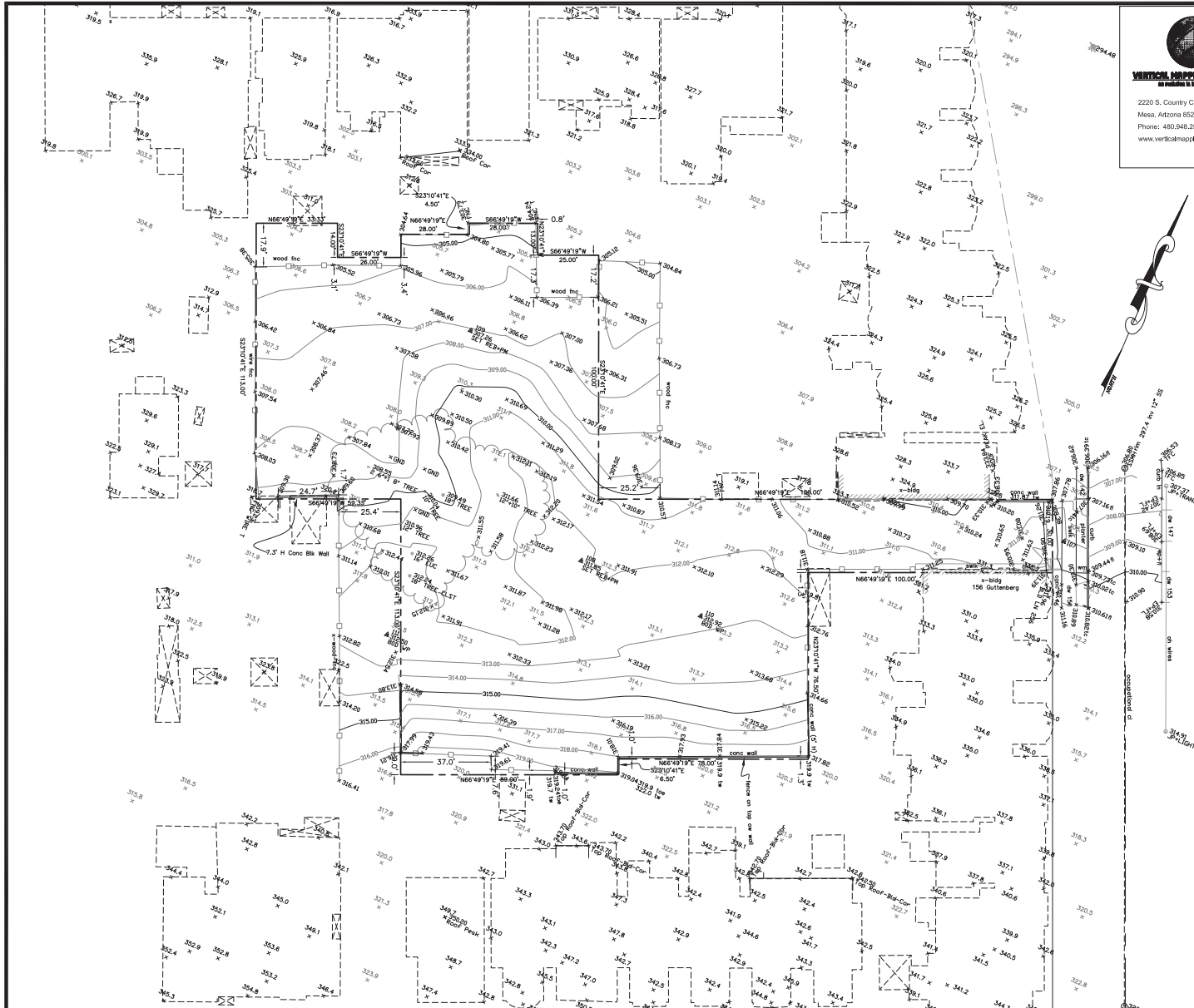
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JOB NO. 19-1870

SHEET NO.

A-0.8




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Map Scale: 1" = 20'
Contour Interval: N/A
Photo Date: December 7, 2020
Photo Scale: 1:2400
Client: Sterling Consultants
Project Name: Guttenberg St
Project Number: 20-3185
Client Reference: Guttenberg St
Color Survey prepared by: Sterling Consultants
Checked by: AC

NOTES:

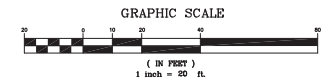
- Map must be properly field checked and verified before use. Alterations and field corrections.
- Structure outlines include only the footprint, but may also include elevated walls and other attachments.
- Features, by definition, vegetation, and near all objects may be omitted for clarity or due to high obscuration, and may not meet map accuracy standards due to being obscured.
- Hand-drawn notes of the survey control information may not meet map accuracy standards.
- Feature coordinate elevations are at ground level unless otherwise indicated.

Accuracy Standards:
This data set was produced to meet ASPRS National Accuracy Standards for L1M Commercial Data (2014) for a 6 (m) RMSE_h (RMSE_h is Horizontal Accuracy Class, and for a 5 (m) RMSE_v Vertical Accuracy Class.



LEGEND

SYMBOL	DESCRIPTIONS	ABBREVIATIONS
---	BOUNDARY / RIGHT-OF-WAY LINE	AC AIR CONDITIONER UNIT
---	EASEMENT LINE	AD AREA DRAIN
---	CENTERLINE (C)	BSW BACK OF WALK
---	CONCRETE FENCE	BW BOTTOM OF WALL (EXPOSED FACE)
---	GOOD NEIGHBOR WOOD FENCE	CONC. CONCRETE
---	RETAINING WALL	DBH DIAMETER AT BREAST HEIGHT
---	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT	DI DRAIN INLET
---	DRAIN INLET	DS DOWNSPOUT
---	EXISTING CONTOUR w/ ELEVATION	EP EDGE OF PAVEMENT
---	EXISTING TREE w/ DBH	EM ELECTRIC METER
---	EXISTING WATER METER	EX EXISTING
---		FF FINISHED FLOOR ELEVATION
---		FG FINISHED GRADE ELEVATION
---		FL FLOW LINE ELEVATION
---		FW FACE OF WALL
---		GM GAS METER
---		MB MAIL BOX
---		O/H OVERHEAD
---		PL PROPERTY LINE
---		PUE PUBLIC UTILITY EASEMENT
---		R= RADIUS OF CURVE
---		Δ= INCLUDED ANGLE OF CURVE
---		L= LENGTH OF CURVE
---		WM WATER METER



BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY HELMUT KORSTICK.

BASIS OF BEARINGS: COORDINATES ARE BASED UPON THE CITY OF SAN FRANCISCO (CCSF-2013 HPN) COORDINATE SYSTEM (SPECIFICALLY HELD CCSF PTS. 433 AND 434).

BENCHMARK: NAVD 88, HELD ELEVATION OF 333.45 AT CCSF PT /433 (SF-VD-13)



DATE: DEC 17, 2020					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	

PREPARED BY, OR UNDER THE DIRECTION OF:

PREPARED BY:



46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
landtopogreenteam@gmail.com PHONE: 510.344.8055

PREPARED FOR:

GUTTENBERG PROJECT, LLC
47618 HOYT STREET
FREMONT, CA 94539
TEL: 510-790-0563
jpsvb@patel.517@gmail.com

APN/PARCEL ID: LOT 055, BLOCK 6475 150 GUTTENBERG STREET

BOUNDARY AND TOPOGRAPHIC SURVEY

SAN FRANCISCO CITY & COUNTY OF SAN FRANCISCO CALIFORNIA

SHEET NO. **C1**
JOB NO. 2017-293

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
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SHEET TITLE

Existing
Site Plan

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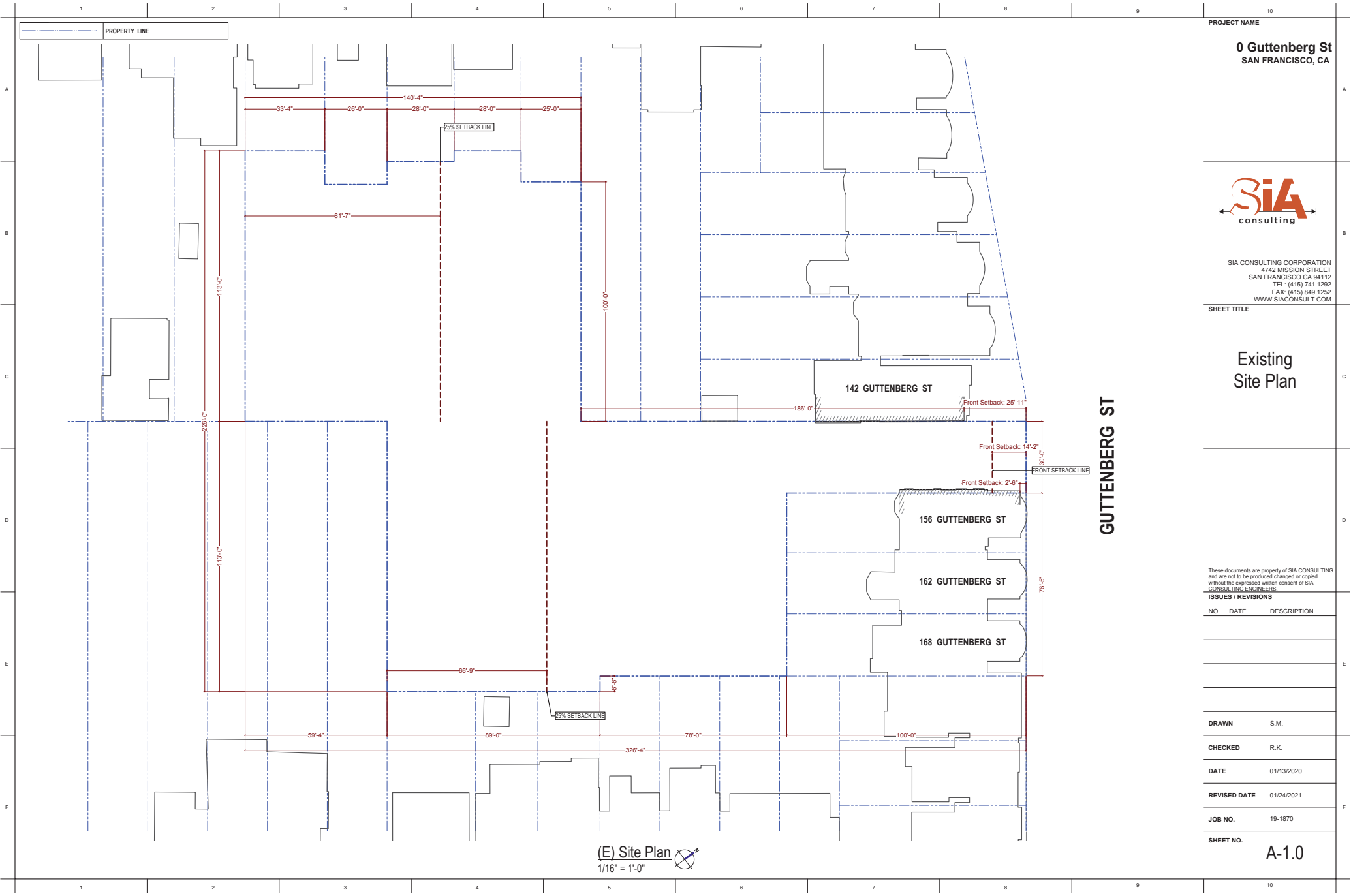
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DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO. A-1.0



(E) Site Plan
1/16" = 1'-0"

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
0 Guttenberg St
 SAN FRANCISCO, CA

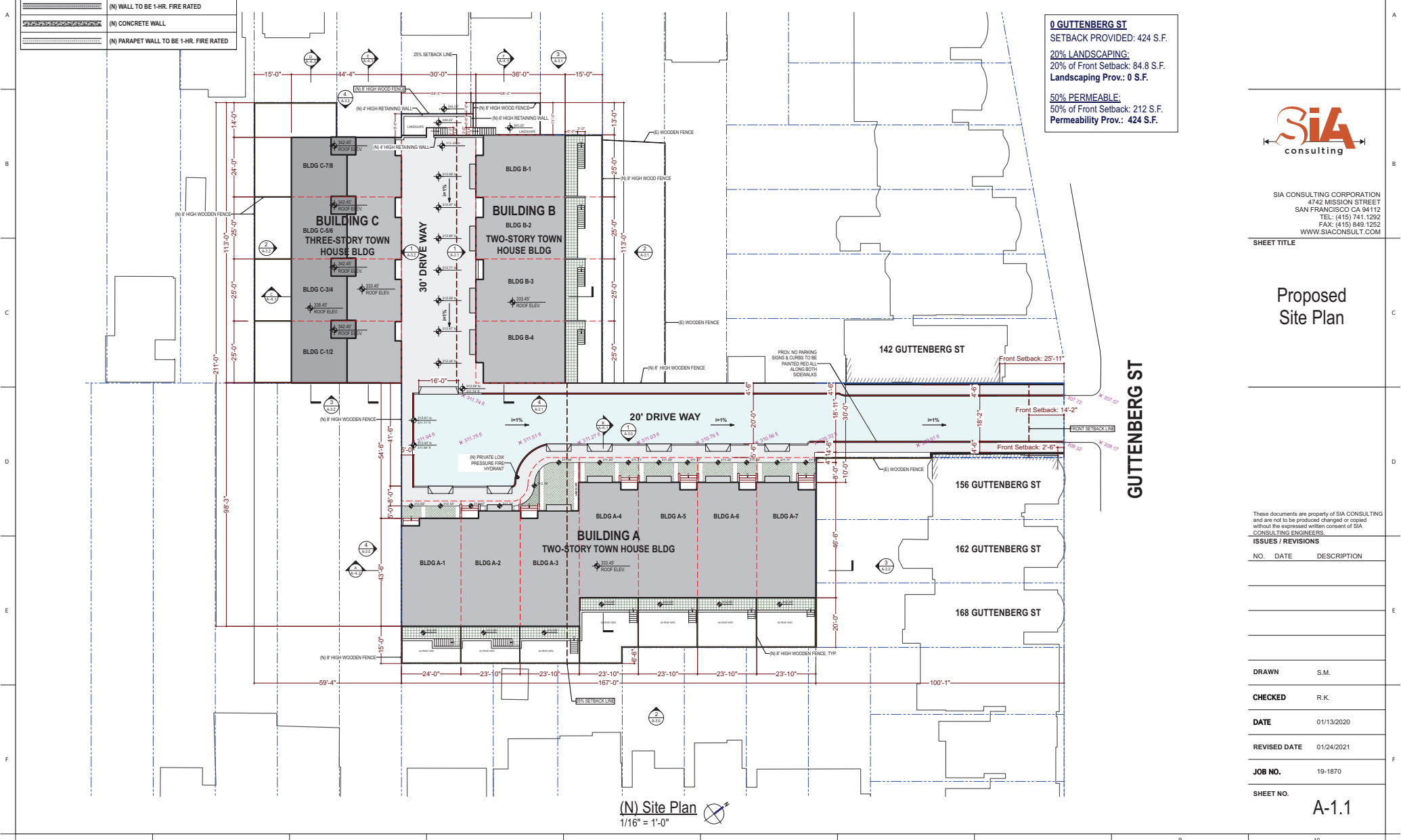
0 GUTTENBERG ST
 SETBACK PROVIDED: 424 S.F.
20% LANDSCAPING:
 20% of Front Setback: 84.8 S.F.
 Landscaping Prov.: 0 S.F.
50% PERMEABLE:
 50% of Front Setback: 212 S.F.
 Permeability Prov.: 424 S.F.



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SHEET TITLE

Proposed
 Site Plan



(N) Site Plan
 1/16" = 1'-0"

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REVISED DATE	01/24/2021
JOB NO.	19-1870
SHEET NO.	A-1.1

PROJECT NAME
0 Guttenberg St
 SAN FRANCISCO, CA



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SHEET TITLE
**3D
 Isometric
 View(2)**

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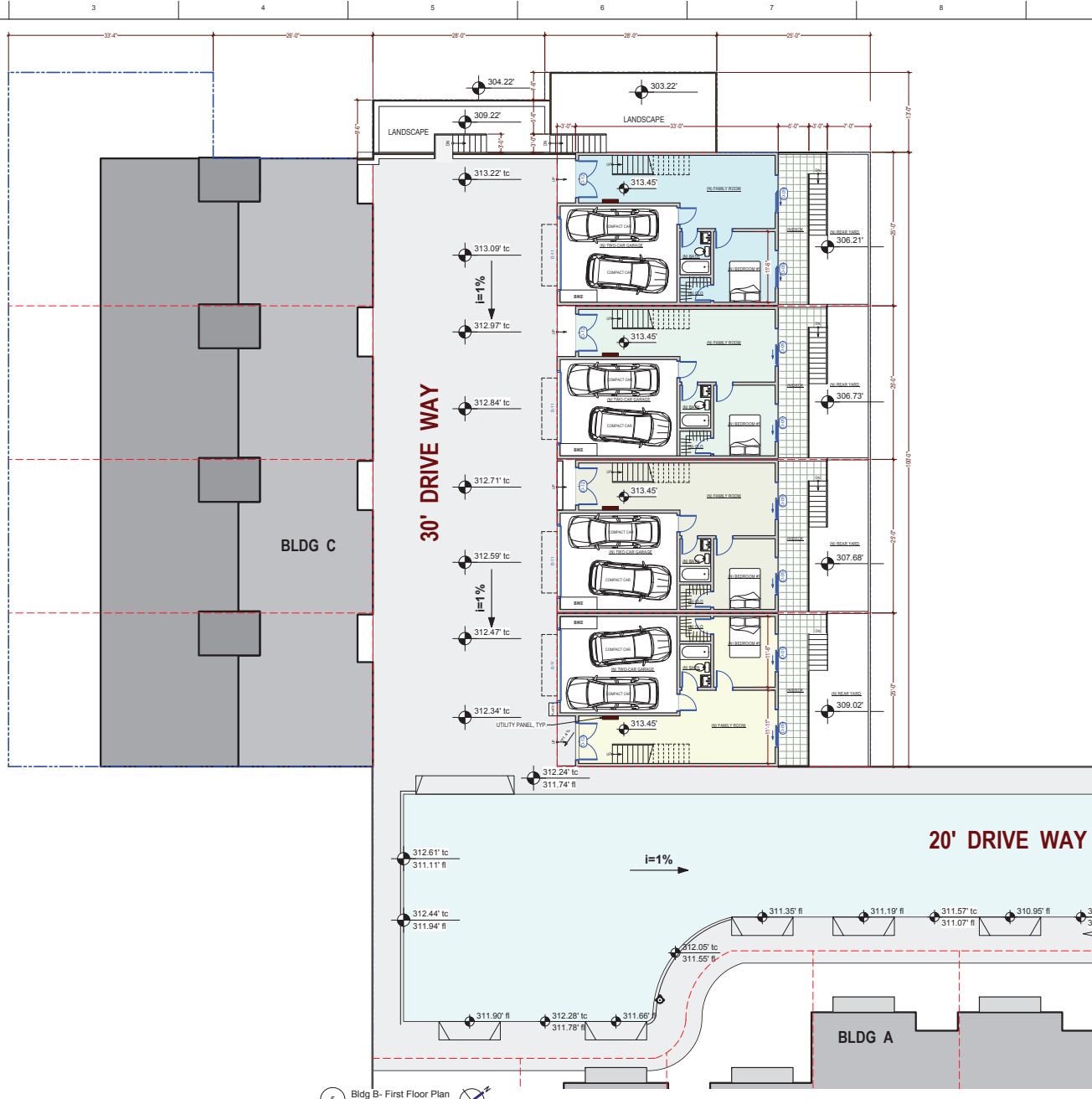
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DATE	01/13/2020
REVISED DATE	01/24/2021
JOB NO.	19-1870
SHEET NO.	A-1.3

3D Isometric View(2)

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATE



5 Bldg B- First Floor Plan
Scale: 1/8" = 1'-0"

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



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SHEET TITLE

BLDG.B
First Floor Plan

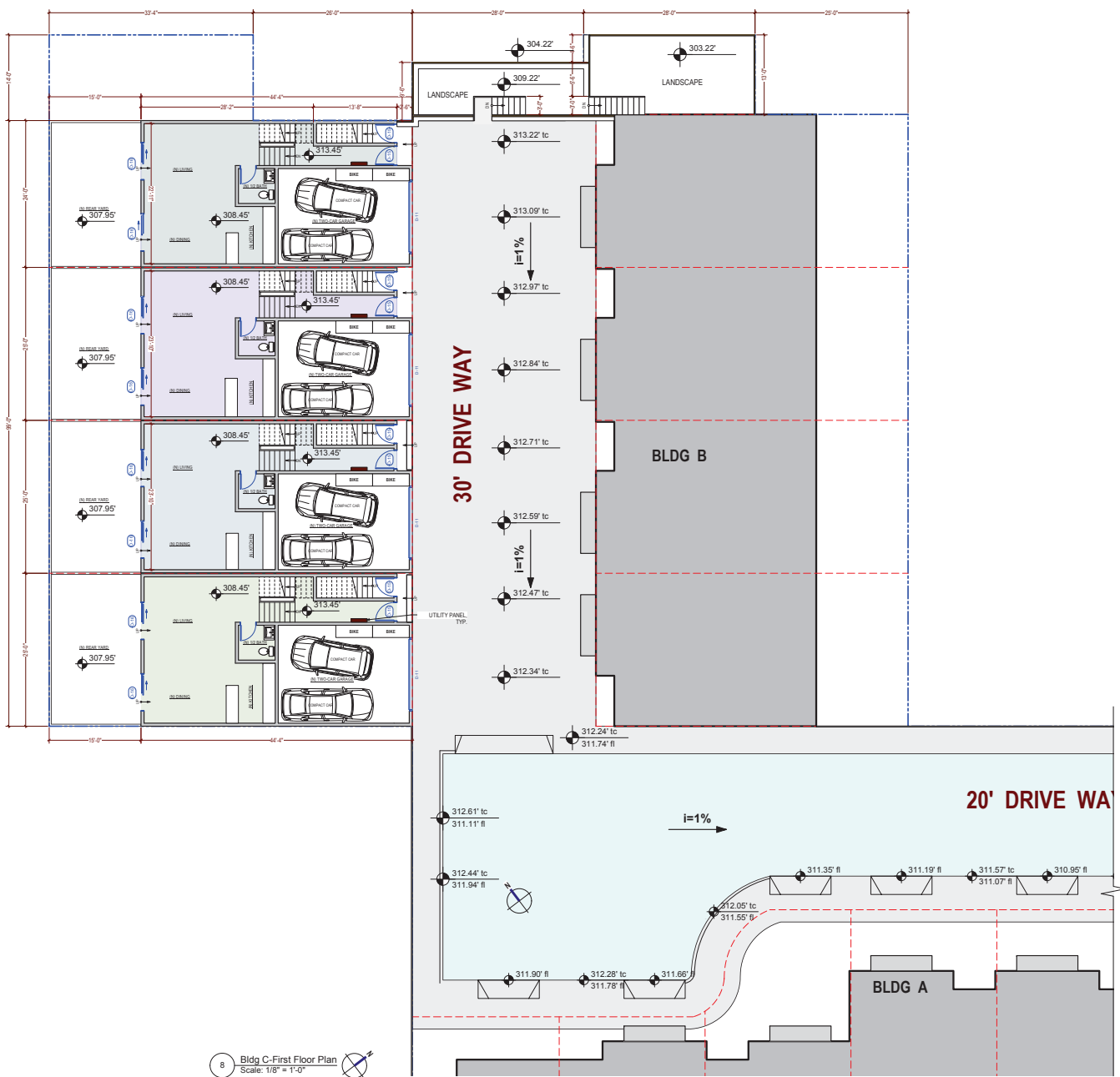
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SHEET NO.	A-2.3

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATE



8 Bldg C-First Floor Plan
Scale: 1/8" = 1'-0"

PROJECT NAME
0 Guttenberg St
SAN FRANCISCO, CA



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SHEET TITLE

BLDG.C
First Floor Plan

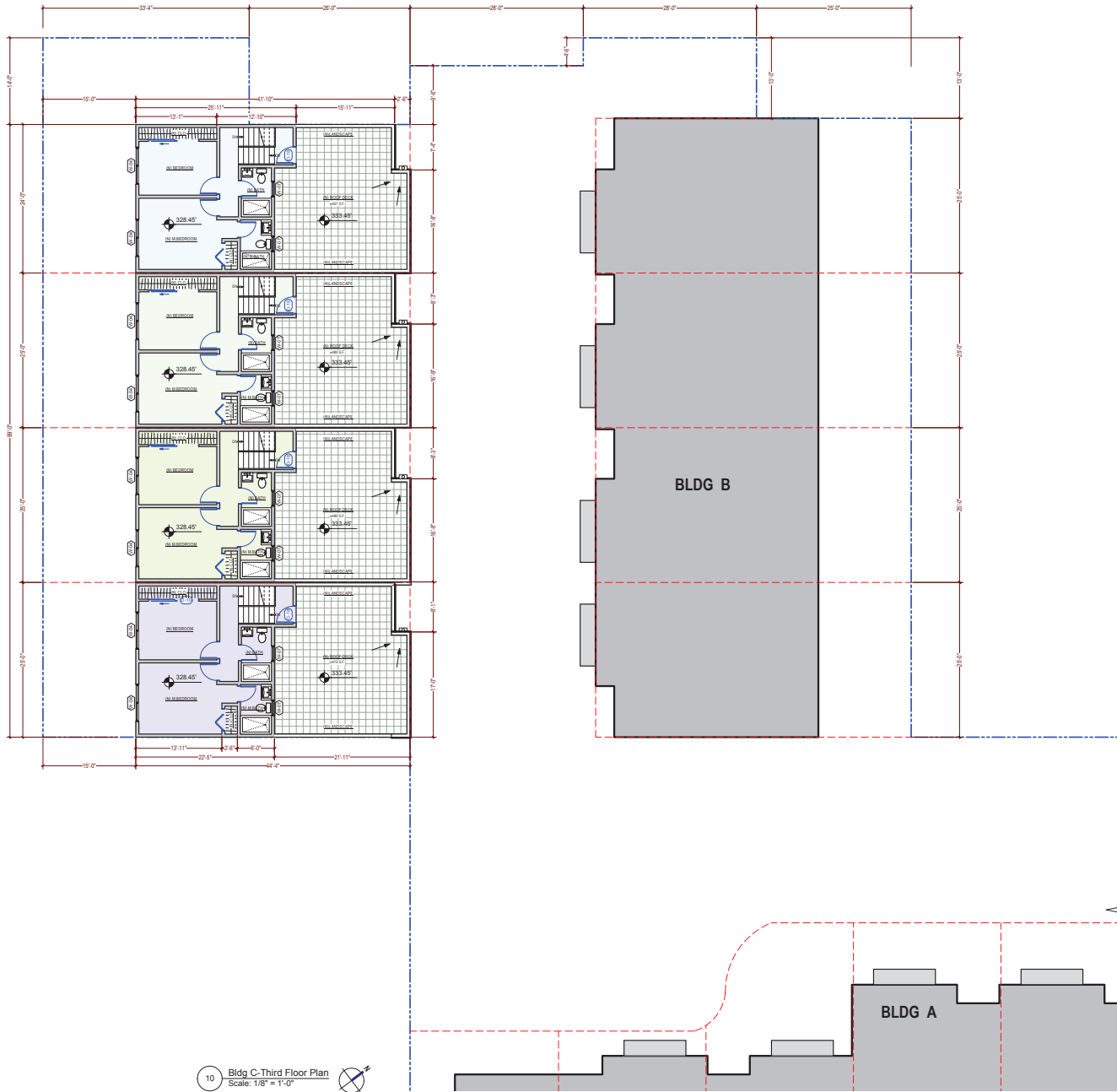
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JOB NO.	19-1870
SHEET NO.	A-2.6

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATE



10 Bldg C-Third Floor Plan
Scale: 1/8" = 1'-0"

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



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SHEET TITLE

BLDG.C
Third
Floor Plan

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DATE	01/13/2020
REVISED DATE	01/24/2021
JOB NO.	19-1870
SHEET NO.	A-2.8

Window Schedule

Mark	Nominal Size		Window Style		Glass	Accessories	Comments
	O.A. Width	O.A. Height	Configuration	Shape			
W-01	---	6'0"	Custom	Rectangle	Safety Glass	Aluminum	See Elevation for Details
W-02	4'6"	6'0"	Casement	Rectangle	Safety Glass	Aluminum	See Elevation for Details
W-03	1'8"	6'0"	Casement	Rectangle	Safety Glass	Aluminum	See Elevation for Details
W-04	6'0"	5'0"	Horizontal Slider	Rectangle	Safety Glass	Aluminum	See Elevation for Details
W-05	6'0"	5'0"	Horizontal Slider	Rectangle	Safety Glass	Aluminum	See Elevation for Details
W-06	10'0"	6'0"	Custom	Rectangle	Safety Glass	Aluminum	See Elevation for Details
W-07	2'6"	1'6"	Hopper	Rectangle	Safety Glass	Aluminum	See Elevation for Details

NOTE:
 - NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
 - SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
 - ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1026, IF APPLICABLE
 - SEE ELEVATIONS FOR WINDOW DETAILS & OPERATION

Door Schedule

Mark	Nominal Size			Configuration	Door Style				Comments
	Width	Height	Thickness		Slab Style	Side Lights	L Sidelit Wid	R Sidelit Wid	
D-01	3'0"	7'0"	1 3/4"	Swing Simple	Solid	*	0"	1'0"	
D-05	6'0"	7'0"	1 3/4"	Slider	Glass		N/A	N/A	
D-10	8'0"	6'8"	1 3/4"	Slider	Solid		N/A	N/A	
D-11	12'0"	6'8"	2"	Overhead	Panel		N/A	N/A	N/A
D-12	6'0"	6'8"	1 3/4"	Swing Bi-part	Solid		N/A	N/A	
D-15	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	
D-16	6'0"	6'8"	1 3/4"	Slider	Glass		N/A	N/A	
D-18	2'8"	6'8"	1 3/4"	Swing Simple	Glass		N/A	N/A	

NOTE:
 - NFRC LABELS ON NEW DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
 - SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
 - ALL RESCUE / EGRESS DOORS SHALL COMPLY W/ SEC. 1026, IF APPLICABLE
 - SEE ELEVATIONS & FLOOR PLANS FOR DOOR DETAILS & OPERATION



LIGHT COLOR HORIZONTAL WOOD SIDING, TYP.



LIGHT COLOR VERTICAL WOOD SIDING, TYP.



DARK COLOR VERTICAL WOOD SIDING, TYP.



LIGHT COLOR SMOOTH STUCCO, TYP.



GRAY COLOR SMOOTH STUCCO, TYP.



GRAY COLOR HORIZONTAL WOOD SIDING, TYP.



DARK COLOR SMOOTH STUCCO, TYP.



PERMEABLE PAVERS, TYP.



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SHEET TITLE

Window/Door
Schedule,
Window Details &
Typical
Material Samples

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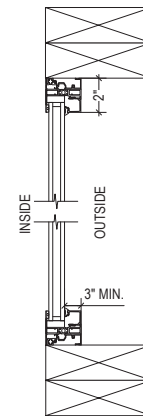
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DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO. A-3.3



Front Facade New Windows Typical Detail
N.T.S.

PROPERTY LINE

PROJECT NAME

0 Guttenberg St
SAN FRANCISCO, CA



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SHEET TITLE

Sections(1)

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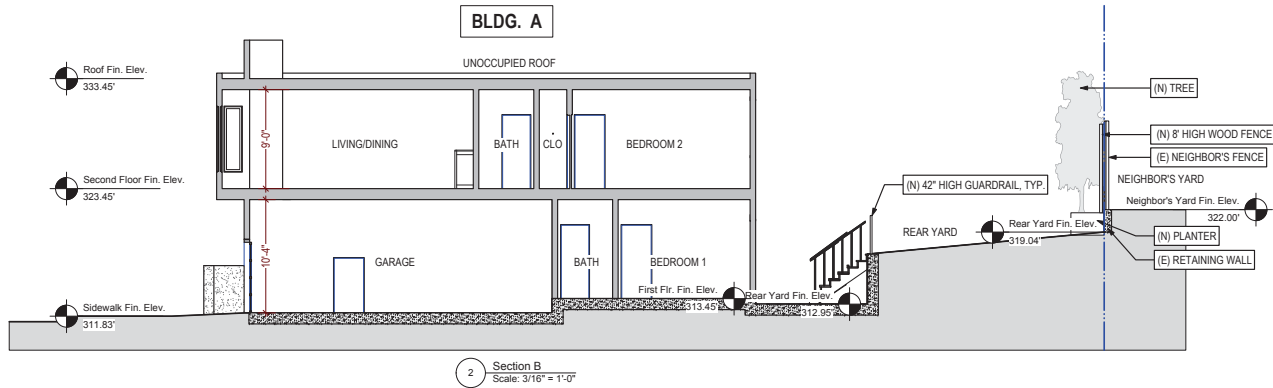
DATE 01/13/2020

REVISED DATE 01/24/2021

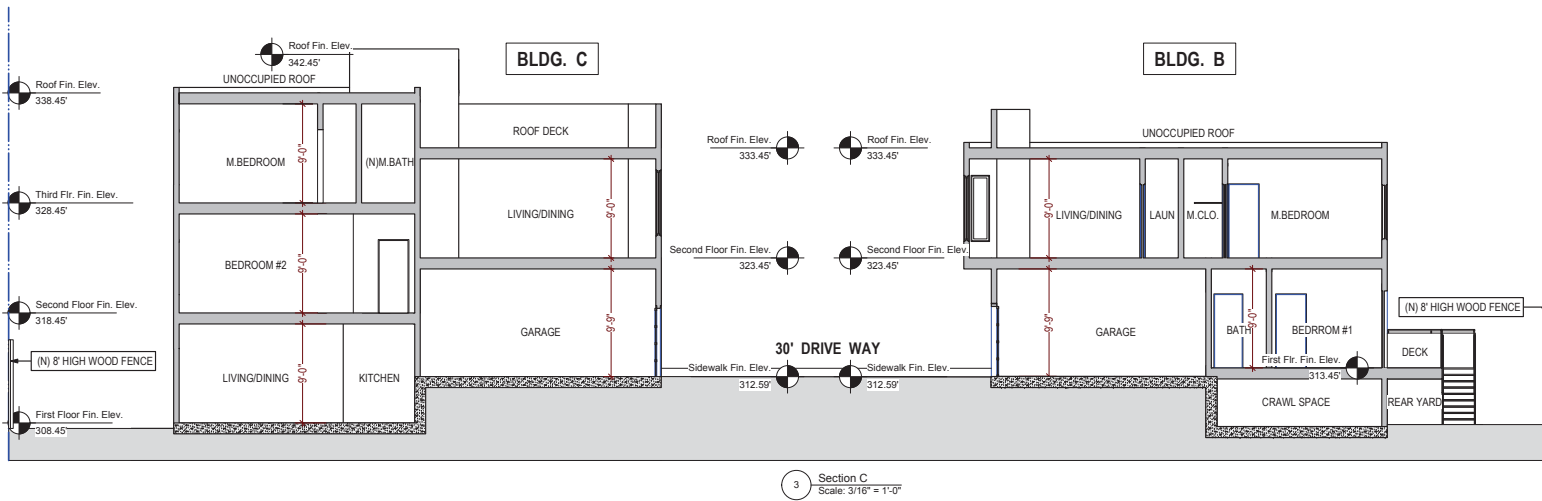
JOB NO. 19-1870

SHEET NO.

A-4.1



2 Section B
Scale: 3/16" = 1'-0"



3 Section C
Scale: 3/16" = 1'-0"



Date	Notes

PLANT LIST

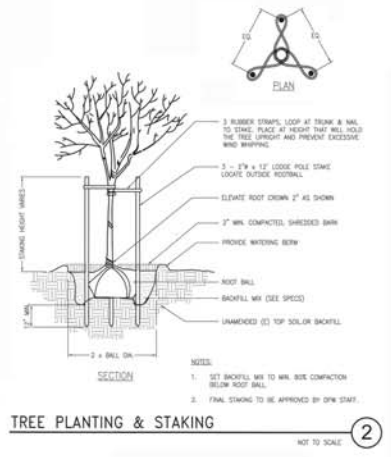
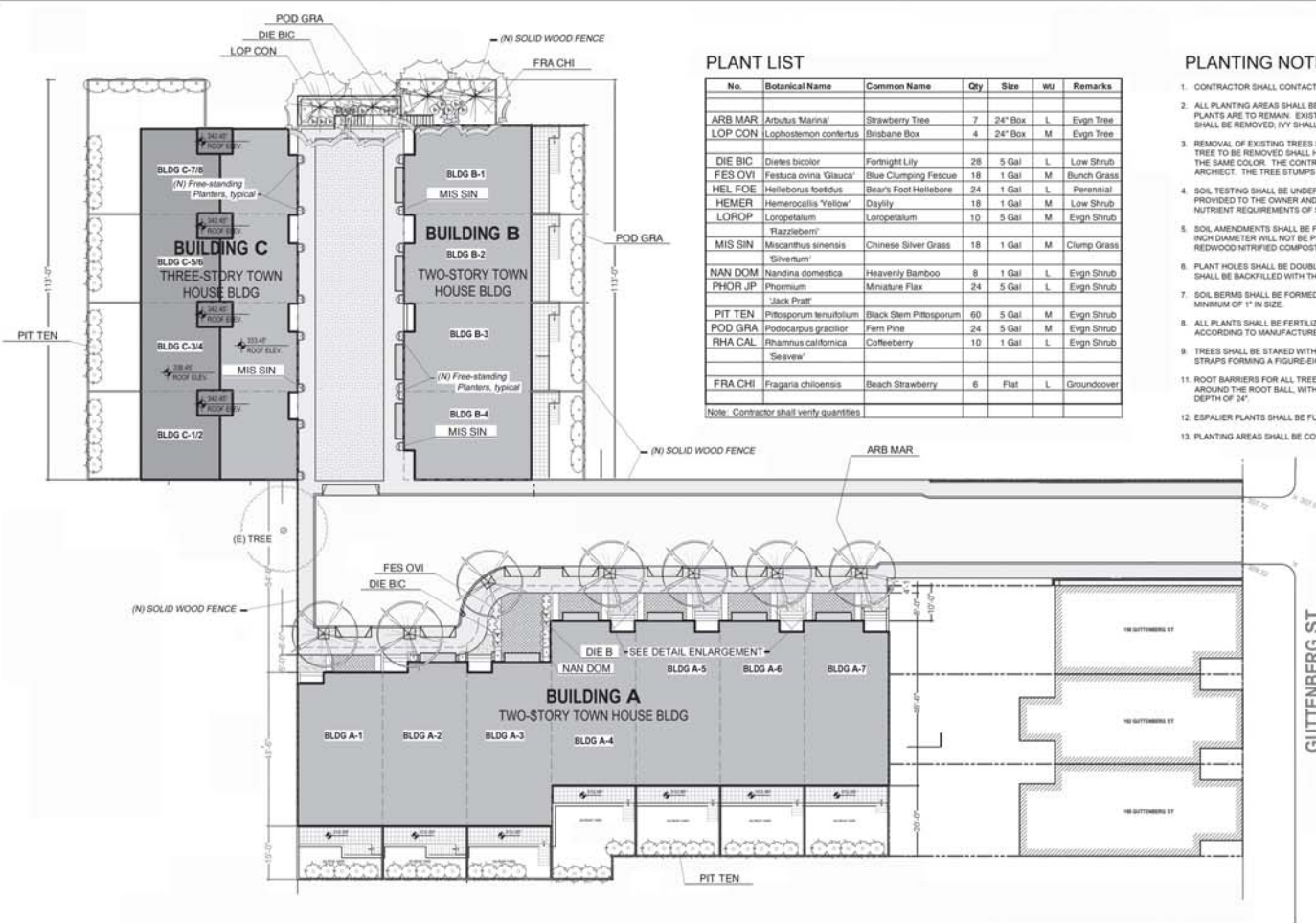
No.	Botanical Name	Common Name	Qty	Size	WT	Remarks
ARB MAR	Arbutus Marina	Strawberry Tree	7	24" Box	L	Evgn Tree
LOP CON	Lophosiphon confertus	Brisbane Box	4	24" Box	M	Evgn Tree
DIE BIC	Dielsia bicolor	Fortnight Lily	26	5 Gal	L	Low Shrub
FES OVI	Festuca ovina 'Glaucus'	Blue Clumping Fescue	18	1 Gal	M	Bunch Grass
HEL FOE	Helianthus foetidus	Beard's Foot Helianthus	24	1 Gal	L	Perennial
HEMER	Hemerocallis 'Yellow'	Daylily	18	1 Gal	M	Low Shrub
LOROP	Loropetalum	Loropetalum	10	5 Gal	M	Evgn Shrub
	'Razzleberry'					
MIS SIN	Miscanthus sinensis	Chinese Silver Grass	18	1 Gal	M	Clump Grass
	'Silvertum'					
NAN DOM	Nandina domestica	Heavenly Bamboo	8	1 Gal	L	Evgn Shrub
PHOR JP	Phoridium	Miniature Flax	24	5 Gal	L	Evgn Shrub
	'Jack Pratt'					
PIT TEN	Pittosporum tenuifolium	Black Stem Pittosporum	60	5 Gal	M	Evgn Shrub
POD GRA	Podocarpus gracilior	Fern Pine	24	5 Gal	M	Evgn Shrub
RHA CAL	Rhamnus californica	Coffeeberry	10	1 Gal	L	Evgn Shrub
	'Seasave'					
FRA CHI	Fragaria chiloensis	Beach Strawberry	6	Flat	L	Groundcover

Note: Contractor shall verify quantities

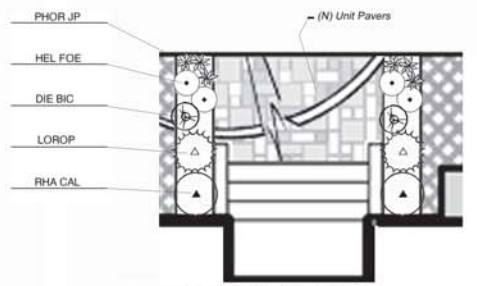
PLANTING NOTES

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED. IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- REMOVAL OF EXISTING TREES SHALL BE CONFIRMED WITH THE LANDSCAPE ARCHITECT AND OWNER IN THE FIELD PRIOR TO REMOVAL. EACH TREE TO BE REMOVED SHALL HAVE A RED OR ORANGE TAPE SECURED TO A BRANCH, AND THE TRUNK SHALL BE CLEARLY MARKED WITH PAINT OF THE SAME COLOR. THE CONTRACTOR SHALL SUPPLY THE MATERIALS FOR MARKING THE TREES AND COORDINATE WITH THE LANDSCAPE ARCHITECT. THE TREE STUMPS AND ROOTS SHALL ALSO BE REMOVED, AND SURROUNDING SURFACE RE-GRADED AND RESTORED.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (minus 1/2"). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 3" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
- ROOT BARRIERS FOR ALL TREES WITHIN EIGHT FEET OF PAVEMENT SHALL BE INSTALLED. BARRIERS SHALL BE PLASTIC AND EXTEND COMPLETELY AROUND THE ROOT BALL, WITH A SOIL SPACE OF NO LESS THAN 6". THE DIAMETER OF THE BARRIER SHALL BE 42" MINIMUM, AND EXTEND TO A DEPTH OF 24"
- ESPALEER PLANTS SHALL BE FURNISHED WITH A PREMANUFACTURED METAL TIE. REFER TO DETAIL.
- PLANTING AREAS SHALL BE COVERED WITH A THREE INCH LAYER OF BARK CHIPS.

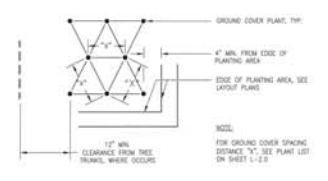
PLT NOTES COM SET



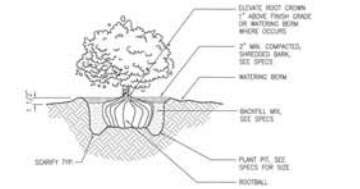
PLANTING PLAN



DETAIL ENLARGEMENT NOT TO SCALE



GROUND COVER PLANTING NOT TO SCALE



SHRUB PLANTING NOT TO SCALE

CITY & COUNTY OF SAN FRANCISCO
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: GUTTENBERG TOWNHOUSES
PROJECT ADDRESS: 0 GUTTENBERG STREET
SAN FRANCISCO, CALIFORNIA

PREPARED BY: BRUCE A. CHAN CA PLS #2324
923 ARDUELLO STREET, SUITE 200
REDWOOD CITY CA 94063
650-346-7645 650-367-8139 (FAX)
bcac@stcglobal.net

"I have complied with the criteria of the ordinance and applied them accordingly for efficient use of water in the irrigation design plan."

Signed: *Bruce A. Chan*

EXHIBIT B



BLDG C

BLDG B

BLDG-B & C 3D Rendering



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SHEET TITLE

BLDG-B & C
3D Rendering

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DATE 01/13/2020

REVISED DATE 01/24/2021

JOB NO. 19-1870

SHEET NO.

A-0.8

PROJECT NAME
0 Guttenberg St
 SAN FRANCISCO, CA



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SHEET TITLE
**3D
 Isometric
 View(2)**

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JOB NO. 19-1870

SHEET NO.
A-1.3

3D Isometric View(2)













EXHIBIT C

Plan set 01/25/2021

2/22/2021

			DWELLING DATA						
Unit #	BLDG	# OF STORIES	LIVING	GARAGE	# OF BED/BATH	# OF PARKING	PRIVATE OPEN SPACE	REAR YARD	BLDG HEIGHT
A-1	A	2	1,584	416	3/3	2	359	15'	20'-11"
A-2			1,682	468		2	358	15'	21'-2"
A-3			1,682	465		1	358	15'	21'-6"
A-4			1,681	465		2	583	26'-6'/20'	21'-7"
A-5			1,682	465		2	476	20'	21'-10"
A-6			1,680	465		2	476	20'	22'-1"
A-7			1,689	465		2	476	20'	22'-4"
B-1	B		1,406	327		2	375	15'	20'-4"
B-2			1,400	325		2	375	15'	20'-7"
B-3			1,400	325		2	375	15'	20'-10"
B-4			1,406	325		2	375	15'	21'-2"
C-1	C	3	1,178	372	2/2.5	2	375	15'	26'-2"
C-2			1,087		2/2		475	15'	
C-3			1,178	363	2/2.5	2	375	15'	25'-10"
C-4			1,079		2/2		480	15'	
C-5			1,179	365	2/2.5	2	375	15'	25'-7"
C-6			1,079		2/2		480	15'	
C-7			1,128	362	2/2.5	2	826	15'	25'-4"
C-8			1,041		2/2		457	15'	
TOTAL	-	-	26,241	5,973	-	29	8,429	-	

EXHIBIT D

Guttenberg Residential Development Transportation Evaluation

Final Memorandum

Prepared for:

Guttenberg Project, LLC

Prepared by:

CHS Consulting Group

220 Montgomery Street, Suite 346
San Francisco, California 94104

February 2020

Introduction

This memorandum provides a traffic and circulation evaluation of the subject Project, including analysis of trip generation / travel demand, commercial vehicle loading demand, and vehicle miles traveled (VMT). The evaluation also includes Project site plan review, including discussion on potential traffic and circulation measures that could be implemented in addition to what is already proposed.

This evaluation uses standard techniques and parameters required of transportation consultants by the San Francisco Planning Department. However, the Planning Department will likely issue a CEQA exemption for this project, and as such, the Planning Department has not requested this traffic and circulation evaluation. Rather, this evaluation has been requested by the Project Sponsor, who has been asked by community members to look into potential significant detrimental effects due to the Project.

Project Description

The Project is located on the west side of Guttenberg Street, a northbound one-way street, between Morse Street and Brunswick Street in San Francisco's Crocker-Amazon neighborhood. The Project site is on Lot 055 of Assessor's Block 6475, within the Residential – House, One Family (RH-1) Zoning District and 40-X Height and Bulk District. The site consists of a vacant 36,369 square foot lot and adjoins other residential uses fronting Guttenberg Street, Morse Street, Lowell Street, and Brunswick Street.

This evaluation assumes that the Project would construct up to 23 residential units. Each home would include up to 2 covered garage spaces and 2 bicycle spaces. The Project site would be accessed by a new curb cut located on the west side of Guttenberg Street midblock between Morse and Brunswick Streets. **Figure 1** presents the Project site plan as of January 2020.

Project Trip Generation

Person and vehicular Project trip generation for typical weekday daily, AM, and PM peak hours was calculated based on standard rates from the *2019 Transportation Impact Analysis Guidelines for Environmental Review (SF Guidelines)* from San Francisco Planning Department (SF Planning) and also the Institute of Transportation Engineers (ITE). Person trips refer to all trips made residents and guests to and from a project site, whether by walking, bicycling, public transportation, or car. Vehicular trips are focused more specifically on carpool and solo driving trips.

The *SF Guidelines* provide person and vehicular trip rates for residential projects for the weekday PM commute peak hour only. To estimate corresponding weekday AM peak hour trips, a ratio of ITE AM and PM trip rates was used to convert *SF Guidelines* PM trips to AM trips.

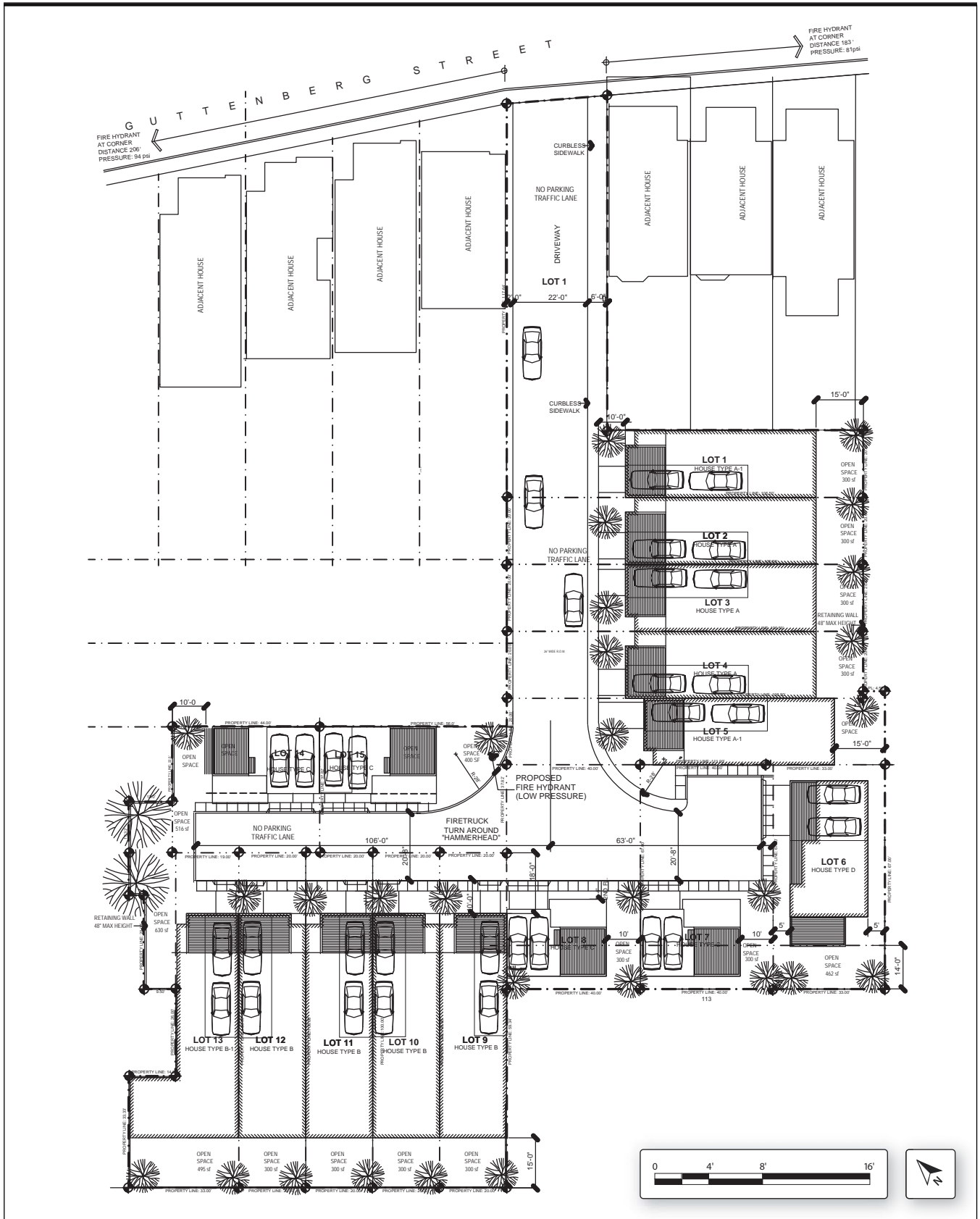
The Project is expected to generate approximately 103 person-trips (inbound and outbound) on a typical weekday, including 7 during the AM peak hour and 9 during the PM peak hour, as shown in **Table 1**.

Table 1: Project Person Trips

Land Use	Size	Daily	AM Peak Hour	PM Peak Hour
Residential	23 Units	103	7	9

Source: SF Guidelines, 2019; ITE Trip Generation Handbook, 2010; CHS Consulting Group, 2019

Note: Person trips include travel by all modes including auto, public transportation, bicycling, and walking



Guttenberg Street Residential Project – Transportation Evaluation Memorandum

As is typical of most San Francisco residential neighborhood areas, Project daily vehicular trips represent a low proportion of overall person trips at 28 percent (=29/103), due to typically higher City resident use of alternate modes including public transportation relative to other cities within the region. Accordingly and as shown in **Table 2**, the Project is expected to generate approximately 29 daily vehicle trips, including 2 during the AM peak hour and 3 during the PM peak hour. Detailed person and vehicle trip calculations are included in **Attachment 1**.

Table 2: Project Vehicle Trips

Land Use	Size	Daily	AM Peak Hour	PM Peak Hour
Residential	23 Units	29	2	3

Source: SF Guidelines, 2019; ITE Trip Generation Handbook, 2010; CHS Consulting Group, 2019
 Note: Vehicle trips include all auto trips from carpool and solo driving.

Existing Local Traffic Volumes

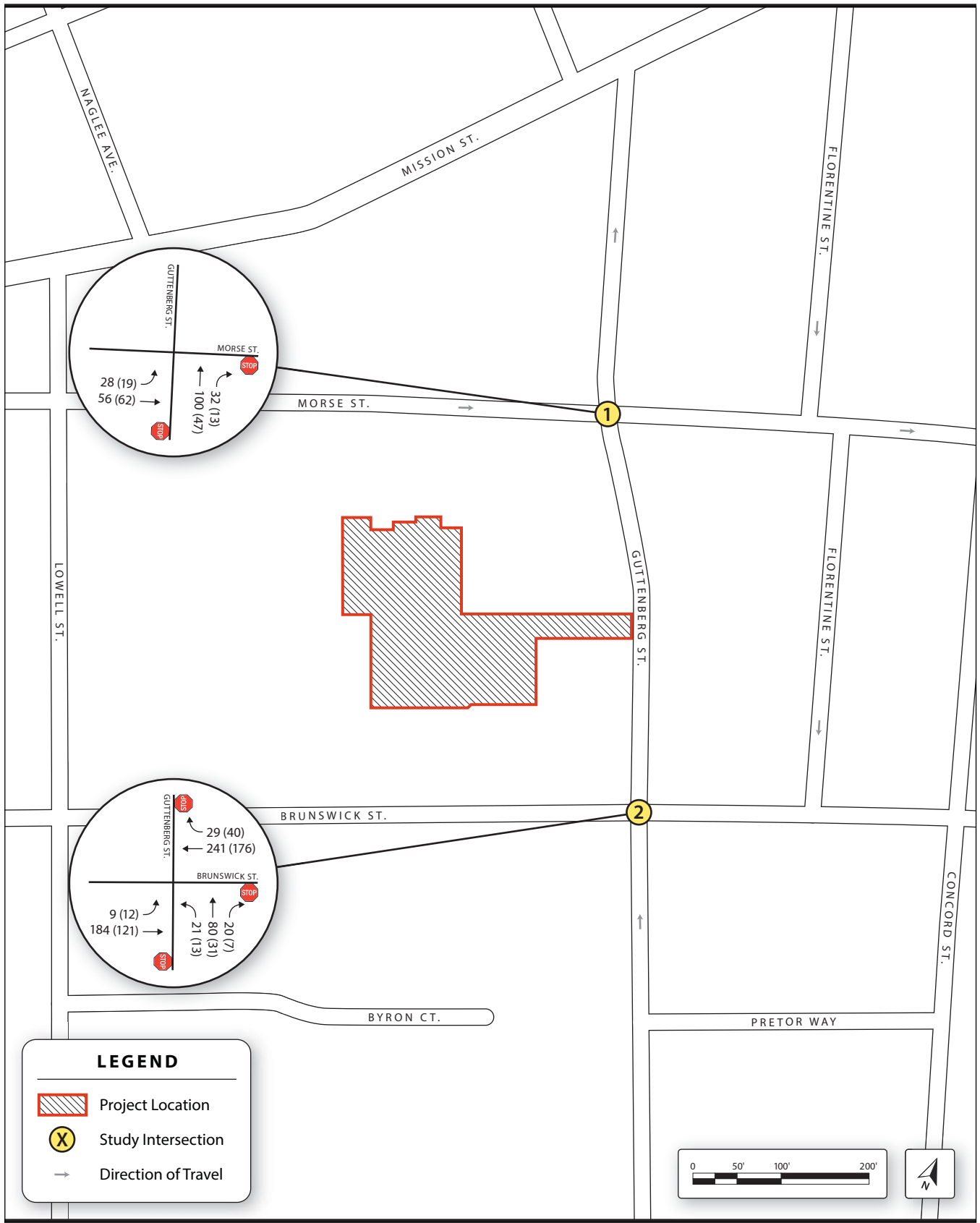
CHS collected existing vehicle, bicycle, and pedestrian counts on a typical mid-week weekday in November 2019 at the Guttenberg / Brunswick Street and Guttenberg / Morse Street intersections, which are effectively the inbound and outbound gateways to the Project site, given that Guttenberg Street operates as a one-way street in the northbound direction.

The Project’s very low expected peak hour vehicle trips (2 in AM, 3 in PM) would add 2 percent or less to existing total AM and PM peak hour vehicle volumes at the two study intersections. In addition, current field conditions indicate minimal congestion in general. As such, the addition of peak hour Project traffic to local streets would not constitute an impact or result in a noticeable increase in general neighborhood traffic. **Figure 2** presents existing AM and PM peak hour vehicle volumes at the two study intersections near the Project site. Data sheets for existing vehicle, bicycle and pedestrian intersection volumes are included in **Attachment 2**.

Loading Demand and Vehicle Accommodation

Anticipated daily Project commercial loading demand was calculated using the *SF Guidelines*. Commercial loading generally consists of deliveries to residences. Based on the Project total residential square footage of 34,434 square feet and the *SF Guidelines’* daily truck trip demand rate of 0.03 trips per 100 gross square feet (GSF), which represents typical loading activity within a San Francisco residential area, the Project is expected to average one (1) delivery truck trip per day. Typically, such deliveries occur outside typical commuting hours and as such are not anticipated to have any noticeable effect on local weekday AM and PM peak hour traffic in the neighborhood.

In addition, the Project design provides adequate maneuvering area for delivery vehicles to drive into the site, as well as turn around and re-enter Guttenberg Street. This is evidenced from the Project site driveway’s hammerhead design. Due to the very low frequency of expected daily deliveries and the adequacy of design to accommodate delivery vehicle access and circulation, no impacts are anticipated with respect to Project loading activities.



Guttenberg Street Residential Project – Transportation Evaluation Memorandum

Vehicle Miles Traveled

San Francisco has transitioned to vehicle miles traveled (VMT) as the primary metric for measuring City transportation impacts resulting from development projects under the California Environmental Quality Act (CEQA). Accordingly, CHS evaluated the Project consistent with the City VMT approach, which evaluates residential projects in the context of travel activity and nearby transportation options. The City's travel demand model is the source for the VMT data and accounts for the entire chain of daily trips for residents, including but not limited to trips to and from the Project site.

The Project is located in City traffic analysis zone (TAZ) 873, in an area that generates less VMT per person (capita) than the San Francisco Bay Area regional average, due to generally greater availability of public transportation and other non-driving modes compared to regional averages. As shown in **Table 3**, the estimated Bay Area average daily VMT for residences within this TAZ is 17.2 trips per capita. The City threshold for VMT is 15 percent below this average, or 14.6 trips per capita. So long as developments within this TAZ generate VMT below the City threshold, they are not expected to generate significant impacts with respect to VMT. The Project is expected to generate less VMT than the City threshold, as it shares neighborhood characteristics with other existing residences, including proximity to public transportation and other non-auto options.

As shown in **Table 3**, the City's current VMT estimate for residential developments similar to the Project and located within TAZ 873 is 11.3 trips per capita, which is approximately 23 percent below the City's threshold of 14.6. As such, the Project is not expected to generate a VMT impact with respect to City thresholds, and no mitigation measures with respect to transportation would be required. This conclusion is consistent with SF Planning staff assessments for this Project with respect to transportation.

Table 3: Daily Vehicle Miles Traveled - Existing with Project Conditions

Land Use	Bay Area Regional VMT		TAZ 873
	Average	Average Minus 15 Percent	
Residential	17.2	14.6	11.3

Source: CHS Consulting Group, 2019

Project Site Plan Circulation Review

Based on a review of the Project site plan and supporting Project description, CHS has found that the Project is providing several features that would promote safe circulation of vehicles, pedestrians, and bicycles to and from the Project site.

The site driveway access is designed to facilitate two-way vehicle flow. Due to a maximum expected two-way volume of 9 vehicles during a typical weekday PM peak hour, the driveway is generally expected to operate without inducing any notable vehicle queues that would otherwise affect traffic operations on Guttenberg Street. Further, as shown in the Project site plan (**Figure 1**), the Sponsor has included specific driveway elements that minimize potential vehicle conflicts with pedestrians and bicyclists, including a sidewalk parallel to the driveway that ultimately connects people walking to the existing Guttenberg Street sidewalk. In addition, because the driveway would carry very low vehicular volume, bicyclists can share the driveway with minimal vehicular conflicts.

The Project would provide up to 2 bicycle spaces in each residence's parking garage. Providing this amenity may result in a mode shift toward cycling and away from single-occupant vehicle trips by Project residents. As a result, the estimated Project vehicle trips may reduce further and as such may result in fewer potential conflicts between vehicles and bicyclists.

Recommended Transportation Measures

In addition to these above features identified through CHS' circulation review, CHS recommends installing additional traffic-related features that would further promote the safe circulation of vehicles, bicycles, and pedestrians to, from, and within the Project site. These potential features include:

- Installing CA MUTCD-standard traffic control signage at the driveway interface with Guttenberg Street to notify drivers exiting the site to stop and yield to pedestrians walking along Guttenberg Street. CA MUTCD-recommended signs would indicate "STOP" and "Left Turn Only". This could also be supplemented with a sign indicating "Caution: Pedestrians Crossing".
- Consider installing a speed hump approximately midblock along the main driveway connecting the development with Guttenberg Street to ensure slow speeds for vehicles entering and exiting. The speed hump design would be such that vehicles driving over it would travel at no more than 10-15 miles per hour.
- Consider installing diagonal mirrors at the Project driveway interface with Guttenberg Street so that drivers exiting the site and drivers and pedestrians on Guttenberg Street can see each other. This feature would be subject to further engineering field review to determine feasibility, as typical mirror installations are generally done in the public right-of-way.

Attachments

Attachment 1: Trip Generation (Travel Demand) Worksheets

Attachment 2: Weekday AM & PM Intersection Traffic Volumes

APPENDIX 1 – TRIP GENERATION (TRAVEL DEMAND) WORKSHEETS

SAN FRANCISCO TRAVEL DEMAND TOOL INFO

WEBSITE VERSION: 0.3.2
 DATA VERSION: 0.3

PROJECT LOCATION ATTRIBUTES

Address: 156 Guttenberg Street
 District: OuterMission/Hills
 Place Type: Urban low density
 City: San Francisco

SELECTED FILTERS

Time Period: pm
 Purpose: work and non-work
 Direction: inbound and outbound
 Distribution Method: district

Average vehicle occupancy

Landuse	District AVO	Place Type AVO	City AVO
Residential	1.5	1.5	1.5
Hotel	1.9	2	1.7
Retail	1.9	2	1.7
Supermarket	1.9	2	1.7
Office	1.6	1.1	1.2
Restaurant	1.9	2	1.7
Composite	1.9	2	1.7

Total Trips Generated by Land Use and Time

Landuse	Amount	Unit	Daily Person Trip Rate	Daily Person Trips	PM Person Trip Rate	PM Person Trips
Residential	23	Bedrooms	4.5	103.5	0.4	9.2
Hotel	null	Rooms	8.4	0	0.6	0
Retail	0	1K Square Feet	150	0	13.5	0
Supermarket	0	1K Square Feet	297	0	21.7	0
Office	0	1K Square Feet	15.7	0	1.4	0
Restaurant	0	1K Square Feet	200	0	27	0
Composite	0	1K Square Feet	600	0	81	0
Total				103.5		9.2

Mode Split Distribution

Landuse	Auto	TNC/Taxi	Transit	Private Shuttle	Walk	Bike
Residential	0.389	0.035	0.19	0.003	0.343	0.039
Hotel	0.455	0.075	0.015	0	0.456	0
Retail	0.54	0.01	0.158	0.003	0.278	0.011
Supermarket	0.54	0.01	0.158	0.003	0.278	0.011
Office	0.694	0.02	0.036	0.186	0.057	0.006
Restaurant	0.54	0.01	0.158	0.003	0.278	0.011
Composite	0.54	0.01	0.158	0.003	0.278	0.011

Total Trips by Mode

Mode	Total Person Trips	Filtered Person Trips	Total Vehicle Trips	Filtered Vehicle Trips
Auto	40.3	3.6	26.7	2.4
TNC/Taxi	3.6	0.3	2.4	0.2
Transit	19.7	1.7		
Private Shuttle	0.3	0		
Walk	35.5	3.2		
Bike	4	0.4		

auto Person Trips Distribution by District

	Downtown/NorthBeach	SoMa	Marina/WesternMarket	Mission/	Bayshore	Richmond	Sunset	Islands	South Bay	East Bay	North Bay	OuterMission/Hills	
Landuse													
Residential	0.4	0.1	0.4	0.3	0.1		0	1.1	0	0.5	0.2	0	0.5
Hotel	0	0	0	0	0		0	0	0	0	0	0	0
Retail	0	0	0	0	0		0	0	0	0	0	0	0
Supermarket	0	0	0	0	0		0	0	0	0	0	0	0
Office	0	0	0	0	0		0	0	0	0	0	0	0
Restaurant	0	0	0	0	0		0	0	0	0	0	0	0
Composite	0	0	0	0	0		0	0	0	0	0	0	0
Total	0.4	0.1	0.4	0.3	0.1		0	1.1	0	0.5	0.2	0	0.5

auto Vehicle Trips Distribution by District

	Downtown/NorthBeach	SoMa	Marina/WesternMarket	Mission/	Bayshore	Richmond	Sunset	Islands	South Bay	East Bay	North Bay	OuterMission/Hills	
Landuse													
Residential	0.3	0	0.3	0.2	0.1		0	0.7	0	0.3	0.1	0	0.3
Hotel	0	0	0	0	0		0	0	0	0	0	0	0
Retail	0	0	0	0	0		0	0	0	0	0	0	0
Supermarket	0	0	0	0	0		0	0	0	0	0	0	0
Office	0	0	0	0	0		0	0	0	0	0	0	0
Restaurant	0	0	0	0	0		0	0	0	0	0	0	0
Composite	0	0	0	0	0		0	0	0	0	0	0	0
Total	0.3	0	0.3	0.2	0.1		0	0.7	0	0.3	0.1	0	0.3

Single-Family Detached Housing (210)

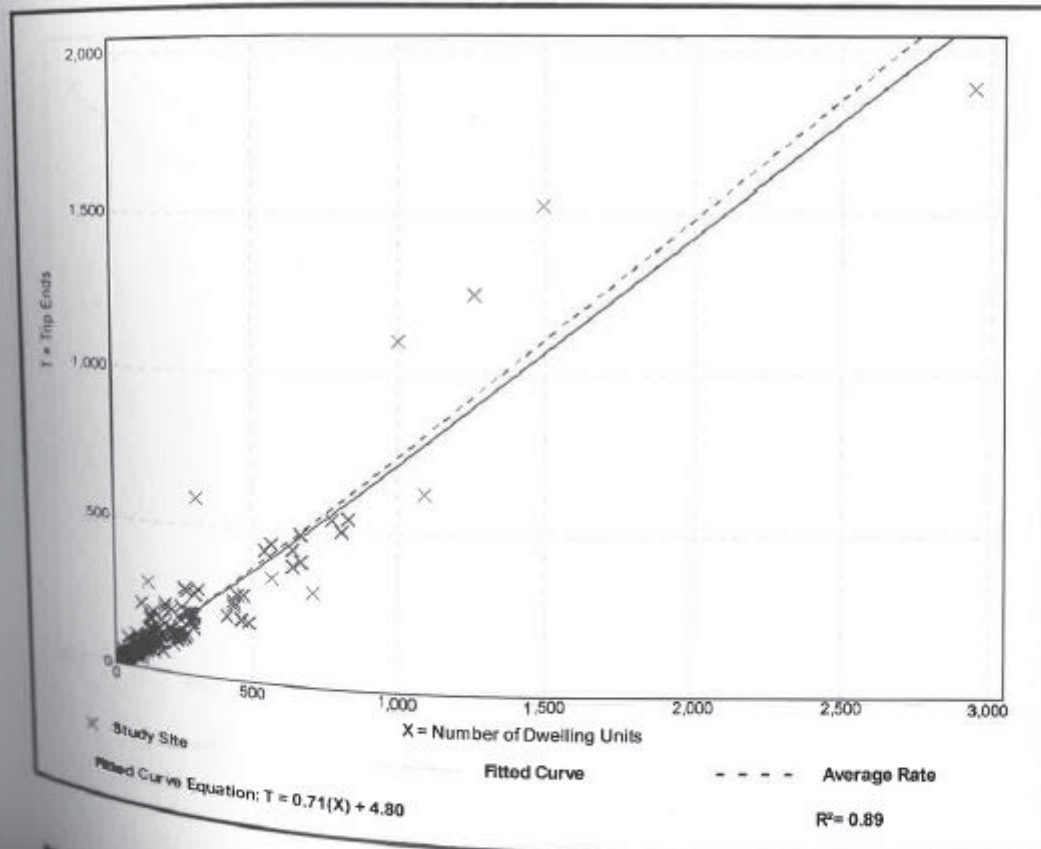
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



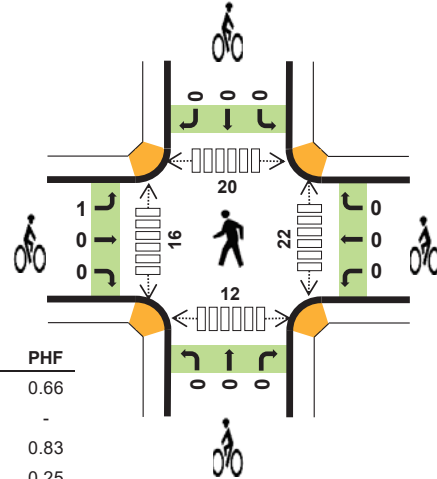
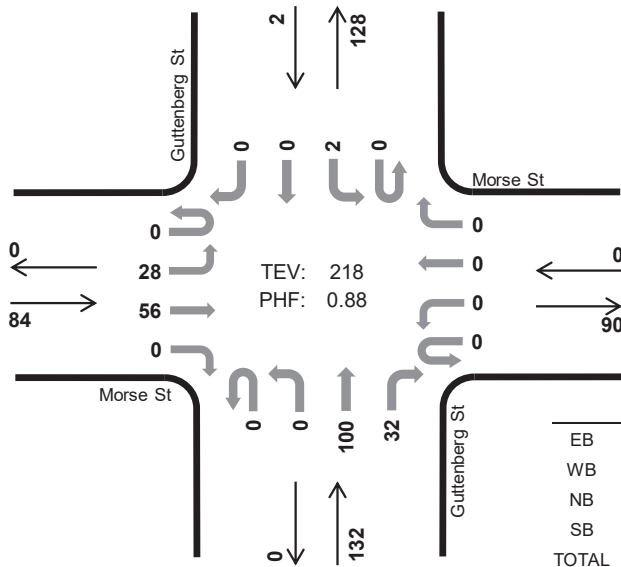
APPENDIX 2 – WEEKDAY AM & PM INTERSECTION TRAFFIC VOLUMES

Guttenberg St Morse St



Peak Hour

Date: 11-13-2019
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM



	HV %:	PHF
EB	3.6%	0.66
WB	-	-
NB	2.3%	0.83
SB	0.0%	0.25
TOTAL	2.8%	0.88

Two-Hour Count Summaries

Interval Start	Morse St Eastbound				Morse St Westbound				Guttenberg St Northbound				Guttenberg St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
7:00 AM	0	7	5	0	0	0	0	0	0	0	21	2	0	0	0	0	35	0	
7:15 AM	0	4	10	0	0	0	0	1	0	0	30	3	0	0	0	0	48	0	
7:30 AM	0	3	13	0	0	0	0	0	0	0	29	5	0	0	0	0	50	0	
7:45 AM	0	7	10	0	0	0	0	0	0	0	16	4	0	0	0	0	37	170	
8:00 AM	0	4	19	0	0	0	0	0	0	0	9	21	0	2	0	0	55	190	
8:15 AM	0	6	9	0	0	0	0	0	0	0	35	5	0	0	0	0	55	197	
8:30 AM	0	11	21	0	0	0	0	0	0	0	28	2	0	0	0	0	62	209	
8:45 AM	0	7	7	0	0	0	0	0	0	0	28	4	0	0	0	0	46	218	
Count Total	0	49	94	0	0	0	0	1	0	0	196	46	0	2	0	0	388	0	
Peak Hour	All	0	28	56	0	0	0	0	0	0	0	100	32	0	2	0	0	218	0
	HV	0	0	3	0	0	0	0	0	0	0	2	1	0	0	0	0	6	0
	HV%	-	0%	5%	-	-	-	-	-	-	-	2%	3%	-	0%	-	-	3%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	1	0	1	0	0	0	0	0	5	2	2	1	10
7:15 AM	0	0	0	0	0	0	0	0	0	0	5	3	1	1	10
7:30 AM	0	0	0	0	0	0	0	1	0	1	5	3	3	1	12
7:45 AM	0	0	0	0	0	0	0	0	0	0	5	2	7	3	17
8:00 AM	1	0	1	0	2	0	0	0	0	0	8	5	4	1	18
8:15 AM	0	0	1	0	1	0	0	0	0	0	4	1	8	3	16
8:30 AM	2	0	0	0	2	1	0	0	0	1	5	8	4	7	24
8:45 AM	0	0	1	0	1	0	0	0	0	0	5	2	4	1	12
Count Total	3	0	4	0	7	1	0	1	0	2	42	26	33	18	119
Peak Hour	3	0	3	0	6	1	0	0	0	1	22	16	20	12	70

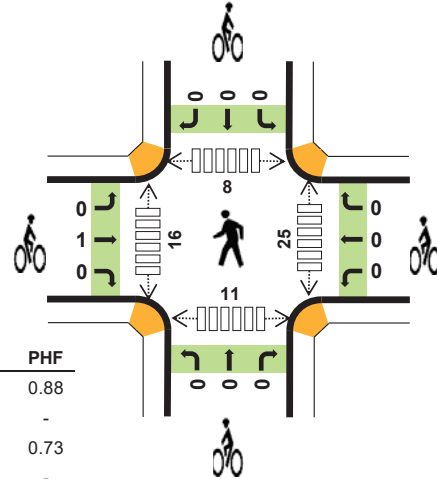
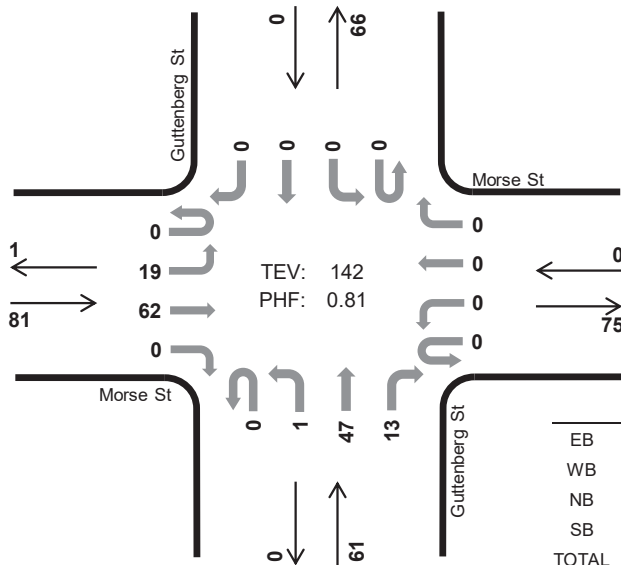
Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Morse St				Morse St				Guttenberg St				Guttenberg St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	3
8:30 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	5
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	6
Count Total	0	0	3	0	0	0	0	0	0	0	2	2	0	0	0	0	7	0
Peak Hour	0	0	3	0	0	0	0	0	0	0	2	1	0	0	0	0	6	0
Two-Hour Count Summaries - Bikes																		
Interval Start	Morse St			Morse St			Guttenberg St			Guttenberg St			15-min Total	Rolling One Hour				
	Eastbound			Westbound			Northbound			Southbound								
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT						
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
8:30 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Count Total	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0	
Peak Hour	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
<i>Note: U-Turn volumes for bikes are included in Left-Turn, if any.</i>																		

Guttenberg St Morse St



Peak Hour

Date: 11-13-2019
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM



	HV %:	PHF
EB	1.2%	0.88
WB	-	-
NB	0.0%	0.73
SB	-	-
TOTAL	0.7%	0.81

Two-Hour Count Summaries

Interval Start	Morse St Eastbound				Morse St Westbound				Guttenberg St Northbound				Guttenberg St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	0	7	16	0	0	0	0	0	0	0	15	6	0	0	0	0	44	0	
4:15 PM	0	2	18	0	0	0	0	0	0	0	6	2	0	0	0	0	28	0	
4:30 PM	0	5	17	0	0	0	0	0	0	0	18	3	0	0	0	0	43	0	
4:45 PM	0	5	11	0	0	0	0	0	0	1	8	2	0	0	0	0	27	142	
5:00 PM	0	1	11	0	0	0	0	0	0	0	16	2	0	0	0	0	30	128	
5:15 PM	0	3	16	0	0	0	0	0	0	0	12	6	0	0	0	0	37	137	
5:30 PM	0	6	12	0	0	0	0	0	0	1	18	2	0	0	0	0	39	133	
5:45 PM	0	2	14	0	0	0	0	0	0	1	15	2	0	0	0	0	34	140	
Count Total	0	31	115	0	0	0	0	0	0	3	108	25	0	0	0	0	282	0	
Peak Hour	All	0	19	62	0	0	0	0	0	0	1	47	13	0	0	0	0	142	0
	HV	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
	HV%	-	0%	2%	-	-	-	-	-	-	0%	0%	0%	-	-	-	-	1%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	0	0	0	0	0	0	0	0	5	2	2	5	14
4:15 PM	0	0	0	0	0	0	0	0	0	0	6	6	1	5	18
4:30 PM	0	0	0	0	0	1	0	0	0	1	7	7	1	1	16
4:45 PM	1	0	0	0	1	0	0	0	0	0	7	1	4	0	12
5:00 PM	0	0	0	0	0	0	0	0	0	0	3	3	2	0	8
5:15 PM	0	0	0	0	0	0	0	0	0	0	5	3	1	0	9
5:30 PM	0	0	0	0	0	0	0	0	0	0	1	8	2	2	13
5:45 PM	0	0	0	0	0	0	0	0	0	0	5	4	1	7	17
Count Total	1	0	0	0	1	1	0	0	0	1	39	34	14	20	107
Peak Hour	1	0	0	0	1	1	0	0	0	1	25	16	8	11	60

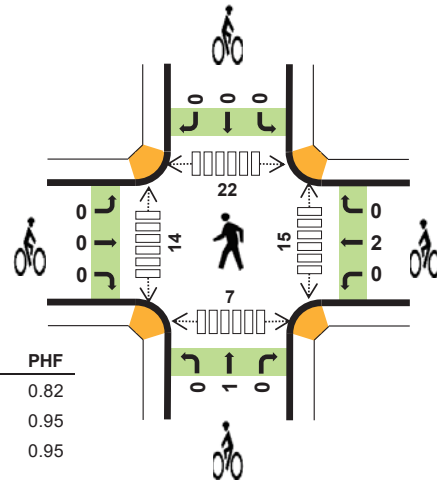
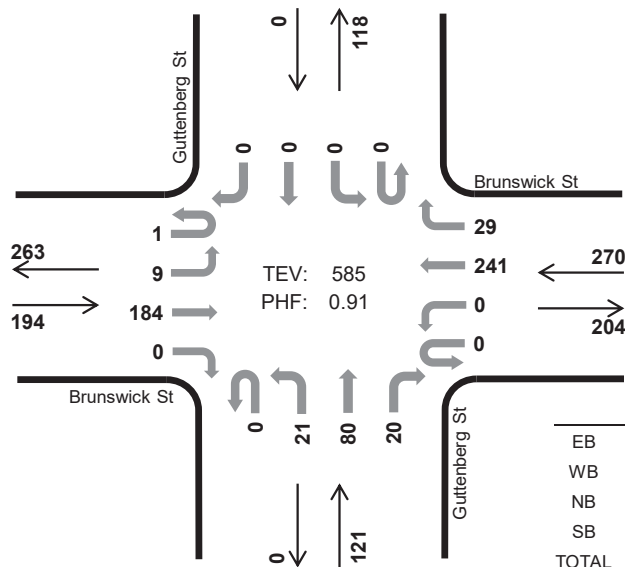
Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Morse St				Morse St				Guttenberg St				Guttenberg St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Count Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Peak Hour	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Two-Hour Count Summaries - Bikes																		
Interval Start	Morse St			Morse St			Guttenberg St			Guttenberg St			15-min Total	Rolling One Hour				
	Eastbound			Westbound			Northbound			Southbound								
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT						
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1		
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1		
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1		
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Count Total	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
Peak Hour	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
<i>Note: U-Turn volumes for bikes are included in Left-Turn, if any.</i>																		

Guttenberg St Brunswick St



Peak Hour

Date: 11-13-2019
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM



	HV %:	PHF
EB	1.0%	0.82
WB	1.5%	0.95
NB	2.5%	0.95
SB	-	-
TOTAL	1.5%	0.91

Two-Hour Count Summaries

Interval Start	Brunswick St Eastbound				Brunswick St Westbound				Guttenberg St Northbound				Guttenberg St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
7:00 AM	0	5	11	0	1	0	21	2	0	1	15	4	0	0	0	0	60	0	
7:15 AM	0	3	22	0	0	0	50	6	0	3	26	2	0	0	0	0	112	0	
7:30 AM	1	0	41	0	0	0	57	8	0	2	22	8	0	0	0	0	139	0	
7:45 AM	0	2	57	0	0	0	68	1	0	9	16	7	0	0	0	0	160	471	
8:00 AM	0	2	50	0	0	0	67	4	0	5	21	2	0	0	0	0	151	562	
8:15 AM	0	5	36	0	0	0	49	16	0	5	21	3	0	0	0	0	135	585	
8:30 AM	0	12	59	0	0	0	41	1	0	3	17	3	0	0	0	0	136	582	
8:45 AM	1	6	21	0	0	0	44	5	0	3	19	2	0	0	0	0	101	523	
Count Total	2	35	297	0	1	0	397	43	0	31	157	31	0	0	0	0	994	0	
Peak Hour	All	1	9	184	0	0	0	241	29	0	21	80	20	0	0	0	0	585	0
	HV	0	0	2	0	0	0	4	0	0	0	2	1	0	0	0	0	9	0
	HV%	0%	0%	1%	-	-	-	2%	0%	-	0%	3%	5%	-	-	-	-	2%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

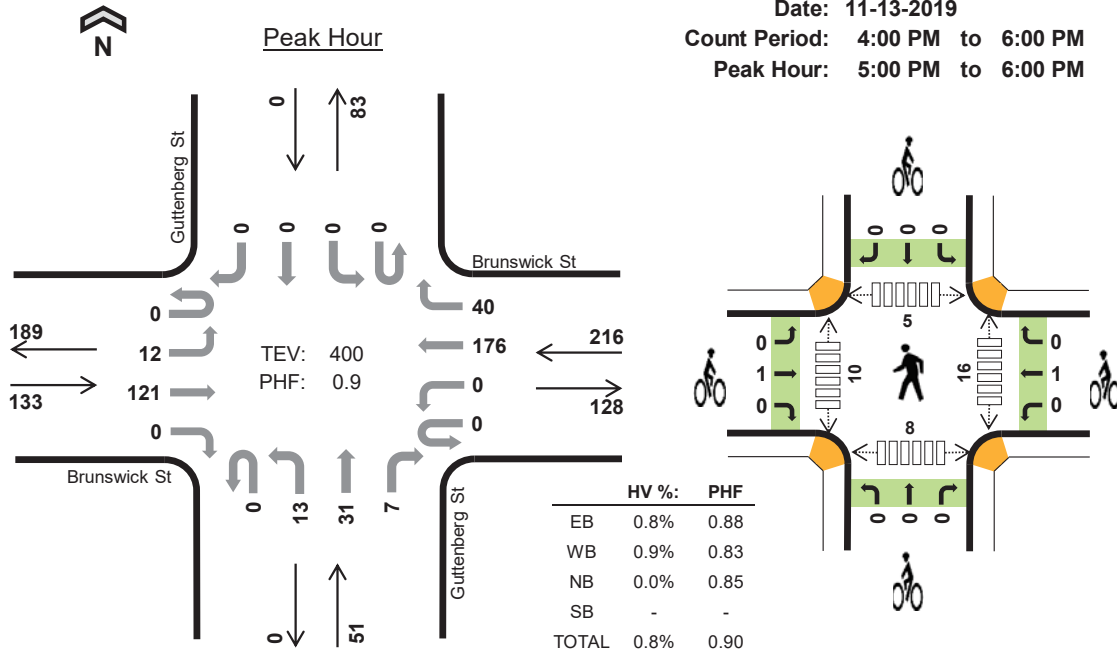
Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	2	0	0	2	0	1	0	0	1	3	0	0	1	4
7:15 AM	0	0	0	0	0	1	0	0	0	1	3	5	0	0	8
7:30 AM	1	0	0	0	1	0	1	1	0	2	4	4	5	0	13
7:45 AM	0	3	1	0	4	0	1	0	0	1	1	3	3	0	7
8:00 AM	0	1	0	0	1	0	0	0	0	0	7	1	10	5	23
8:15 AM	1	0	2	0	3	0	0	0	0	0	3	6	4	2	15
8:30 AM	0	0	0	0	0	0	0	0	0	0	3	5	1	1	10
8:45 AM	0	1	1	0	2	0	0	0	0	0	2	5	2	1	10
Count Total	2	7	4	0	13	1	3	1	0	5	26	29	25	10	90
Peak Hour	2	4	3	0	9	0	2	1	0	3	15	14	22	7	58

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Brunswick St				Brunswick St				Guttenberg St				Guttenberg St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
7:45 AM	0	0	0	0	0	0	3	0	0	0	1	0	0	0	0	0	4	7
8:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	6
8:15 AM	0	0	1	0	0	0	0	0	0	0	1	1	0	0	0	0	3	9
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
8:45 AM	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2	6
Count Total	0	0	2	0	0	0	6	1	0	0	3	1	0	0	0	0	13	0
Peak Hour	0	0	2	0	0	0	4	0	0	0	2	1	0	0	0	0	9	0
Two-Hour Count Summaries - Bikes																		
Interval Start	Brunswick St			Brunswick St			Guttenberg St			Guttenberg St			15-min Total	Rolling One Hour				
	Eastbound			Westbound			Northbound			Southbound								
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT						
7:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0		
7:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
7:30 AM	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0		
7:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	5		
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Count Total	0	1	0	0	3	0	0	1	0	0	0	0	0	0	5	0		
Peak Hour	0	0	0	0	2	0	0	1	0	0	0	0	0	0	3	0		
<i>Note: U-Turn volumes for bikes are included in Left-Turn, if any.</i>																		

Guttenberg St Brunswick St



Date: 11-13-2019
 Count Period: 4:00 PM to 6:00 PM
 Peak Hour: 5:00 PM to 6:00 PM



Two-Hour Count Summaries

Interval Start	Brunswick St Eastbound				Brunswick St Westbound				Guttenberg St Northbound				Guttenberg St Southbound				15-min Total	Rolling One Hour	
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT			
4:00 PM	1	7	24	0	0	0	33	8	0	4	7	2	0	0	0	0	86	0	
4:15 PM	0	0	33	0	0	0	37	2	0	5	4	4	0	0	0	0	85	0	
4:30 PM	0	3	21	1	0	0	33	10	0	3	8	1	0	0	0	0	80	0	
4:45 PM	0	1	23	0	0	0	48	4	0	5	6	1	0	0	0	0	88	339	
5:00 PM	0	4	27	0	0	0	42	9	0	1	8	0	0	0	0	0	91	344	
5:15 PM	0	4	34	0	0	0	49	8	0	5	6	2	0	0	0	0	108	367	
5:30 PM	0	2	30	0	0	0	54	11	0	4	8	2	0	0	0	0	111	398	
5:45 PM	0	2	30	0	0	0	31	12	0	3	9	3	0	0	0	0	90	400	
Count Total	1	23	222	1	0	0	327	64	0	30	56	15	0	0	0	0	739	0	
Peak Hour	All	0	12	121	0	0	0	176	40	0	13	31	7	0	0	0	0	400	0
	HV	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	3	0
	HV%	-	0%	1%	-	-	-	1%	0%	-	0%	0%	0%	-	-	-	-	1%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	0	0	0	1	0	0	0	1	0	5	0	1	6
4:15 PM	0	0	0	0	0	0	0	0	0	0	2	2	2	1	7
4:30 PM	0	0	0	0	0	0	1	0	0	1	4	9	0	1	14
4:45 PM	0	1	0	0	1	0	0	0	0	0	2	3	4	0	9
5:00 PM	0	1	0	0	1	0	0	0	0	0	5	1	1	6	13
5:15 PM	0	1	0	0	1	1	0	0	0	1	4	5	1	0	10
5:30 PM	0	0	0	0	0	0	0	0	0	0	3	1	2	0	6
5:45 PM	1	0	0	0	1	0	1	0	0	1	4	3	1	2	10
Count Total	1	3	0	0	4	2	2	0	0	4	24	29	11	11	75
Peak Hour	1	2	0	0	3	1	1	0	0	2	16	10	5	8	39

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Brunswick St				Brunswick St				Guttenberg St				Guttenberg St				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
5:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
5:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Count Total	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	
Peak Hour	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	3	

Two-Hour Count Summaries - Bikes																	
Interval Start	Brunswick St			Brunswick St			Guttenberg St			Guttenberg St			15-min Total	Rolling One Hour			
	Eastbound			Westbound			Northbound			Southbound							
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT					
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0		
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4:30 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0		
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2		
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
5:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	1	2		
Count Total	0	2	0	0	2	0	0	0	0	0	0	0	0	4	0		
Peak Hour	0	1	0	0	1	0	0	0	0	0	0	0	0	2	0		

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

EXHIBIT E

Communication From Fire Department as to Fire Truck Access

Brown, Richard (FIR) <richard.brown@sfgov.org>

Sent: Monday, March 30, 2020, 9:25 AM

To: Reza Khoshnevisan

Cc: Amy Lee; Sam Mu; Amir Afifi; Jayesh Patel; Brad Terrell; Scott Bourne

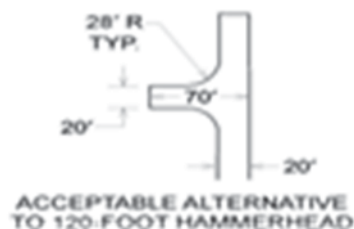
Subject: RE: 0 Guttenberg

Reza,

The most recent proposed design is acceptable. There is enough clearance for SFFD Access per notes below. Since this is private property, it will up to management to maintain the minimum clear width of 20' and enforce parking. The SFMTA will ticket and tow upon management request but they are not responsible to patrol as they only patrol "Accepted" City Streets. If possible, we recommend documenting on the plans as a condition of approval that the Parking Enforcement related to Fire Lane Access is the responsibility of management to maintain clearance.

Per 2.16 Submittal Guidelines for Fire Department Access & Fire Flow Approval

1. All streets shown on the plan shall include in the plans the street (curb to curb) and sidewalk widths and indicate no parking will be allowed due to inadequate width, details shall be included to indicate how the streets will be marked "NO PARKING", i.e. curbs painted red, striped "fire lanes", signage (include sign layout and distance between signs)
2. Dead end fire department access roads shall include a turnaround dimensions sized per SFFC Section 503.
 - Apply for AB005 for providing hammerhead with 20 feet width per plans submitted (26 feet required per Code see 120-Foot Hammerhead)



3- Show the location of all low pressure fire hydrants both public and private and include the water main and lateral feed sizes. Hydrant locations shall be based on the requirements of Appendix C of the SFFC (CFC). Fire hydrants may be required on both sides of high traffic, multi-lane streets or streets with medians or tracks installed.

Rich Brown

Assistant Fire Marshal
San Francisco Fire Department
1660 Mission St. 4th floor
San Francisco, CA 94103
Desk: 415-558-6174
richard.brown@sfgov.org



EXHIBIT F

Guttenberg Project Community Meeting Dates and Attendees

Neighborhood Meetings - 0 Guttenberg St				Neighborhood Attendees	
#	Date	Meeting Type	Locations	Approximately	Signed
1	10/3/2018	Large Group Meeting	Excelsior Library	70	70
2	3/8/2019	One on One with 156 / 142 Guttenberg St	Project Site.	2	N/A
3	5/1/2019	Large Group Meeting	Calvary Baptist Church (Auditorium)	80	57
4	9/11/2019	Working Group Meeting	Excelsior Library	10	8
5	10/23/2019	Working Group Meeting	Excelsior Library	11	9
6	12/8/2020	Large Group Meeting	Zoom	12	login
7	1/17/2021	One on One with Alberto Hao, 156 Guttenberg St	Project Site. 156 Guttenberg St - Alberto Hao. Other neighbor joined 516 & 524 Brunswick, John and Rosando	3	N/A
8	1/19/2021	Large Group Meeting	Zoom	3	login

EXHIBIT G

Guttenberg: Neighborhood Discussions and Plan Update

Meeting Summary and Changes to Project:

#1 Neighborhood Concern:

Project too dense: 23 units proposed: 15 ownership units with 8 smaller rental units below each ownership unit. Concern about secondary units.

Project Modification:

All secondary units are removed, total unit count is reduced from 23 units to 19 ownership units.

#2 Neighborhood Concern:

Building too tall, 2-story height is preferred to 3-story.

Project Modification:

Third floor of Buildings A & B is removed. Third floor on the building C is moved to the rear half of the building and height is reduced by lowering rear half of the building., which effectively lowers overall building height by half story.

#3 Neighborhood Concern:

Some units with side yard should instead have rear yard open space; increase rear set back to 25%.

Project Modification:

All structures are redesigned and relocated to provide minimum of 15 feet rear yard and 20 feet where possible. Building C units, in addition to adding a rear yard, provides Roof Deck in the front to comply with open space requirements.

#4 Neighborhood Concern:

Units too big and too narrow at 20 feet. Replace tandem parking with non-tandem parking.

Project Modification:

Removed third floor from most of the units, buildings redesigned to increase building widths to between 23 feet and 25 feet. Reduced building size from approximately 2600 square feet to average of approximately 1700 square feet. The redesign now includes non-tandem side by side parking.

#5 Neighborhood Concern:

Too few off street parking.

Project Modification:

New design adds parking and becomes 29 parking, which is approximately 1.5 parking per unit. Previous plan had 1.1 parking per unit.

#6 Neighborhood Concern:

Fire Department review for access to this project.

Project Modification:

Project sponsor presented the revised design to the Fire Department which deems the project code compliant as is.

#7 Neighborhood Concern:

Want curbside sidewalks in place of no sidewalks ..

Project Modification:

New design includes code compliant and ADA accessible sidewalks.

#8 Neighborhood Concern:

Want Traffic impact study due to proposed project.

Project Modification:

In response to concerns that there will be a significant negative impact on traffic, traffic circulation study done at neighbors' request (and not required by the Planning Department or by CEQA). . The study was performed by consultants on the City's approved lists and shows no significant impact and that no traffic mitigation measures are required.

#9 Neighborhood Concern:

Illegal parking on new private street. Wants to avoid what occurred nearby at 850 Brunswick St. which was created without homeowners association oversight.

Project Modification:

All curbs within the driveway will have red curbs and there will be a no parking sign at several places within the project and towaway signs. CC & R's will be created, and enforced by an owner's association, to assure good maintenance of the property.

#10 Neighborhood Concern:

Request for the replacement trees to be box sized for all trees which will be removed.

Project Modification:

Box sized tree will be used where possible. Project brought in landscape designer on board.

#11 Neighborhood Concern:

Brunswick neighbors rear yard privacy concern. Property line retaining wall replacement to support tall fence.

Project Modification:

Buildings height is lowered by removing third floor and proposing taller fence w/ vegetated screens with retaining wall.

#12 Neighborhood Concern:

Neighboring property at 156 Guttenberg St has a shallow foundation which would be negatively impacted by project.

Project Modification:

Worked with that property owner addressing all his concerns. He now fully supports the project. Property owner has sent supporting letter to planning addressed to Planning

Commissions.

#13 Neighborhood Concern:

How will this project benefit the neighborhood?

Project Modification:

Project has donated \$35,000 for renovation of the nearby Alice Chalmers Community Park. Project will ensure no further danger from a dry open grass lot during the fire seasons of the year, and development will prevent future trespass of strangers onto poorly secured and undeveloped mid-block lot.

EXHIBIT H

Provisions to be in the Project Covenants, Conditions and Restrictions (CC & R's) To Assure Property Maintenance Development.

To help carry out the project sponsor's commitments to the neighborhood to make sure that development does not adversely impact the neighborhood, CC & R's will be drafted (and approved by the City) that will deal with at least the following subjects:

1. Maintenance of the street and sidewalks.
2. Maintenance of the open space.
3. Maintenance of the overhead lighting and lighting at ground level.
4. Maintenance of signage such as no parking /tow away signage.
5. Maintaining a contract with a towing company.
6. Maintenance of trees and ground cover in the areas in front of all the buildings.
7. Creating a contact person (either a Board member of the homeowners' association or a property management company) to respond to complaints from members of the public.

EXHIBIT I

Project Address: 0 Guttenberg
Project Sponsor: Jayesh Patel
Date of SFHAC Review: 1/13/2021

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or SFHAC
- ★★ = The project exceeds SFHAC standards
- ★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Score</i>
Summary	After review, SFHAC is pleased to endorse 0 Guttenberg, a project that diversifies the housing demographics of a single-family neighborhood by creatively adding 19 homes to an irregular site.	★
Land Use	The project fills a vacant space, centered behind single-family homes on Guttenberg, Morse, Lowell, and Brunswick streets, with 19 dwelling units in the form of three buildings (two 2-stories and one 3-story). We commend the project team for their vision to include these homes on a vacant and oddly-positioned site.	★
Density	The project utilizes the Planning Unit Development Procedure to exceed the RH-1 zoning. While we wish the project maximized density at 22 homes, 19 homes is still a commendable and creative way to densify this single-family area.	★★
Affordability	The project intends to satisfy the requirements of the Inclusionary Affordable Housing Program by paying an in-lieu fee for two below-market-rate units equalling a 13% rate. Also our panel of experts believe the project's "affordable by design" will be particularly effective, as its 3-bedroom units and some of its 2-bedroom units will be smaller in square footage than most units of single-family homes.	★
Parking & Alternative Transportation	The project includes 29 off-street parking spaces, posing a ratio of 1.5:1 in relation to its proposed dwelling units, to address the demands of the neighborhood. It also includes 19 bike parking spaces in the garage to meet a 1:1 ratio to proposed units. While we encourage fewer parking spaces, we recognize the the particular demands of the community and neighborhood's limited access to public transportation, observing the nearest MUNI lines to be five blocks away.	★
Preservation	The project site does not have any existing infrastructure deemed historic as the site is currently a parking lot.	n/a
Urban Design	While site provides limited flexibility, the project team achieves a balance between car access and open space. The project also ensures open spaces in the front and rear of each building structure and privacy through unique terraced backyards, maintaining cohesion with the neighborhood's character. The project also intends to differentiate the structures with differing facade ornamentation.	★

<p>Environmental Features</p>	<p>The project achieves the standards of the LEED silver and the Green Point Rating certifications, exceeding Title-24 requirements. It complies with the SFPUC Storm Water Management guidelines and intends to provide an Erosion and Sediment Control Plan and a Construction Runoff Permit Application to SFPUC. Excavation will be minimized to maintain terraced open spaces. We encourage the project to take advantage of the PUD to explore more innovative collective stormwater, water distribution, and energy distribution systems.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project has donated \$35,000 to the renovation project of the nearby Alice Chalmers Playground and intends to contribute \$67,000 to the City-Wide Childcare Fund and, approximately, \$125,000 to school fees. We encourage the project team to engage with labor unions during their general contractor hiring process.</p>	<p>★</p>
<p>Community Input</p>	<p>We applaud the project team's dedication to incorporate the community's input into the project as five community meetings have already been held to address concerns. In response to their input, the project has increased units' width, reduced building height, supplemented allocated units for ownership, and so forth.</p>	<p>★★</p>



YIMBY Action advocates for welcoming communities where everyone can thrive.
yimbyaction.org

Gabriela Pantoja
San Francisco Planning Commission
City of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

January 20, 2021

RE: Support for 0 Guttenberg St.

Dear Ms. Pantoja:

YIMBY Action is pleased to support the proposed project at 0 Guttenberg St. This project would replace the existing vacant lot with 19 homes. This project is in the Crocker Amazon neighborhood, less than a mile from Balboa Park BART/Muni. It will help ease the housing shortage that San Francisco is facing, while providing 19 families with great new homes near transit, jobs, and opportunity.

YIMBY Action is a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

San Francisco's severe housing shortage is causing skyrocketing homelessness and poverty, crippling our economy, and leading to debilitating commutes that

exacerbate our global climate crisis. These impacts fall disproportionately on our city's low-income workers and families, and disproportionately deny communities of color access to opportunity. If we strive to be a society that advances racial and class justice, we must do more to ensure abundant housing in our region. This project will help address the housing shortage and ensure a welcoming San Francisco where everyone can thrive.

Best regards,

Laura Foote

YIMBY Action, Executive Director



YIMBY Action advocates for welcoming communities where everyone can thrive.
yimbyaction.org

Communication from Past President and Co-Founder of the Outer Mission Merchants and Residents Association

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

RE: 0 Guttenberg Street, San Francisco, CA 94112
Permit Application No.: 2018-0167221 CUAVAR
Hearing Date: March 11, 2021

Dear Commissioners:

Please accept this letter as my recommendation and support of the project regarding the above-referenced permit application. I believe that this project is a welcomed addition to the Crocker Amazon/Outer Mission neighborhood in San Francisco.

As a background, I am a 28 year resident/homeowner in the Crocker Amazon neighborhood, just a few blocks away from this Guttenberg project. I am also the past president and co-founder of the Outer Mission Merchants and Residents Association. In my time with this organization, our main causes were land use matters, including attending many, many Planning Commission hearings. Over my fifteen years with OMMRA, we have seen hearings for discretionary reviews, conditional use hearings, and permit applications review.

With regard to the Guttenberg project, I understand that some neighbors had the concern with this large dense project, which the project sponsor has reduced the number of residential units originally asked for. Another concern was the land locked issue pertaining to emergency vehicles and the right-of-way. I am in receipt of a letter from Richard Brown, Assistant Fire Marshall, approving and recommendations for this project.

As an added note, certain areas of District 11 and the Crocker Amazon/Outer Mission neighborhoods can accommodate these kinds of projects without altering the neighborhood in a negative way. I am also satisfied and applaud the construction of new housing, since this part of San Francisco could use a wave of this kind of project.

I also understand that the Project Sponsor has contributed to the Alice Chalmers Playground re-build, the City Wide Children's Fund, and the donation to the School Fee's matter. As a member representing District 11 on the Parks and Recreation Open Space Advisory Committee, this makes our job much easier with these gifts to our parks and children's play area.

In light of the above, I am fully satisfied and endorse whole heartedly the Guttenberg project to the fullest.

Sincerely,

Steven R. Depont-Kalani nee Steven R. Currier
415-587-9150

Communication From Owner of Home at Entrance to Guttenberg Street Project

January 21,2021

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Attn: Gabriela Pantoja (gabriela.pantoja@sfgov.org)

Dear Planning Commissioners,

My name is Albert Hao and I live in the nearby to the project development site. To be exact, my house on the left side of the main entrance on 0 Guttenberg project. I think this proposed development is very important to the neighborhood as a whole. we must take every step of the process very seriously. it is more impact to me than most of the resident in the neighborhood. What I mean is the new private road is going to be right by my house.

For the past two years, the project sponsor has had many community meetings and has made significant improvements to the overall design in response to the neighborhood concerns. Most Importantly, the project will provide the City much needed housing. I am pleased with the latest design and excited about the improvement it will bring to the neighborhood.

In summary, I am writing to you to express my full support for the project located at 0 Guttenberg Project. I also want to thank you for this commission's attention to support development and encourage your approval timely

Feel free to contact me at 415-254-1317 if anything arises,

Best regards,

Albert Hao.

Exhibit H



San Francisco
Planning

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

AFFIDAVIT

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

	<i>Complete EEA Accepted: →</i>	<i>Before 1/1/13</i>	<i>Before 1/1/14</i>	<i>Before 1/1/15</i>	<i>Before 1/12/16</i>
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.

	<i>Complete EEA Accepted: →</i>	<i>Before 1/1/13</i>	<i>Before 1/1/14</i>	<i>Before 1/1/15</i>	<i>Before 1/12/16</i>
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

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	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.

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	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

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	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.

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	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

Date

I, Jayesh Patel,
do hereby declare as follows:

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

0 Guttenberg Street

Address

6475 / 055

Block / Lot

The subject property is located within the following Zoning District:

RH-1

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:

2018-016721PRJ

Planning Case Number

TBD

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:

Gabriela Pantoja

Planner Name

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

12/18/2018

Date

The project contains 19 total dwelling units and/or group housing rooms.

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

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

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

Yes No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes No

(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

Yes No

C Please indicate the tenure of the project.

- Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.
- Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

D This project will comply with the Inclusionary Affordable Housing Program by:

- Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

20% for fee OR \$210.47 per sq.ft

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.

33050

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: 19	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units: 8	Three (or more) Bedroom Units: 11
---------------------------	----------------------	----------	--------------------	-------------------------	--------------------------------------

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

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

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

Number of Affordable Units to be Located OFF-SITE:

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

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

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

2. Off-Site % of affordable housing requirement.

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

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

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No

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

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

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

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

Guttenberg Project, LLC

Company Name

Jayesh Patel (Manager)

Name (Print) of Contact Person

47618 Hoyt St

Address

Fremont, CA 94539

City, State, Zip

1-510-290-0563

Phone / Fax

guttenbergprojectllc@gmail.com

Email

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

Sign Here

Signature:



Name (Print), Title:

Jayesh Patel (Manager)

Executed on this day in:

Location:

47618 Hoyt St Fremont, CA 94539

Date:

06/24/2020

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:

Exhibit I



SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

T: 415.558.6378
F: 415.558.6409

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

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

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

HOW IS THIS INFORMATION USED?

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

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

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

WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

INSTRUCTIONS:

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

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

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

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

Central Reception

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

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

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

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Guttenberg Project, LLC	
PROPERTY OWNER'S ADDRESS: 47618 Hoyt St Fremont, CA 94539	TELEPHONE: 1-510-290-0563
	EMAIL: guttenbergprojectllc@gmail.com

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

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 0 Guttenberg Street		ZIP CODE: 94112
CROSS STREETS: Brunswick St		
ASSESSORS BLOCK/LOT: 6475 / 055 /	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	19	19
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

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

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 06/24/2020

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

Jayesh Patel (Manager)

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

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



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
0 Guttenberg Street		6475 / 055	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
TBD			
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Guttenberg Project, LLC	Jayesh Patel	1-510-290-0563	
ADDRESS			
47618 Hoyt St			
CITY, STATE, ZIP		EMAIL	
Fremont, CA 94539		guttenbergprojectllc@gmail.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
19	0	30 ft / 2.5 floors	12,000,000.00
ANTICIPATED START DATE			
06/17/2021			

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.

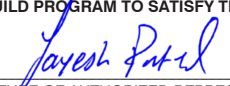
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

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	\$18	1	3	Laborer	\$20		3
Boilermaker	N/A			Operating Engineer	\$30		2
Bricklayer	N/A			Painter	\$20		4
Carpenter	\$35	1	2	Pile Driver			
Cement Mason	\$30		2	Plasterer	\$20		2
Drywall/Latherer	\$19		2	Plumber and Pipefitter	\$30		3
Electrician	\$30	1	2	Roofer/Water proofer	\$20		4
Elevator Constructor	N/A			Sheet Metal Worker	\$20		1
Floor Coverer	\$19		2	Sprinkler Fitter	\$25		2
Glazier	\$20		2	Taper	\$19		1
Heat & Frost Insulator	N/A			Tile Layer/ Finisher	\$20	1	3
Ironworker	\$25		1	Other:			
TOTAL:			16	TOTAL:			25

- | | | |
|--|--------------------------|-------------------------------------|
| | YES | NO |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California’s Department of Industrial Relations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired? | <u>TBD</u> | |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Jayesh Patel (Manager)	guttenbergprojectllc@gmail.com	(510)290-0563
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)		07/01/20 (DATE)

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

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