



EXECUTIVE SUMMARY SHADOW FINDING

HEARING DATE: MARCH 25, 2021

Record No.: 2019-006578SHD
Project Address: 2455 Harrison Street
Zoning: Urban Mixed Use (UMU) Zoning District
48-X Height and Bulk District
Block/Lot: 4084/026
Project Sponsor: Edward “Toby” Morris
Kerman Morris Architects
139 Noe Street
San Francisco, CA 94114
Property Owner: Fahman Properties, LLC
San Francisco, CA 94066
Staff Contact: Alex Westhoff – (628) 652-7314
alex.westhoff@sfgov.org

Recommendation: Adopt Shadow Findings

Project Description

The Project includes demolition of the existing one-story industrial building and new construction of a 48-foot-tall, four-story-over-basement, mixed-use building (measuring approximately 11,125 square feet (sq. ft.)), with five residential dwelling units, approximately 4,288 sq. ft of non-life science laboratory use on the lower floors, and six Class 1 bicycle parking spaces. The Project does not include off-street automotive parking spaces.

Required Commission Action

In order for the Project to proceed, pursuant to Planning Code Section 295, the Commission must adopt findings that the additional shadow cast by the Project at 2455 Harrison Street would not be adverse to the use of the Mission Recreation Center.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** Department staff have received no correspondence from the public in support or opposition to this Project.
 - **Outreach:** The Sponsor held the required pre-application meeting on March 14, 2019.
- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:
 - The base treatment was modified to be contained to the ground floor, and the upper story treatment was extended down to the second floor.
 - The stacking effect of different floor expressions in the proposal was integrated for stronger horizontal expression.
 - South façade windows were added.
 - A stronger parapet was introduced.
 - A more cohesive storefront design was introduced to more closely match the neighborhood precedent.
- **Project Updates:** Since the Project was originally submitted to the Department, it has changed in the following ways:
 - The proposed non-life science laboratory space on the lower floors was originally proposed as office space. However, pursuant to San Francisco Ordinance 133-20, which went into effect September 20, 2020, office uses are no longer permitted in the UMU Zoning District.
- **Neighborhood Notice.** The Project is subject to a 30-day notification of property owners and residents within 150-feet of the subject property, pursuant to Planning Code Section 311. The neighborhood notice period extends from February 22, 2021 to March 24, 2021.
- **Code-Complying.** The Project is fully compliant with the Planning Code and is not seeking any variances or exceptions to any Planning Code requirements.

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 Mission Area Plan and the Objectives and Policies of the General Plan. Although the project results in net new shadow on the Mission Recreation center, the Project provides five new housing units, which is a top goal for the City. The amount of net new shadow on the Mission Recreation Center would be 406,324 annual net new sq. ft. hours of shadow and increasing shadow load by a .4% above current levels. The proposed project could cast net new shadow on the southern portion of the outdoor soccer field and the surface parking lot until 8:15 a.m. The Recreation Center opens at 9:00 am.

Attachments:

Draft Motion – Shadow Motion (Exhibit A)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Shadow Report, dated February 2020
Exhibit E – Land Use Data
Exhibit F – Maps and Context Photos
Exhibit G - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS WITH THE RECOMMENDATION OF THE RECREATION AND PARK COMMISSION, THAT NET NEW SHADOW CAST BY THE PROPOSED PROJECT AT 2455 HARRISON STREET WOULD NOT BE SIGNIFICANT OR ADVERSE TO THE USE OF THE MISSION RECREATION CENTER.

PREAMBLE

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

On February 7, 1959, the Recreation and Park Commission and the Planning Commission adopted criteria establishing absolute cumulative limits for additional shadows on fourteen parks throughout San Francisco (Planning Commission Resolution No. 11595).

Planning Code Section 295 was adopted in 1985 in response to voter-approved Proposition K, which required Planning Commission disapproval of any structure greater than 40 feet in height that cast a shadow on property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission found the shadow would not be significant. In 1989, the Recreation and Park Commission and Planning Commission jointly adopted a memorandum which identified quantitative and qualitative criteria for determinations of significant shadows in parks under the jurisdiction of the Recreation and Park Department.

The Proposition K Memorandum established generic criteria for determining a potentially permissible quantitative limit for additional shadows, known as the absolute cumulative limit, for parks not named in the memorandum. The Mission Recreation Center was not named in the Proposition K memorandum, and at 0.63 acres (27,462 square feet), is considered a small park which is shadowed over 20% during the year. Quantitatively, the 1989 Memo provides guidance that for a park of this size with the existing shadow load amount, that there be no additional shadow. However, qualitative criteria to consider pursuant to the 1989 memo includes existing shadow profiles, important times of day and seasons in the year associated with the park's use, location of the new shadows, the size and duration of new shadows, and the public good served by the buildings casting new shadow. Approval of new shadow on Mission Recreation Center would require hearings at the Recreation and Park Commission and the Planning Commission.

The Mission Recreation Center is a 27,462 sq. ft. recreation center under the jurisdiction of the Recreation and Park Department (RPD) on an L-shaped through lot located mid-block on a block bounded by 20th Street to the north, 21st Street to the south, Treat Avenue to the west and Harrison Street to the east within the Mission neighborhood. The facility is open Tuesday to Friday from 9:00am-9:00 pm, Saturdays from 9:00 am-5:00 pm, and is closed on Sundays and Mondays. The site is predominantly occupied by a two-story, rectangular-shaped, though lot brick building with frontages along Harrison Street and Treat Avenue. The site also includes a rectangular-shaped outdoor surface parking lot accessed off of Harrison Street with an outdoor soccer field at its rear. Pedestrian access to the building is provided along both the Harrison Street and Treat Avenue street frontages. Programmatically within the recreation center building, the first floor includes reception/office space, a two-story height atrium children's play area and a fitness studio/weight room. The second floor features a large gymnasium used of basketball, racquet ball and handball. Recreation programs offered include a basketball program, as well as, a variety of other sports-related programs and camps throughout the year, including boxing and indoor soccer. Most recently during the COVID-19 pandemic, the facility has been temporarily closed for normal sports activities but adapted as a day care/learning center for children.

On February 20, 2020, Edward "Toby" Morris of Kerman Morris Architects (hereinafter "Project Sponsor") filed Application No. 2019-006578SHD (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Shadow Analysis to construct a new four-story, 48-ft tall, mixed-use building with 4,288 square feet of non-life science laboratory on the ground-floor, second floor, and part of the basement; and at the third and fourth floors, the project would provide five residential units with 532 square feet of common open space, 170 square feet of private open space and six Class 1 bicycle spaces (hereinafter "Project") at 2455 Harrison St., Block 4084 Lot 026 (hereinafter "Project Site"). The project is located within the Urban Mixed-Use (UMU) Zoning District, Mission Alcoholic Beverage Restricted Use District (RUD) and a 48-X Height and Bulk District.

Under Existing Conditions, 76,730,227 sq ft hrs (sfh) (75.08% of Theoretical Annual Available Sunlight (TAAS)) of shadow covers the Recreation Center (all buildings and outdoor activity areas within the Rec/Park boundary) throughout the entire year, January 1 – December 31. A shadow analysis report, prepared by FastCast, was submitted in February 2020, analyzing the potential shadow impacts of the Project (Record Number 2019-006578SHD). The memo concluded that the Project would cast under the Existing Plus Project conditions, 406,324 sq ft hrs (0.40% of TAAS), annual net new sfh of shadow; thereby, increasing shadow load by +0.40% above current levels, bringing the estimate total annual shading of the Park to 77,136,551 sfh (75.48% of TAAS).

The new shadow resulting from the project would occur March 29th through September 13th (Spring -Summer); however, for only limited periods during the morning hours, starting at around 6:47 am and ending before 9:15 am. New shadow from the project would impact the southern portion of the outdoor soccer field until 8:15 am at the latest (occurring on August 16th-23rd and again April 19th-26th (mirrored)), as well as, the surface parking lot. On average, when present, new shadows would last for 1 hour 36 minutes. The time of the largest project shadow by area would occur on July 19th (May 24th mirrored) at 7:16 am totaling 4,236 sf (15.42% of site) and covering the parking lot and southern portion of the outdoor soccer field.

On January 12, 2021, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2019-006578SHD is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

On March 18, 2021, the San Francisco Recreation and Parks Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Shadow Analysis Application No. 2019-006578SHD and adopted a resolution finding that the shadow cast by the proposed Project would not have a significant adverse impact on the use of the Mission Recreation Center.

On March 25, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Shadow Analysis Application No. 2019-006578SHD.

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

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. The additional shadow cast by the Project would not be adverse and is not expected to interfere with the use of the Park for the following reasons:
 - a. The magnitude of the additional shadow is well below one percent of TAAS on an annual basis, and amounts to a reasonable and small loss of sunlight for a park in an area intended for increased building heights and residential density.
 - b. The areas affected include the outdoor surface parking lot and soccer field. However, the new shadow on the occur field would only last until 8:15 am at the latest, and the park does not open until 9 am. Therefore, shadow is only cast on the soccer field when it is not open and in use.
 - c. The eastern edge of the Recreation Center (trees, walkway and fence) would also be impacted

However, the shadow is not projected to last past 9:15 am and only from late March to mid-September.

3. **Public Outreach and Comment.** The Planning Department has received no public correspondence in support or opposition to the project.
4. A determination by the Planning Commission and the Recreation and Park Commission to allocate new shadow to the Project does not constitute an approval of the Project.

Decision

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DETERMINES**, under Shadow Analysis Application No. 2019-006578SHD that the net new shadow cast by the Project on the Mission Recreation Center will not be adverse to the use of the Mission Recreation Center.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 25, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 25, 2021

ABBREVIATIONS

Table of abbreviations including symbols like @, Ø, (N), etc., and their corresponding terms such as AND, DIAMETER OR ROUND EXISTING, NEW, etc.

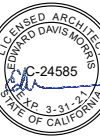
GENERAL NOTES

- A. GENERAL NOTES: 1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS. 2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS...



Revisions

Table with 2 columns: No., Description



2455 HARRISON 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of KermanMorris Architects and shall not be used on any other work except by written agreement with KermanMorris Architects.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

ABBREVIATIONS, GENERAL NOTES, & PROJECT INFORMATION

DATE 04/19/2019

SCALE 1" = 1'-0"

DRAWN BY DRN

CHECKED BY CHK

JOB NO. 1816

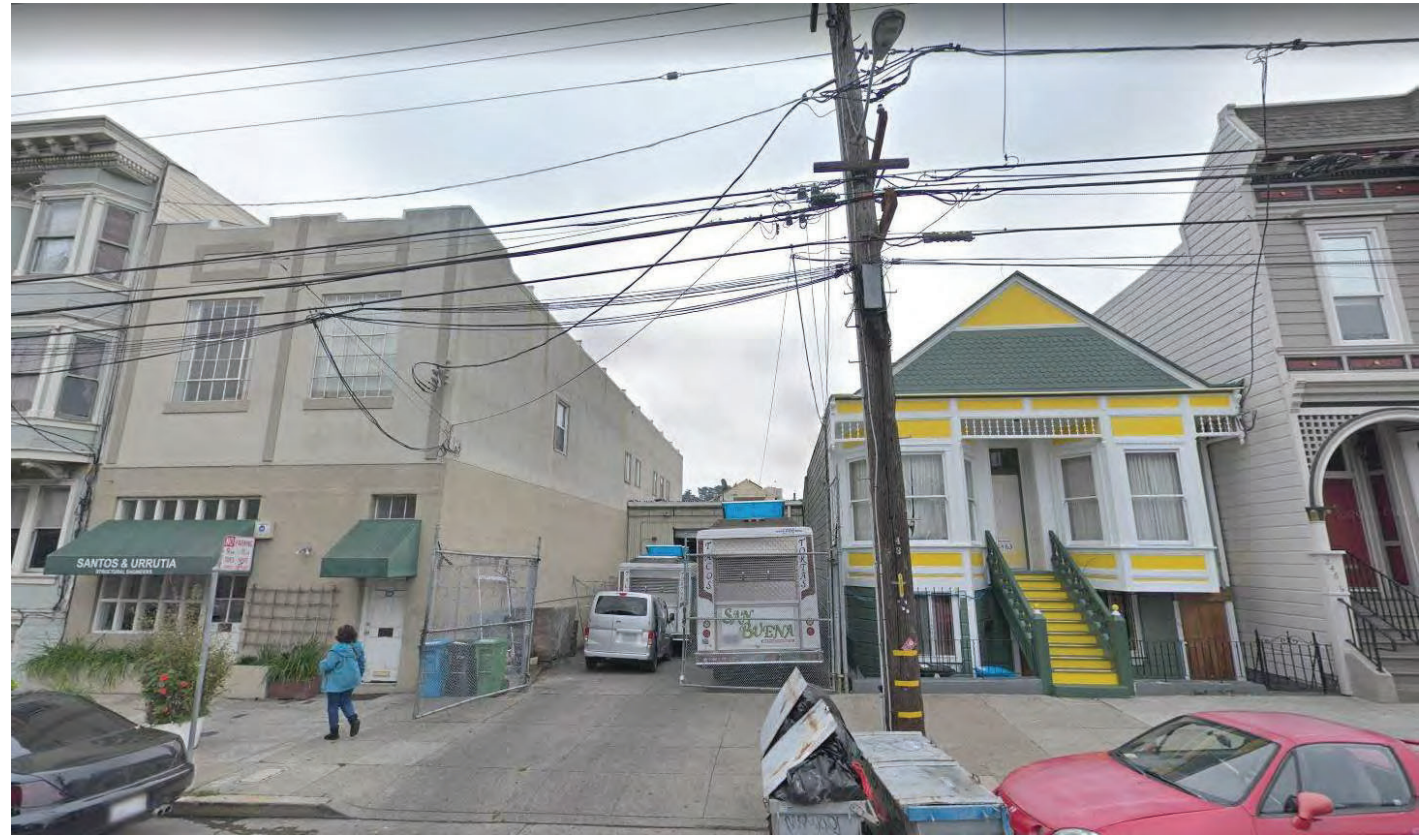
G0.02

8/11/2019 10:45 AM Harrison 2455 Harrison 02/1/19

SUBJECT PROPERTY W/ (E) BUILDING



BUILDING ON THE SAME SIDE OF HARRISON STREET



BIRD'S EYE VIEW OF REAR FACADES AND YARDS



BIRD'S EYE VIEW OF FRONT FACADES



BUILDING ON THE OPPOSITE SIDE OF HARRISON STREET



Revisions

No.	Description



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SITE PHOTOS

DATE 04/19/2019

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G0.04

12/10/2020 7:38:50 PM

B:\1500\2455 Harrison\1500_2455 Harrison_1521.dwg

GENERAL NOTES:

1. ALL SURVEY WERE CONDUCTED IN FEBRUARY 2019.
2. DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
3. ELEVATIONS BASED ON SAN FRANCISCO CITY DATUM IN THE NORTHWEST CORNER OF THE INTERSECTION OF HARRISON STREET AND 21ST STREET, LETTER "O" IN "OPEN" TOP HPFS HYDRANT, ELEVATION= 33.263'.

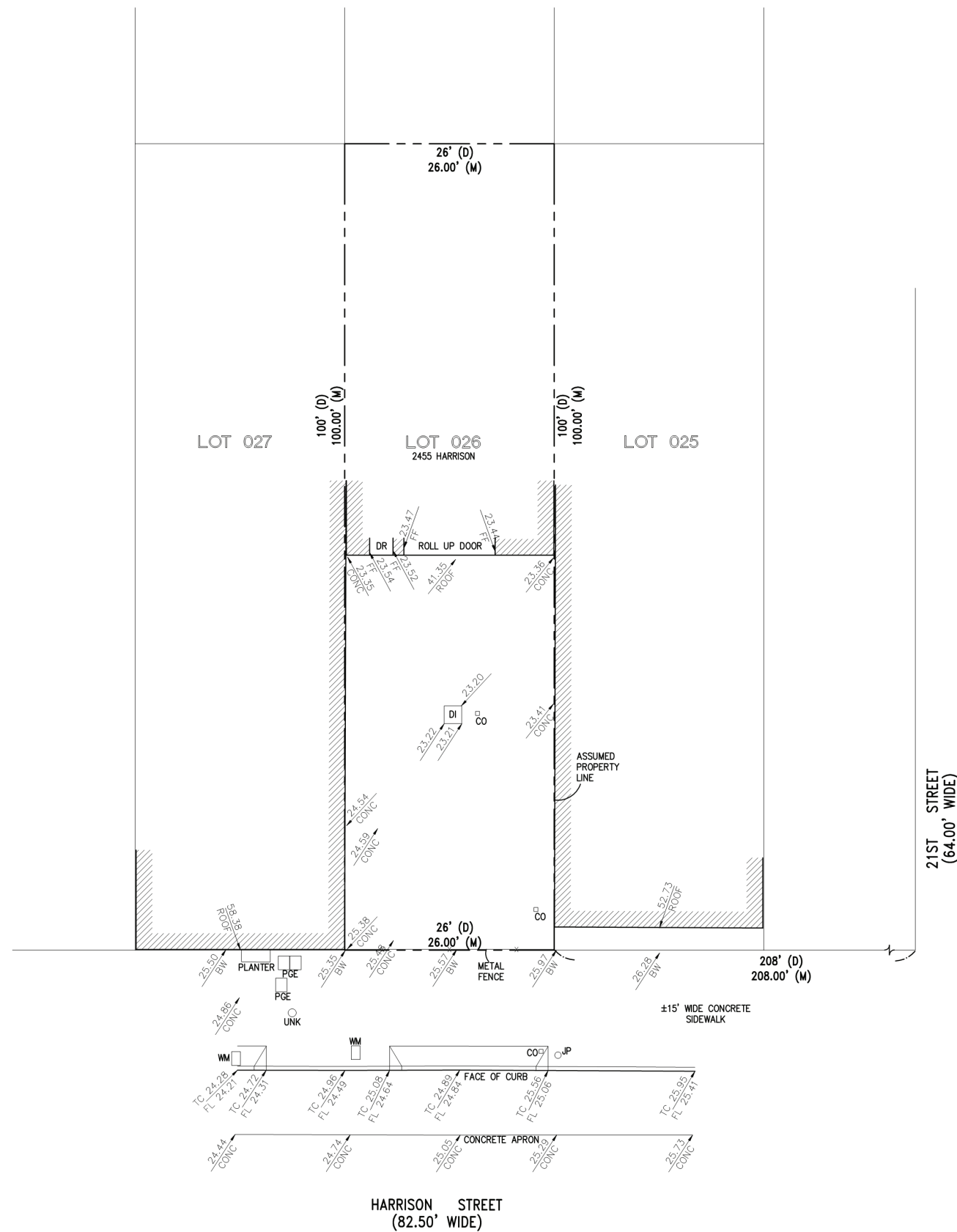
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF HARRISON STREET, DISTANT HEREON 208 FEET NORTHERLY FROM THE NORTHERLY LINE OF 21ST STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF HARRISON STREET, 26 FEET; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 26 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PART OF MISSION BLOCK NO 142.

BLOCK 4084; LOT 026.



ABBREVIATIONS:

- | | |
|-----|-------------------|
| D | DEED |
| BW | BACK OF WALK |
| CO | CLEAN OUT |
| DI | DROP INLET |
| FL | FLOW LINE |
| JP | JOINT POLE |
| M | MEASURED DISTANCE |
| TC | TOP OF CURB |
| WM | WATER METER |
| UNK | UNKOWN UTILITY |

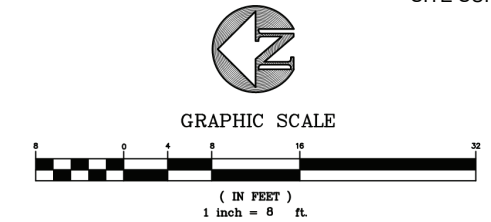
Revisions	

2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
 (415)290-1437

SITE SURVEY



KCA ENGINEERS, INC.
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS
 318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED: _____
 APPROVED: _____

PROJECT NO. _____

DES. TOM	DRW. RL	
CKD.	REVD. PJB	
DATE	FEB 2019	
JOB NO.	6618	
NO.	DATE	DESCRIPTION

SAN FRANCISCO

SITE SURVEY MAP FOR
 2455 HARRISON STREET
 ASSESSOR'S BLOCK 4084 ~ LOT 026

CALIFORNIA

SCALE:
 HORIZ. 1" = 8'
 VERT. _____

G0.05



Revisions



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

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PLANNING, & PROJECT INFORMATION

DATE 04/19/2019

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G1.01

PROJECT SUMMARY														
LEVEL	DWELLING UNIT MIX				BUILDING INTERIOR AREA (NET)							EXTERIOR OPEN SPACE (NET)		
	STUDIO	1BR	2BR	TOTAL	RESIDENTIAL			COMMON CIRCULATION	OTHER			PRIVATE	COMMON	
					DWELLING UNIT	CIRCULATION	SUBTOTAL		LABORATORY	STORAGE	UTILITY			TOTAL
BASEMENT	0	0	0	0	0 SF	0 SF	0 SF	325 SF	853 SF	633 SF	231 SF	2,042 SF	0 SF	0 SF
FIRST FLOOR	0	0	0	0	0 SF	0 SF	0 SF	469 SF	1,364 SF	28 SF	7 SF	1,869 SF	0 SF	0 SF
MEZZANINE LEVEL	0	0	0	0	0 SF	0 SF	0 SF	0 SF	463 SF	0 SF	0 SF	463 SF	0 SF	0 SF
SECOND FLOOR	0	0	0	0	0 SF	0 SF	0 SF	245 SF	1,608 SF	0 SF	0 SF	1,853 SF	0 SF	0 SF
THIRD FLOOR	2	1	0	3	1,120 SF	371 SF	1,491 SF	0 SF	0 SF	0 SF	0 SF	1,491 SF	170 SF	0 SF
FOURTH FLOOR	0	0	2	2	1,180 SF	371 SF	1,551 SF	0 SF	0 SF	0 SF	0 SF	1,551 SF	0 SF	0 SF
ROOF	0	0	0	0	0 SF	232 SF	232 SF	0 SF	0 SF	0 SF	108 SF	340 SF	0 SF	532 SF
	2	1	2	5	2,300 SF	974 SF	3,274 SF	1,039 SF	4,288 SF	661 SF	346 SF	9,609 SF	170 SF	532 SF

UNIT MIX PERCENTAGE				
Name	UNIT DISTRIBUTION			
	STUDIO	1BR	2BR	TOTAL
UNIT A	0	1	0	1
UNIT B	1	0	0	1
UNIT C	1	0	0	1
UNIT D	0	0	1	1
UNIT E	0	0	1	1
	2	1	2	5
	40%	20%	40%	

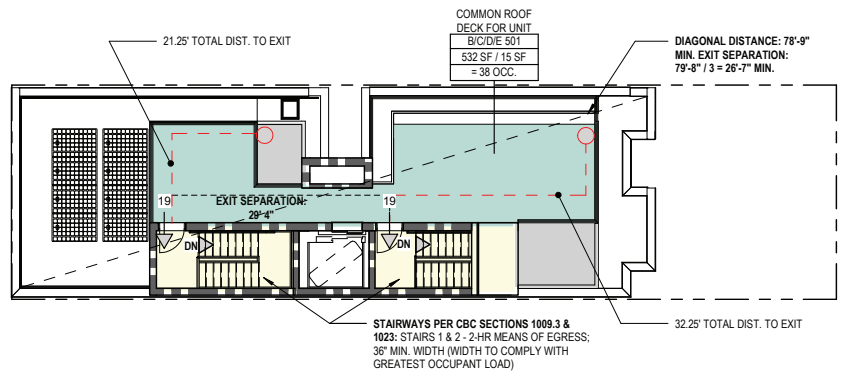
ZONING INFORMATION & PLANNING CODE ANALYSIS

Topic	Code Section	Required / Allowed	Provided	Planning Code Order
ADDRESS : 2455 HARRISON ST, SAN FRANCISCO 94110			ORIGINAL FILING :	
BLOCK / LOT : 4084 / 026			HISTORIC STANDING : C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE	
ZONE/MAP	MAP ZN07	UMU	COMMERCIAL AND RESIDENTIAL MIXED USE	1
PERMITTED USE	SFPC 843	URBAN MIXED USE	COMMERCIAL, OFFICE, AND RESIDENTIAL USES COMPLYING W/ SFPC SEC. 843	2
SPECIAL USE DISTRICT	SFPC 249.60	RESTRICTIONS OF MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT APPLIES.	COMMERCIAL SPACE TO COMPLY WITH SPECIAL USE DISTRICT RESTRICTIONS	2.1
DWELLING UNIT DENSITY LIMIT	SFPC 207.5	NO DENSITY LIMIT	1 UNIT COMMERCIAL, 1 UNIT OFFICE, 5 UNITS RESIDENTIAL	3
F.A.R	SFPC 124	3.0 TO 1 FOR NON-RESIDENTIAL USES	<3.0:1 (<7,800 SF GROSS AREA ON NON-RESIDENTIAL BASEMENT AND FLOORS 1 AND 2 : 2,600 SF LOT)	4
HEIGHT	SFPC 260	48-X (48' MAXIMUM HEIGHT)	48'- 0"	5
BULK LIMIT	SFPC 270	48-X : NOT APPLICABLE	NOT APPLICABLE	6
FRONT YARD SETBACK	SFPC 132	NOT REQUIRED IN UMU DISTRICTS	NOT PROVIDED	7
REAR YARD SETBACK	SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15'	25' PROVIDED AT THE LOWEST STORY CONTAINING DWELLING UNITS, AND AT EACH SUCCEEDING LEVEL OF THE BUILDING	8
USABLE OPEN SPACE FOR DWELLING UNITS	SFPC TABLE 135(a)	80 sqft PER UNIT; 54 sqft PER UNIT IF PUBLICLY ACCESSIBLE	175 SF PRIVATE DECK PROVIDED FOR UNIT A; 322 SF COMMON ROOF DECK PROVIDED FOR UNITS B - E = 81 SF/UNIT	9
USABLE OPEN SPACE FOR NON-RESIDENTIAL	SFPC 135.3	1 sqft PER 250 sqft OF OCCUPIED FLOOR AREA OF NEW OR ADDED sqft FOR EATING/DRINKING ESTABLISHMENTS, AND 1 sqft PER 50 sqft FOR OFFICE USE.	Z770 / Z50 = 11 sqft REQ'D FOR RESTAURANT, AND PROVIDED 50 sqft AT THE GROUND FLOOR ENTRY, 1829 / 50 = 37 sqft REQ'D FOR OFFICE SPACE, AND PROVIDED REAR OPEN SPACE 60 sqft AT SECOND FLOOR. PROJECT COMPLIES.	10
OBSTRUCTIONS	SFPC 136	ALLOWED	NO OBSTRUCTIONS OVER STREET / PUBLIC WAY; BAY WINDOW OBSTRUCTIONS OVER REAR YARD / OPEN SPACE COMPLY W/ SFPC 136.c	11
BIRD SAFE	SFPC 139	BIRD-SAFE GLAZING TREATMENT REQUIRED TO NEW CONSTRUCTION PROJECT.	PROJECT WILL PROPOSE BIRD-SAFE GLAZING TREATMENT	12
ROOFTOP SCREENING	SFPC 141	ROOFTOP MECHANICAL EQUIPMENT SHALL BE ARRANGED SO AS NOT TO BE VISIBLE FROM ANY POINT OR BELOW THE ROOF LEVEL OF THE SUBJECT BUILDING.	MECHANICAL EQUIPMENT ON ROOF TO BE SCREENED PER SFPC 141	13
HEIGHT / STREET FRONTAGE REVIEW	SFPC 145.1 (c)(1)	OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'	NO PARKING	14
PARKING AND LOADING ENTRANCES	SFPC 145.1 (c)(2)	NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS	NO PARKING RAMP	15
ACTIVE USES REQUIRED	SFPC 145.1 (c)(3)	ACTIVE USES REQUIRED	GROUND FLOOR IS FOR COMMERCIAL USE	16
GROUND FLOOR CEILING HEIGHT	SFPC 145.1 (c)(4)	ALL GROUND FLOOR USES IN UMU DIST. SHALL HAVE A MIN. FLOOR TO FLOOR HEIGHT OF 17'	17'-0"	17
STREET-FACING GROUND LEVEL SPACES	SFPC 145.1 (c)(5)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE		18
TRANSPARENCY AND FENESTRATION	SFPC 145.1 (c)(6)	FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%	72.3%, 72%(OPENING) / 99.5' (ACTIVE USE FRONTAGE) * 100% = 72.3%	19
GATES, RAILINGS AND GRILLWORK	SFPC 145.1 (c)(7)	ANY DECORATIVE RAILINGS OR GRILLWORK, OTHER THAN WIRE MESH WHICH IS PLACED IN FRONT OF OR BEHIND GROUND FLOOR WINDOWS SHALL BE MIN. 75% OPEN TO PERPENDICULAR VIEW.	COMPLIES - SEE ELEVATIONS	20
REDUCTION OF SHADOW ON CERTAIN PUBLIC OPEN SPACE	SFPC 147	NEW BUILDING AND ADDITIONS TO EXISTING BUILDINGS IN MIXED USE DISTRICT WHERE THE BUILDING HEIGHT EXCEEDS 50 FEET SHALL BE SHAPED, CONSISTENT WITH THE DICTATES OF GOOD DESIGN AND WITHOUT UNDULY RESTRICTING THE DEVELOPMENT POTENTIAL OF THE SITE IN QUESTION, TO REDUCE SUBSTANTIAL SHADOW IMPACTS ON PUBLIC PLAZAS AND OTHER PUBLICLY ACCESSIBLE SPACES OTHER THAN THOSE PROTECTED UNDER SECTION 295.	STAIR PENTHOUSE HAS BEEN SHAPED TO REDUCE THE SHADOW TO NEIGHBORING REAR YARD, AND PROJECT DOES NOT CAST SHADOW AT PUBLIC OPEN SPACE DURING OPERATING HOUR.	21
BETTER ROOFS / LIVING ROOF ALTERNATIVE	SFPC 149	15% OF ROOF AREA REQUIRED FOR SOLAR PANEL		22
OFF-STREET PARKING	SFPC 151.1	NONE REQUIRED. UP TO 0.75 CARS FOR EACH DWELLING UNIT, AND UP TO 1 CAR FOR UNIT WITH AT LEAST 2 BEDROOMS AND AT LEAST 1,000 sqft OF OCCUPIED FLOOR AREA	2 BIKE PARKING SPACE FOR EACH UNIT	23
OPERATING CONDITIONS FOR VARIOUS USES	SFPC 202.2			24
AFFORDABLE HOUSING REQUIREMENTS	SFPC 419.3	FOR TIER A, 14.4% ON SITE OR 23% OFF SITE, AND THE FEE MUST BE PAID AT ISSUANCE OF THE FIRST CONSTRUCTION DOCUMENT	NOT APPLICABLE, THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE	25
	SFPC TABLE 419.5	30% OF THE UNITS TO MIDDLE INCOME HOUSEHOLDS	NOT APPLICABLE, THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE	26
GOOD NEIGHBOR POLICIES	SFPC 803.5, 202.2(a)(1)	GOOD NEIGHBOR POLICY OF 803.5 AND THE LOCATION AND OPERATING CONDITIONS OF 202.2(a)(1) APPLY	COMMERCIAL SPACE TO COMPLY WITH THESE SECTIONS	27
USES IN MIXED-USE DISTRICTS	SFPC 803.9 AND 843	PER TABLE 803.9 (f), A MAXIMUM OF (1) STORY MAY BE DESIGNATED AS AN OFFICE STORY IN A 2-4 STORY BUILDING AND IS NOT PERMITTED ON THE 1ST FLOOR.	IN THIS PROJECT, THE 2ND FLOOR--AND ONLY THE 2ND FLOOR--IS DESIGNATED AS AN OFFICE STORY. A RECORDATION OF DESIGNATION SHALL BE RECORDED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT	29

FLOOR AREA, GROSS PER PLANNING CODE

USE	AREA TYPE PER CODE	TOTAL AREA	AREA INCLUDED IN GROSS	COMMENTS
PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102				
BASEMENT				
BIKE PARKING	ACCESSORY BICYCLE PARKING	189 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)
CIRCULATION	SHARED CIRCULATION	242 SF	242 SF	
COMMERCIAL	COMMERCIAL	872 SF	872 SF	
ELEVATOR	SHARED CIRCULATION	73 SF	73 SF	
MEP	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	162 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 2	SHARED CIRCULATION	134 SF	134 SF	
STORAGE	RESIDENTIAL	527 SF	527 SF	
STORAGE	STORAGE	105 SF	105 SF	
TOILET ROOM	TOILET ROOM	72 SF	72 SF	
TRASH	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	105 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		2,480 SF	2,025 SF	
FIRST FLOOR				
Area	COMMERCIAL	0 SF	0 SF	
COMMERCIAL	COMMERCIAL	1,326 SF	1,326 SF	
COMMERCIAL	COMMERCIAL	199 SF	199 SF	
ELEVATOR	SHARED CIRCULATION	77 SF	77 SF	
GAS ROOM	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	16 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
LOBBY	SHARED CIRCULATION	318 SF	318 SF	
MAIL ROOM	RESIDENTIAL	41 SF	41 SF	
STAIR 1	SHARED CIRCULATION	109 SF	109 SF	
STAIR 2	SHARED CIRCULATION	141 SF	141 SF	
		2,227 SF	2,211 SF	
MEZZANINE LEVEL				
CIRCULATION	COMMERCIAL CIRCULATION	129 SF	129 SF	
COMMERCIAL	COMMERCIAL	542 SF	542 SF	
ELEVATOR	COMMERCIAL CIRCULATION	77 SF	77 SF	
		748 SF	748 SF	
SECOND FLOOR				
COMMERCIAL	COMMERCIAL	1,824 SF	1,824 SF	
COMMERCIAL OPEN SPACE	COMMERCIAL OPEN SPACE	177 SF	177 SF	
ELEVATOR	CIRCULATION	77 SF	77 SF	
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	21 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	CIRCULATION	164 SF	164 SF	
STAIR 2	CIRCULATION	141 SF	141 SF	
TOILET ROOM	COMMERCIAL	69 SF	69 SF	
		2,473 SF	2,452 SF	
THIRD FLOOR				
CIRCULATION	RESIDENTIAL CIRCULATION	162 SF	162 SF	
DWELLING UNITS	RESIDENTIAL	674 SF	674 SF	
DWELLING UNITS	RESIDENTIAL	629 SF	629 SF	
ELEVATOR	RESIDENTIAL CIRCULATION	72 SF	72 SF	
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	24 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	RESIDENTIAL CIRCULATION	135 SF	135 SF	
STAIR 2	RESIDENTIAL CIRCULATION	134 SF	134 SF	
		1,830 SF	1,805 SF	
FOURTH FLOOR				
CIRCULATION	RESIDENTIAL CIRCULATION	162 SF	162 SF	
DWELLING UNITS	RESIDENTIAL	680 SF	680 SF	
DWELLING UNITS	RESIDENTIAL	683 SF	683 SF	
ELEVATOR	RESIDENTIAL CIRCULATION	76 SF	76 SF	
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	24 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	RESIDENTIAL CIRCULATION	142 SF	142 SF	
STAIR 2	RESIDENTIAL CIRCULATION	141 SF	141 SF	
		1,908 SF	1,884 SF	
ROOF				
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	31 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR/RELEV PENTHOUSE	CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL	393 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(10)
		424 SF	0 SF	
		12,090 SF	11,125 SF	

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TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 33' < 125' PROJECT COMPLIES

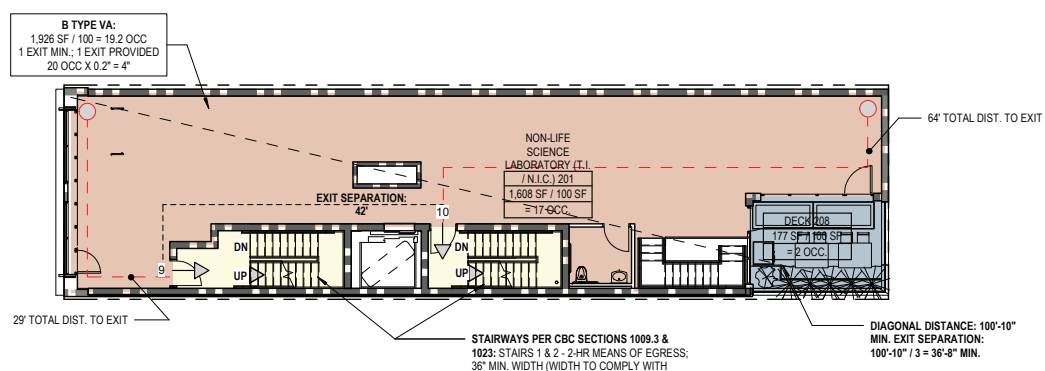
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

7 ROOF FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 64' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

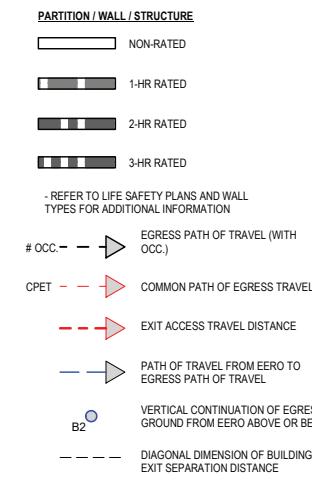
- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

4 SECOND FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"

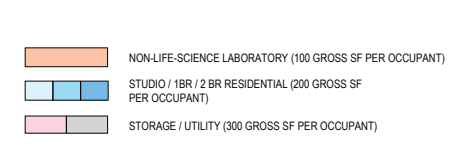
PARTITION PLAN LEGEND



EGRESS PLAN GENERAL NOTES

- CORRIDORS AND ACCESSIBLE ROUTES SHALL COMPLY WITH:
 - ENTRANCE SIGNAGE PER CBC SECTION 1110A.2
 - GLUE-DOWN CARPET PER CBC SECTION 1110A.3 & SECTION 804.4.2
 - LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A
 - SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1111A
 - MINIMUM WIDTH PER CBC SECTIONS 1119A.3
 - EXIT DESCHARGE SHALL COMPLY WITH CBC SECTION 1028.1
 - EXIT ENCLOSURES TO COMPLY WITH CBC SECTIONS 1022.1 & 1023.1 - NO FURNISHING WILL BE ALLOWED
- STAIRWAYS SHALL COMPLY WITH:
 - ENCLOSURES PER CBC SECTION 1022
 - SIGNAGE PER CBC SECTION 1023.8 & 1023.9
 - TREADS, RISERS AND NOSING PER CBC SECTIONS 1123A
 - STRIPING PER CBC SECTIONS 1123A.5
 - BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM.
- AREAS OF REFUGE **NOT** REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 8
- DOOR FIRE RATING:
 - AT 1-HOUR WALLS:
 - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
 - 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS
 - AT 2-HOUR WALLS:
 - 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES

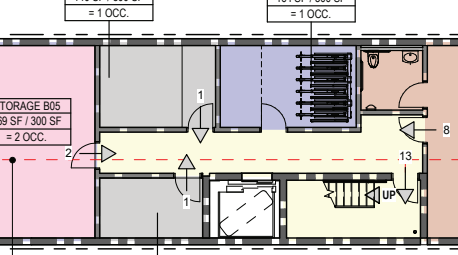
USE AND MIN. OCCUPANT LOAD



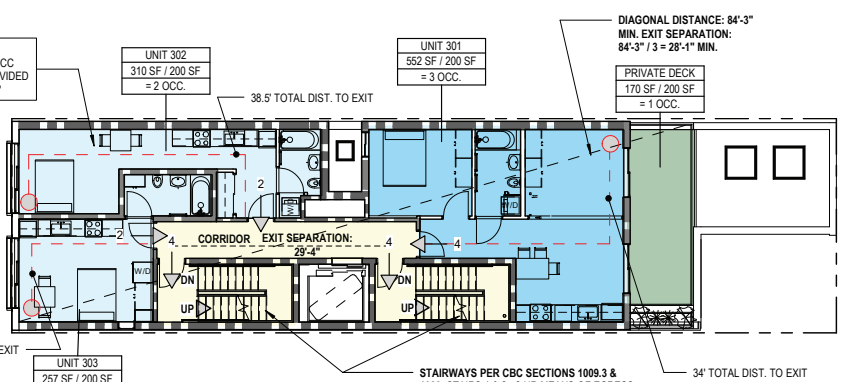
OCCUPANCY SCHEDULE BY FLOOR

LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06
0-BASEMENT	12
1-FIRST FLOOR	16
1.5-MEZZANINE LEVEL	5
2-SECOND FLOOR	19
3-THIRD FLOOR	8
4-FOURTH FLOOR	6
5-ROOF	38
	104

OCCUPANCY SCHEDULE BY FLOOR



6 FOURTH FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 32' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

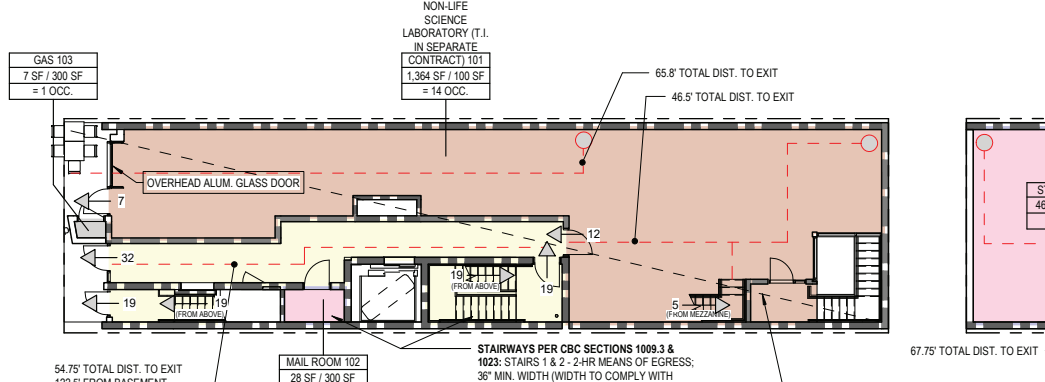
- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

5 THIRD FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"

3 MEZZANINE LEVEL LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 66' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

2 FIRST FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"

1 BASTMENT FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



Revisions

NO.	DESCRIPTION



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

These drawings and specifications are the property and copyright of KermanMorris Architects and shall not be used on any other work except by written agreement with KermanMorris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of KermanMorris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.

All attachments, connections, fasteners, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EGRESS / PATH OF TRAVEL SITE PLAN

DATE	04/19/2019
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.10

12/10/2025 7:41:38 PM

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12/10/2019 7:28:59 PM

KEYNOTES

- ① RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
- ② COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ③ PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ④ GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4). GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
- ⑤ HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)

GENERAL NOTES

- 1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
- 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
- 3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION LEGEND

- (E) PARTITION TO REMAIN
- - - (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



139 Hild Street
San Francisco, CA
94114
415.749.0302

Revisions

No.	Description



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

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BASEMENT FLOOR PLAN

DATE 04/19/2019

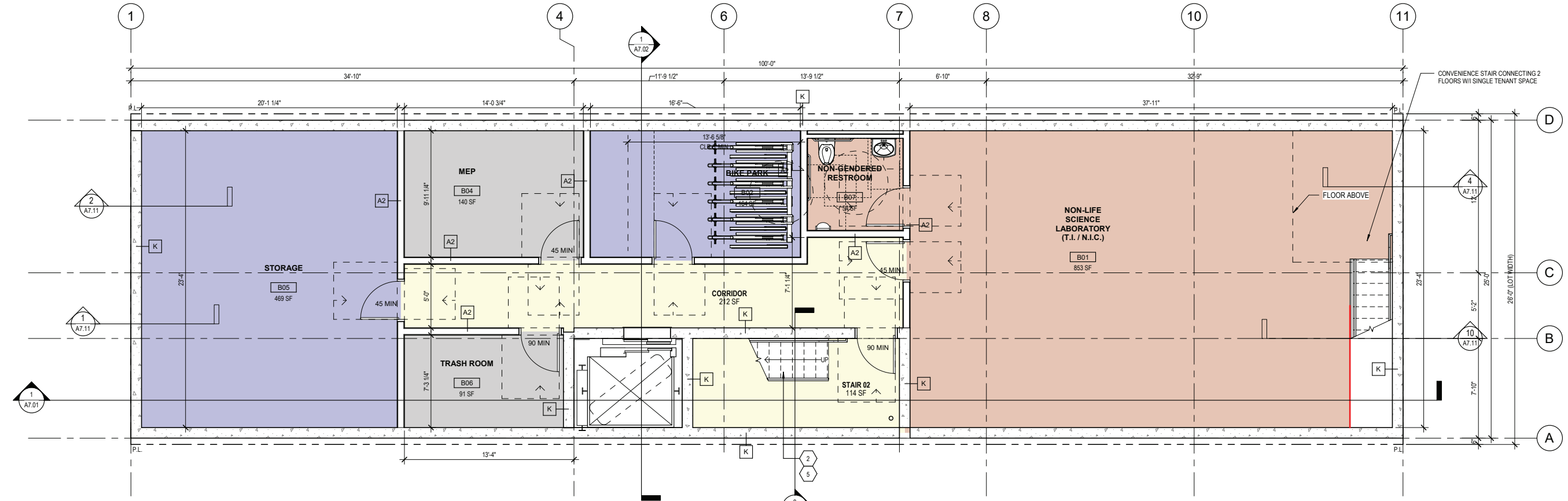
SCALE As indicated

DRAWN BY Author

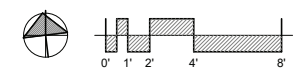
CHECKED BY Checker

JOB NO. 1816

A2.01



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"



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KEYNOTES

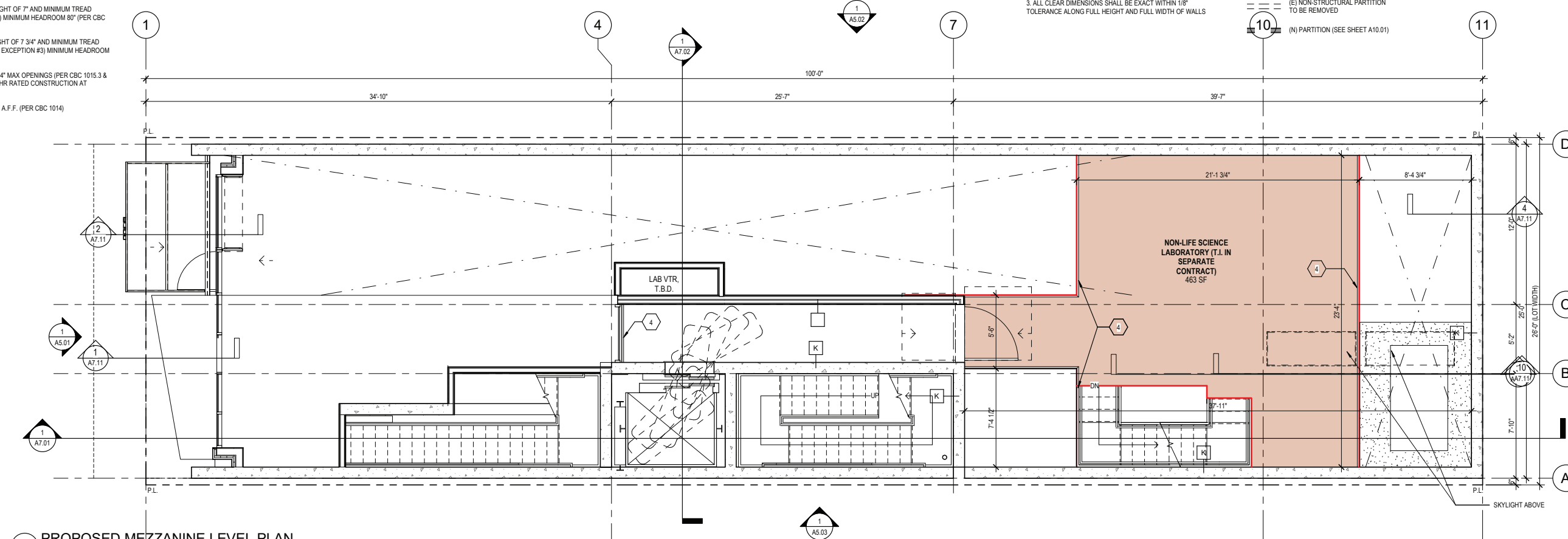
- ① RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
- ② COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ③ PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ④ GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4). GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
- ⑤ HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)

GENERAL NOTES

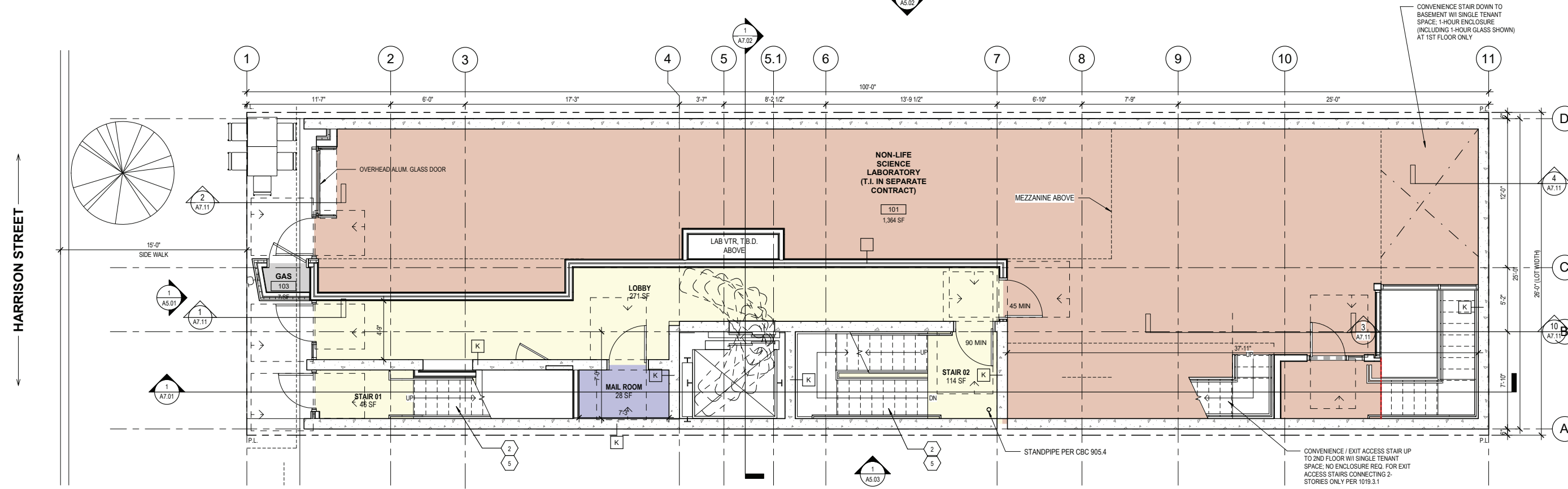
- 1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
- 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
- 3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



② PROPOSED MEZZANINE LEVEL PLAN
1/4" = 1'-0"



① PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



Revisions

NO.	DESCRIPTION
1	
2	
3	
4	



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

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All attachments, connections, fasteners, etc., are to be properly secured in conformance with best practices, and the Contractor shall be responsible for providing and installing them.

FIRST FLOOR & MEZZANINE LEVEL PLAN

DATE	04/19/2019
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.02

BM 1.00/2.00 Harrison 2455 Harrison 01.21.14

12/10/2013 7:39:01 PM

KEYNOTES

- ① RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
- ② COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ③ PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ④ GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4). GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
- ⑤ HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)

GENERAL NOTES

- 1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
- 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
- 3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (N) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



Revisions

NO.	DESCRIPTION



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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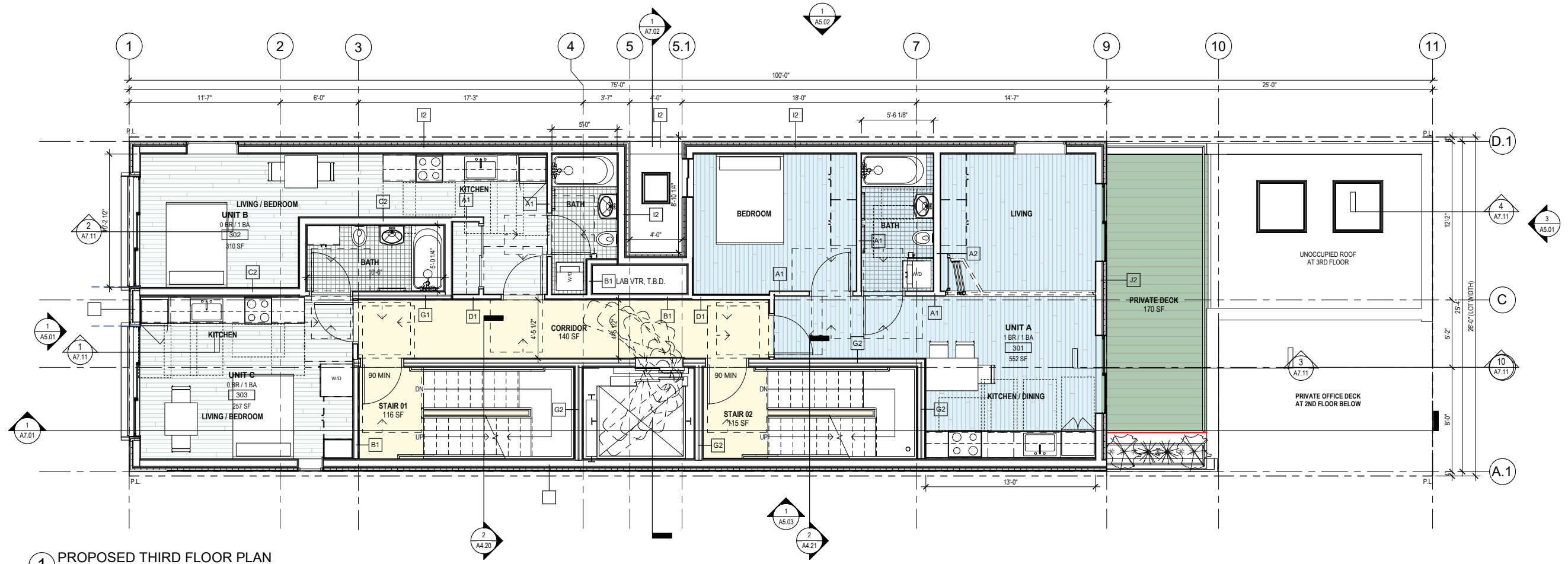
These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.

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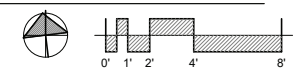
THIRD FLOOR PLAN

DATE	04/19/2019
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.04






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



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12/10/2019 7:28:07 PM

FINISH LEGEND

-  EXPOSED CONCRETE
-  CORRUGATED METAL SIDING
-  CEMENT PLASTER



Revisions

No.	Description



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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NORTH EXTERIOR ELEVATION

DATE 04/19/2019

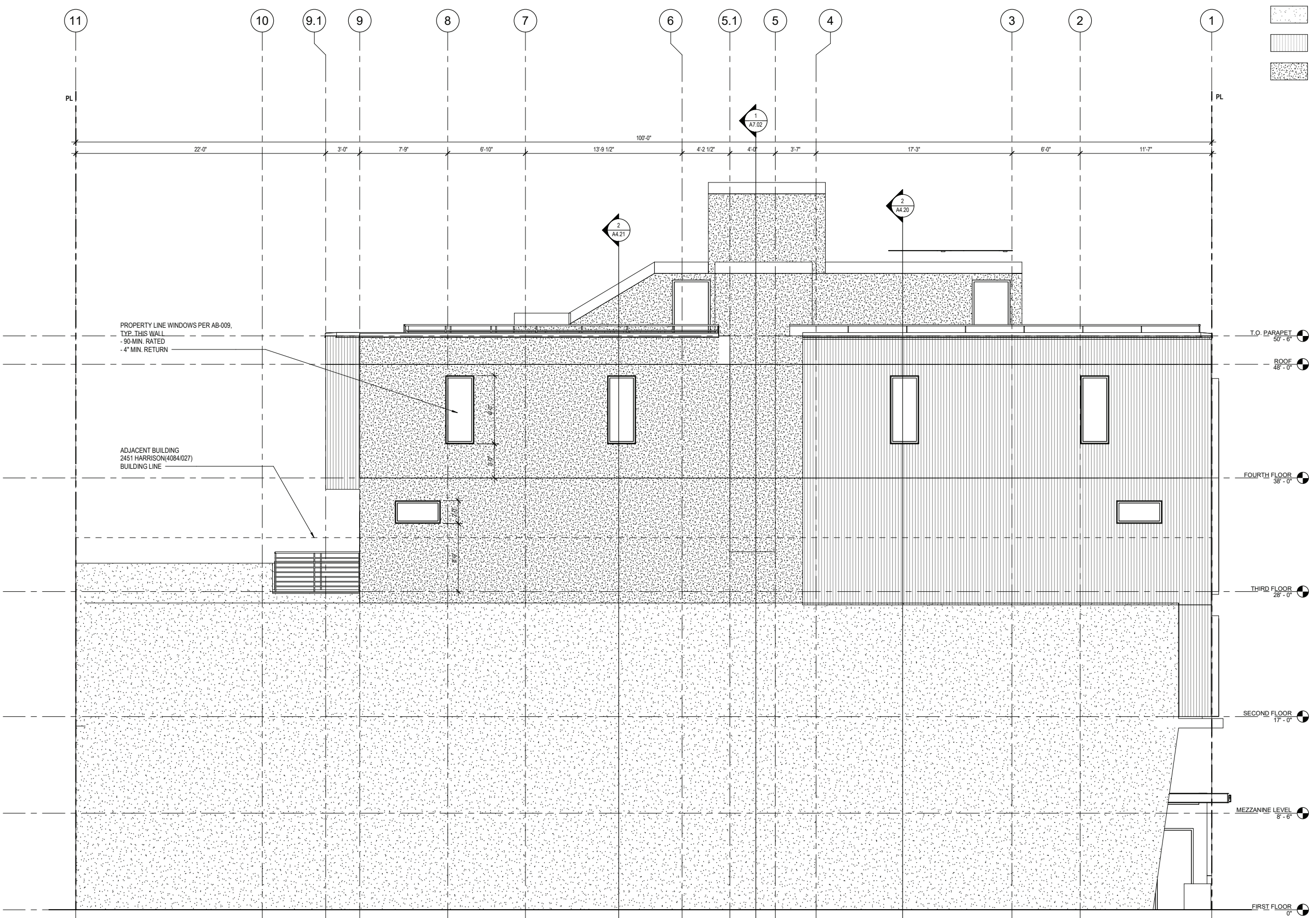
SCALE As indicated

DRAWN BY Author

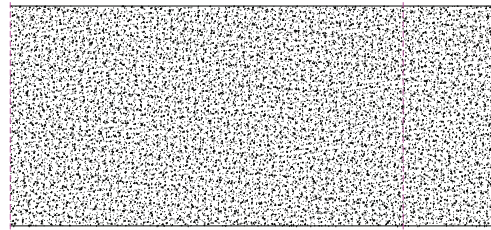
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JOB NO. 1816

A5.02



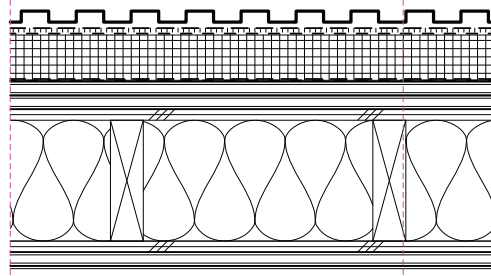
1 PROPOSED ELEVATION - NORTH
1/4" = 1'-0"



CONCRETE WALL, S.S.D.

RATED TYPES	
K1	1-HR
K2	2-HR
K3	3-HR

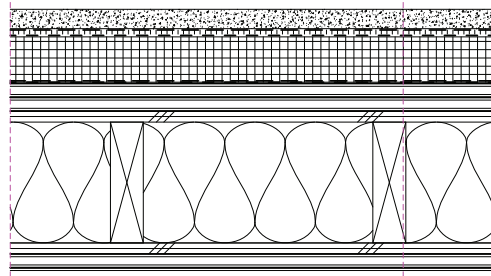
K CAST IN PLACE CONCRETE WALL



- METAL SIDING
- 3/16" MIN. DRAIN MAT
- WRB
- 2" RIGID INSULATION (MINERAL WOOL - R-8)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- 2X6 WOOD STUDS, U.O.N.
- HIGH-DENSITY BATT INSULATION - R-21 MIN. (SEE TITLE 24)
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- (2) LAYER 5/8" TYPE 'X' GYP. BD.

J EXT. WALL - METAL SIDING

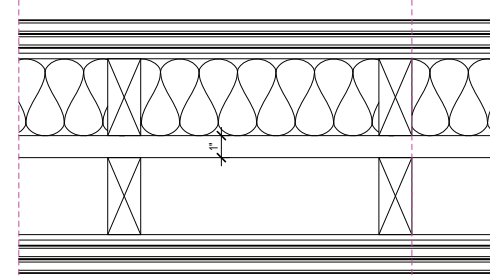
NEW 2-HR (SIM. TO GA FILE NO: WP 8105)



- 3-COAT CEMENT PLASTER SIDING OVER SELF-FURRING METAL LATH
- 3/16" MIN. DRAIN MAT
- WRB
- 2" RIGID INSULATION (MINERAL WOOL - R-8)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- 2X6 WOOD STUDS, U.O.N.
- HIGH-DENSITY BATT INSULATION - R-21 MIN. (SEE TITLE 24)
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- (2) LAYER 5/8" TYPE 'X' GYP. BD.

I EXT. WALL - CEMENT PLASTER

NEW 2-HR (SIM. TO GA FILE NO: WP 8105)

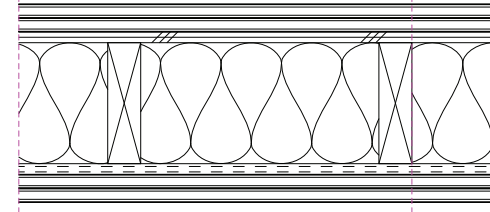


- (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
- 1/2" MIN. PLYWD SHEATHING PANEL AS OCCURS, S.S.D.
- 2X WOOD STUDS ON SEPARATE PLATES 1" APART
- 3 1/2" GLASS FIBER INSULATION IN STUD CAVITY OF ONE SIDE
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)

NOTE: TYPICAL 1-HOUR REQUIRED DEMISING WALLS, 2-HOUR SHOWN TO MEET REQUIRED ACOUSTICAL STC RATING

E DEMISING WALL

2-HR (GA FILE NO: WP 3820 - STC 55 TO 59)

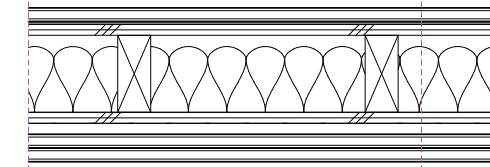


- (1) LAYER OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD @ 2-HR
- 1/2" MIN. PLYWD SHEATHING PANEL AS OCCURS, S.S.D.
- 2X6 WOOD STUDS
- CONTINUOUS 3 1/2" GLASS FIBER INSULATION IN STUD CAVITY
- 1/2" METAL RESILIENT CHANNEL
- (1) LAYER OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD @ 2-HR

NOTE: WHERE WALLS AT KITCHEN, INSTALL RESILIENT CHANNEL AT CORRIDOR SIDE

D CORRIDOR WALL

1-HR STC 50 TO 54 (GA FILE NO: WP 3242)
2-HR STC 50 TO 59 (GA FILE NO: WP 3825)

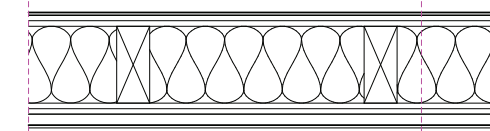


- (2) LAYERS 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- 2X WOOD STUDS
- ACOUSTICAL INSULATION
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.

STUD SIZES:	
B1	2x4
B2	2x6

B INTERIOR PARTITION

2-HR (GA FILE NO. WP 4135 - STC 40 TO 44)



- (1) LAYER 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- 2X WOOD STUDS @ 24" O.C. (U.O.N. S.S.D.)
- ACOUSTICAL INSULATION @ BATHROOMS ONLY
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- (1) LAYER 5/8" TYPE 'X' GYP. BD.

STUD SIZES:	
A1	2x4 - NR
A2	2x6 - NR
A3	2x4 - 1-HR
A4	2x6 - 1-HR

A INTERIOR PARTITION - TYP.

NON-RATED / 1-HR (GA FILE NO. WP 3510 - STC 35 TO 39)

GENERAL NOTES - PARTITION TYPES

- ALL STANDARD STUD FRAMING SHALL BE 16" O.C. U.O.N. ALL SHAFT WALL STUD FRAMING SHALL BE 24" O.C. U.O.N.
- ALL GYP. BD. TO BE 5/8" THICK TYPE 'X' U.O.N. PAINT ALL EXPOSED FACES.
- PROVIDE MOISTURE AND MOLD-RESISTANT TYPE 'X' GYP. BOARD IN LIEU OF FINAL LAYER OF GYP. BD. INDICATED ON SCHEDULED WALL TYPES AT ALL WALLS / PARTITIONS BEHIND OR ADJACENT TO PLUMBING FIXTURES, AT ALL INTERIOR 'HUMID' LOCATIONS INCLUDING BATHROOMS.
- THE WALL TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR EITHER SIDE OF THE OPENING.
- DIFFERING WALL TYPES SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN IN ROOMS, UNLESS OTHERWISE NOTED.
- DIMENSION LOCATION FOR ALL INTERIOR WALLS IS TO THE FACE OF GYPSUM BOARD PANELS.
- WALLS INDICATED AS FIRE-RATED FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO FLOOR ABOVE WITH NO BREAKS AT COLUMNS, BEAMS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS. AT RATED CONDITIONS PENETRATIONS SHALL BE FIRE CAULKED.
- ALL INSULATION SHALL BE UNFACED R-19 AT INTERIOR FURRING ADJACENT TO UNINSULATED EXTERIOR WALLS, SUCH AS CONCRETE, CMU, AND SPANDREL PANELS IN WINDOW/CURTAIN WALLS, TYP. U.O.N. FOR CLARITY, INSULATION IS NOT SHOWN ON MANY DETAILS. INSULATION IS TO RUN CONTINUOUS AROUND FURRED COLUMNS AND OTHER OBSTRUCTIONS TO FORM A CONTINUOUS ACOUSTIC OR THERMAL BARRIER.
- ACOUSTICAL WALLS SHALL INCLUDE BATT INSULATION FULL WIDTH OF STUDS AND BE SEALED AIR TIGHT, WITH ACOUSTICAL SEALANT BETWEEN GYPSUM BOARD AND CONCRETE SLABS, BEAM, COLUMNS, AND WALLS, OR STRUCTURAL SHEET MEMBERS, AROUND ALL PENETRATIONS, AND AT DISSIMILAR MATERIALS. SEE WALL TYPES THIS SHEET INDICATING A NOISE-SENSITIVE SIDE - THE NOISE-SENSITIVE SIDE.
- WALLS SUPPORTING CASEWORK, SHELVING, GRAB BARS, EQUIPMENT AND OTHER WALL-MOUNTED FIXTURES SHALL BE REINFORCED PER THE FIXTURE MANUFACTURER'S REQUIREMENTS AND THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WHICHEVER IS GREATER.
- RESILIENT CHANNEL NOTES - WHERE RESILIENT CHANNELS OCCUR, PROVIDE 1/2" RESILIENT FURRING CHANNELS PER ASTM C754, TYP.
 - MOUNT @ 24" O.C. RUNNING HORIZONTAL
 - MOUNT W/ MOUNTING FLANGE OF CHANNEL DOWN (EXCEPT AT FLOOR WHERE IT MAY BE MOUNTED UP)
 - FIRST ROW SHALL BE NO MORE THAN 2" ABOVE FLOOR.
 - LAST ROW SHALL BE NO MORE THAN 6" FROM BELOW TOP.
 - ATTACH W/ MIN 1 1/4" LONG TYPE-W SCREW AT EACH STUD, USING SCREW HOLES PROVIDED IN MOUNTING FLANGE.



Revisions

NO.	DESCRIPTION	DATE



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of KermanMorris Architects and shall not be used on any other work except by written agreement with KermanMorris Architects. The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PARTITIONS TYPES

DATE	04/19/2019
SCALE	3" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A10.01



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2455 HARRISON ST		4084026
Case No.		Permit No.
2019-006578ENV		201904309262
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project sponsor proposes the demolition of the existing one-story industrial building and construction of a 48-foot-tall (64-foot-tall with elevator penthouse), four-story over basement, mixed-use building approximately 12,090 square feet in size. The project would provide approximately 4,288 square feet of non-life science laboratory space at the ground-floor, second floor, and part of the basement. At the third and fourth floors, the project would provide five residential units. The project would include an approximately 532-square-foot roof deck. Off-street vehicle parking is not proposed. The project would require approximately 100 cubic yards of excavation.</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 checked="" 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 checked="" type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input 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): Don Lewis</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<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 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):	
Preservation Planner Signature:	

**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: Building Permit	Signature: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/12/2021
	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.	

Step 2: Environmental Screening Comments

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on 7/2/2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on 6/6/2019.

Traffic: The department's transportation staff reviewed the proposed project on 10/4/2019 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 located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project would be required to implement BMPs to prevent construction site runoff discharges into the combined or separate sewer systems. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Natural Habitat: The project site, which currently paved and covered with a building, is 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.

Shadow: A consultant-prepared shadow study determined that the proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. Net new shadow would be cast upon the Mission Recreation Center soccer field until 8:15 a.m., which is 45 minutes before the Recreation Center opens at 9 a.m.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on January 6, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Mission neighborhood group list.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are 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:

FASTCAST

FEBRUARY, 2020

SHADOW ANALYSIS REPORT 2455 HARRISON STREET SAN FRANCISCO, CA



PREPARED BY:
FASTCAST
34 CORTE MADERA AVE
MILL VALLEY, CA 94941

SUBMITTED TO:
SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION ST #400
SAN FRANCISCO, CA 94103

Enclosures:

Exhibit A.1 - 1816_2455 Harrison_Site Permit Set_20191106.pdf

Exhibit B.1 – Quantitative Shadow Results Mission Recreation Center

Exhibit C.1 – Graphical Shadow Projections 2455 Harrison Street

Executive Summary

Fastcast conducted a review of the potential shadow effects that would be generated by the proposed 2455 Harrison Street project (proposed project) upon the parks and open spaces under the jurisdiction of the Recreation and Park Commission per San Francisco Planning Code Section 295 (Section 295) and other public open spaces for the purposes of the California Environmental Quality Act (CEQA) review. Fastcast also carried out a review of potential shadow effects on existing privately-owned public open spaces (POPOS) as well as on sidewalks in the project vicinity.

Fastcast's analysis found that the proposed project would cast new shadow on the Mission Recreation Center during late *March*¹– mid-September no later than 9:15 a.m. Mission Recreation Center does not open until 9:00 a.m. Shadow from the project would impact the Recreation Center for 2 hours at its longest duration on July 5th (*June 7th Mirrored*). On this day, shadow coverage on the Rec Center from the project would range from approximately 8.12 percent of the Rec Center at 6:52 a.m., increase to 14.25 percent at 7:15 a.m. and decrease to 0.11 percent of the Rec Center at 8:45 a.m. By 9:00 a.m. no project shadow is present on the Rec Center for the remainder of the day. The greatest shadow extent by area would occur on July 19th (*May 24th Mirrored*) at 7:16 a.m., when shadow from the proposed project would shade 15.42 percent of the Rec Center and existing shadow combined with shadow from the proposed project would shade approximately 94.29 percent of the Rec Center. Surface areas of the building's footprint are considered always shadowed. During this time, the soccer field and parking lot would be affected by the net new shadows and existing shadows. The project creates no new shadow on the rooftop of the rec center structure. Net new shadow from the project would impact the soccer field until 8:15 a.m. at the latest. This impact would occur August 16th – 23rd, and again *April 19th – 26th Mirrored*.

A preliminary screening determined no active projects within the shadow reach the Mission Recreation Center and therefore no cumulative analysis is required.²

1. Introduction

Fastcast conducted a review of the potential shadow effects that would be generated by the construction of the proposed project on affected parks and open spaces for the purposes of the CEQA review. This technical memorandum presents the results of the shadow analysis and includes figures that detail the extent of the maximum shading that would result from the proposed project on each public open space.

A full set of graphical shadow projections on the hour, from sunrise plus 1 hour to sunset minus 1 hour as specified in Section 295, under the existing plus project conditions is included in **Exhibit C1**.

2. Report Organization

This report is organized as follows: 1) evaluation criteria for this shadow analysis; 2) description of the proposed project, the project site including existing uses and a description of surrounding properties; 3)

¹ All mirrored dates are represented by *italicized text*. Mirror dates represent the corresponding calendar day based on the solar year sample from the summer solstice of June 21 to the winter solstice of December 21. The solar year is calculated only from June 21 to December 21. Due to the symmetrical ecliptic movement of the earth in relation to the sun, the other days of the year are "mirrored" based on the dates calculated.

² Active project screening was performed by both Fastcast and Planning Staff using the PIM

a description of the potentially affected open spaces and their uses; 4) methodology for analysis; and 5) shadow findings including existing shadows, the proposed project's shadows, and a description of the "maximum shadow day" (day with greatest shading by area).

Attached exhibits supporting the analysis: **Exhibit A.1 – 2455 Harrison Street Site Permit Plan** ; **Exhibit B.1 – Quantitative Shadow Results Mission Recreation Center**; **Exhibit C.1 – Graphical Shadow Projections and Existing Projections**.

3. Evaluation Criteria

3.1 Planning Code Section 295

Planning Code Section 295 was adopted in 1985 in response to voter-approved Proposition K, which requires that the Planning Commission disapprove the issuance of any building permit for any structure greater than 40 feet in height that casts a shadow on property under the jurisdiction of the Recreation and Park Commission unless the Planning Commission finds the shadow would not be significant. To implement Planning Code Section 295 and Proposition K, the Planning Commission and Recreation and Park Commission in 1989 jointly adopted a memorandum establishing criteria for evaluating shadows on open spaces. Shadows that would be cast by the project are expressed as a percentage of Theoretically Available Annual Sunlight ("TAAS") on a park. The TAAS is the amount of theoretically available sunlight on a park or open space in the absence of any structures that could cast shadow upon it. It is calculated in square-foot-hours (sfh) by multiplying the area of the park in square feet by 3,721.4, which is the number of hours in the year subject to Section 295.

The 1989 Memorandum sets forth qualitative criteria to determine when a shadow would be significant as well as information on how to quantitatively measure new shadows. Qualitatively, shadows effects are evaluated based on (1) existing shadow profiles, (2) important times of day, (3) important seasons in the year, (4) location of the new shadow, (5) size and duration of new shadows, and (6) the public good served by buildings casting a new shadow. Quantitatively, new shadows are to be measured by the additional annual amount of shadow sfh as a percent of TAAS.

3.2 CEQA Criteria for Shadow Impacts

A project that adds new shadow to sidewalks or a public open space (whether subject to Section 295 or not) does not necessarily result in a significant shadow impact under CEQA. The shadow analysis in the City's Initial Study CEQA Checklist examines whether a project would "substantially affect outdoor recreational facilities or other public areas," which examines the potential for a project to cause a substantial, adverse effect on the use and enjoyment of these areas.

4. Project Description

4.1 Site Description and Present Use

The existing one-story building is an auto repair shop. The Assessor's record indicates that it was built in 1983.



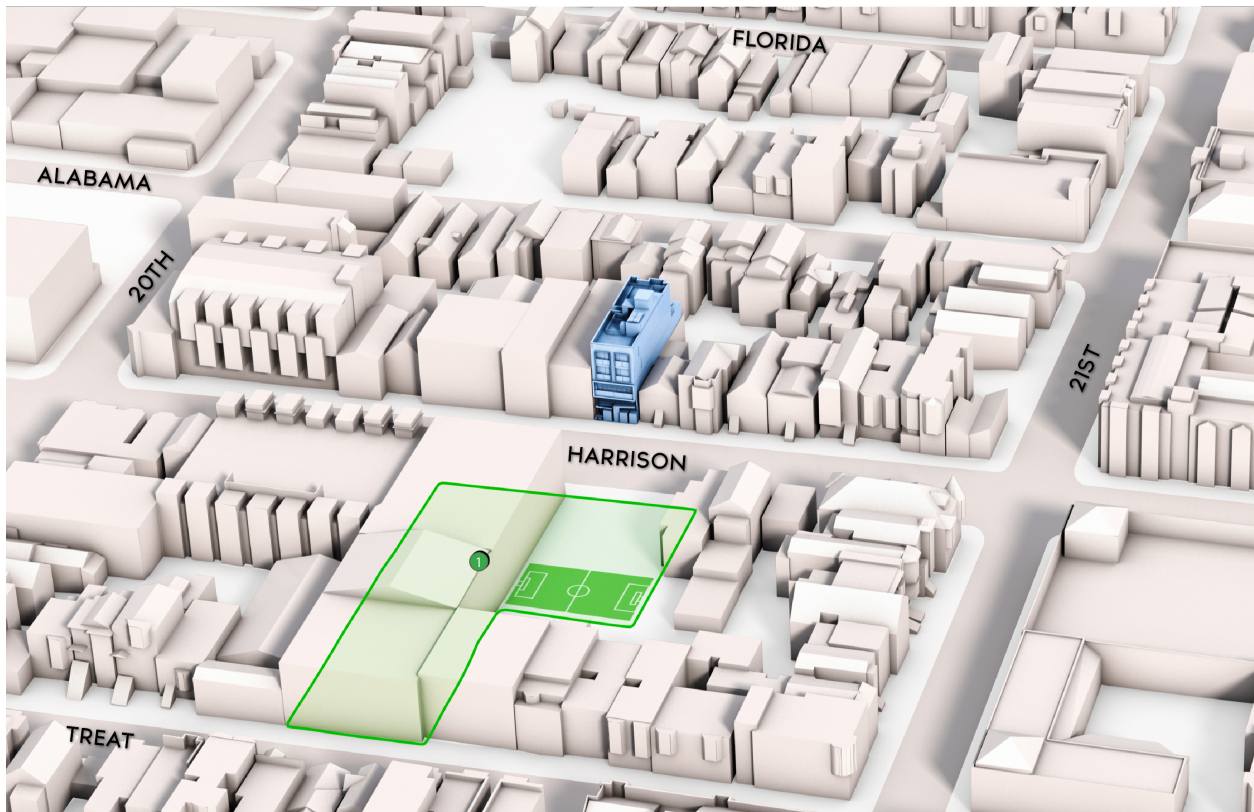
Figure 1 – Project Site and Nearby Open Spaces

4.2 Surrounding Properties and Neighborhood

Located in the Mission District, mixed-use commercial and residential buildings predominantly surround the project site. Directly west of the project site, across Harrison Street, is the 2-story Mission Recreation Center building and surrounding activity areas. The overall boundary of the Mission Recreation Center under the jurisdiction of the San Francisco Recreation and Parks Department includes a soccer field, parking lot, playground, and an indoor basketball court. Directly north of the project site is Santos & Urrutia Structural Engineers and Golden Gate Fencing Center. To the north and south of the project site are 2 and 3-story residential buildings spanning the entire block from 20th – 21st Streets. To the east are more residential buildings, consisting mostly of 3-storey structures.

2455 HARRISON STREET PROJECT

Perspective View



LEGEND

-  Existing Structures
-  Existing Shadows
-  2455 Harrison Street Project
-  Open/Public Spaces
-  Mission Recreation Center

NO APPROXIMATE DATE OR TIME



FASTCAST | 2455 HARRISON STREET PROJECT | JANUARY, 2020

Figure 2 – Perspective View of Proposed Project

4.3 Project Characteristics

The project consists of the demolition of the 1-story existing structure (industrial use per PIM) at the rear of the lot and the construction of a type III-A, 4-story plus basement mixed-use building on a UMU lot. The use of the building will include (1) commercial space occupying the ground floor and part of the basement, (1) office space at the 2nd floor, and (5) dwelling units on the 3rd and 4th floors in this building. Accessory residential space will be provided at the basement for bicycle parking and general storage; and

at the roof for a small roof deck with less than 50 occupants.³

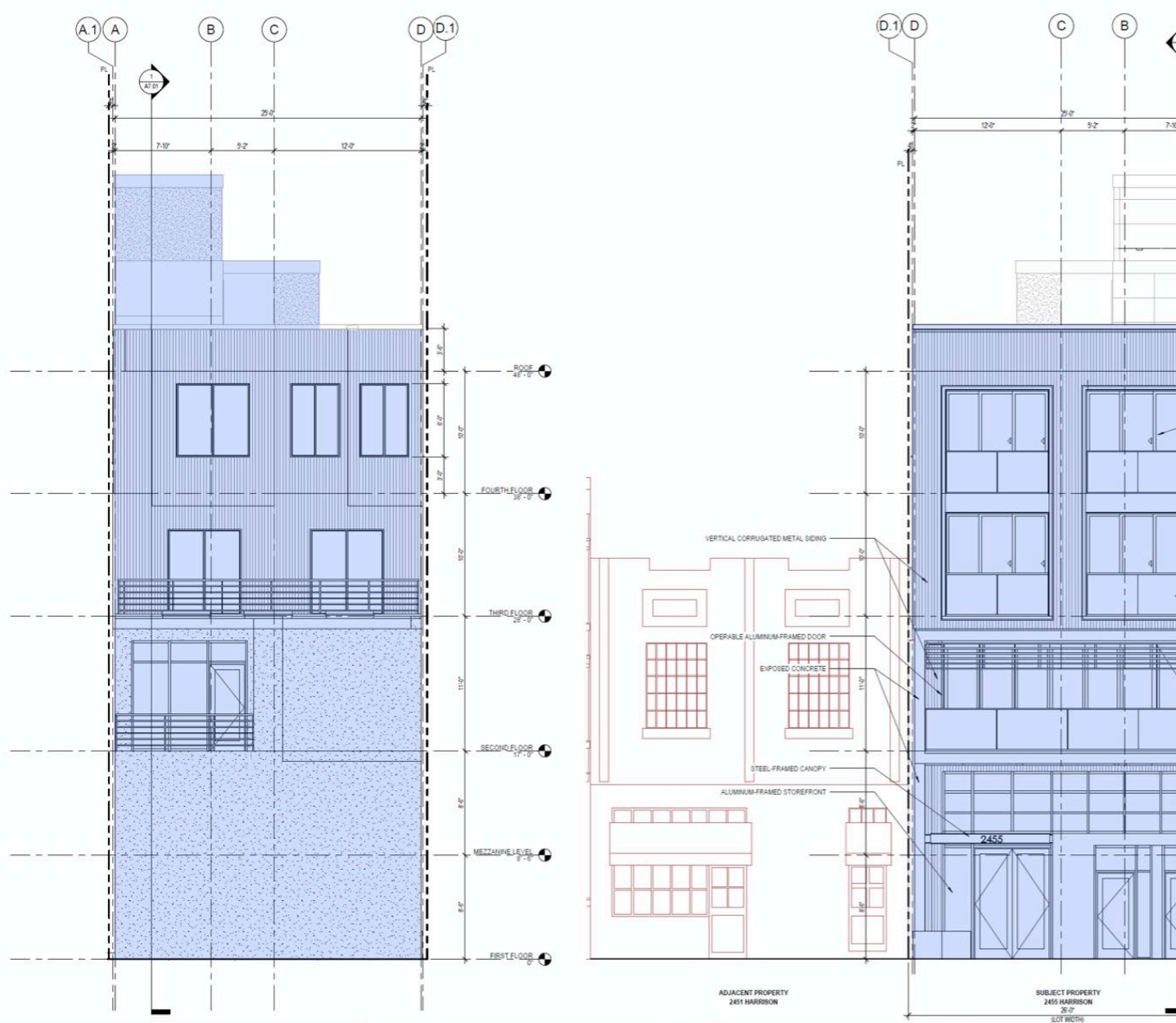


Figure 3 – 2455 Harrison Street Proposed Elevations

5. Potentially Affected Parks and Open Spaces

This section describes existing public parks and open spaces in the project site vicinity that would be affected by shadow from the proposed project. Public open spaces are classified into one of three

³ Source: Kerman Morris Architects

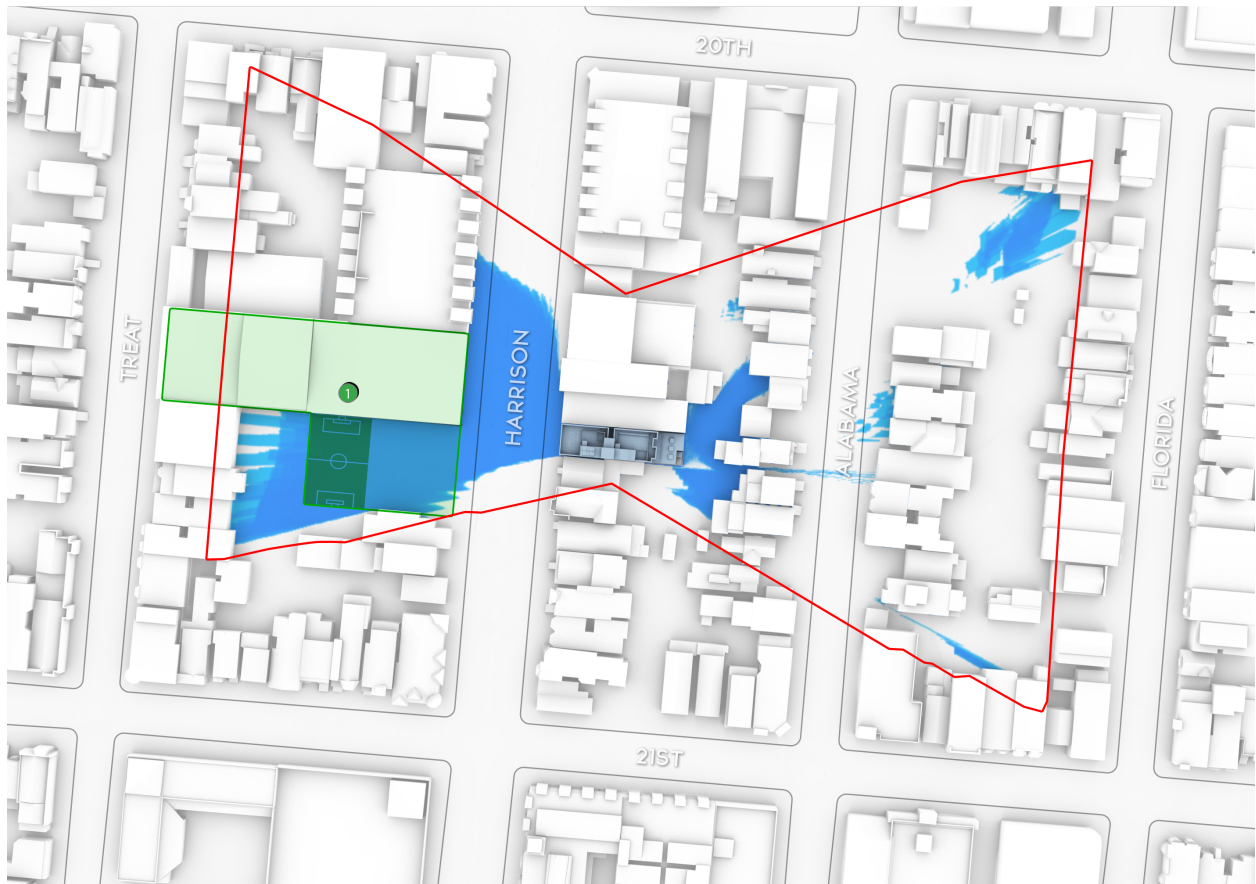
categories: parks subject to Section 295; public open spaces not subject to Section 295; and privately owned public open spaces (POPOS). A POPOS is an open space that is not subject to Section 295 controls and not operated or managed by a public agency, but is publicly accessible. However, parks and open spaces falling under any of these three categories are evaluated for potential shading under CEQA. Shadow from the proposed project would not reach any existing POPOS, and POPOS are therefore not discussed further.

Figure 4 shows the shadow fan of net new shadow that would result from the proposed project. The net new shadow fan analysis accounts for topography, the presence of existing buildings that can block the project shadow and existing shadows cast by buildings. Areas indicated in blue represent net new shadow, which would be cast by the proposed project at any point during the year. Areas not overlaid in blue represent areas which would not be affected by shadow from the project at any time throughout the year.

f.01

2455 HARRISON STREET PROJECT - NET NEW SHADOW FAN

Plan View



LEGEND

- Existing Structures
- 2455 Harrison Street Project
- Proposed Project's Net New Shadow
- Project Shadow Extent
- Open/Public Spaces
- Mission Recreation Center

COMBINED YEAR ROUND SHADOW FAN



FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

Figure 4 – Net New Shadow Fan Resulting from the Proposed Project

5.1 Parks Subject to Section 295

The initial shadow fan prepared by the San Francisco Planning Department¹ indicated the proposed project would have potential to create additional shade on Mission Recreation Center. The results of a more detailed shadow analysis are described below in Section 7.

5.1.1 Mission Recreation Center

The Mission Recreation Center's indoor gymnasium consists of an indoor basketball court, volleyball, or indoor soccer. The fitness center also includes typical gym equipment including treadmills, stair masters, ellipticals, a weight room and offers various sports-related activities and programs including boxing, racquet/ handball, and table tennis. The facility also includes an outdoor soccer field, and children's jungle gym. Mission Recreation Center does not open until 9:00 a.m.

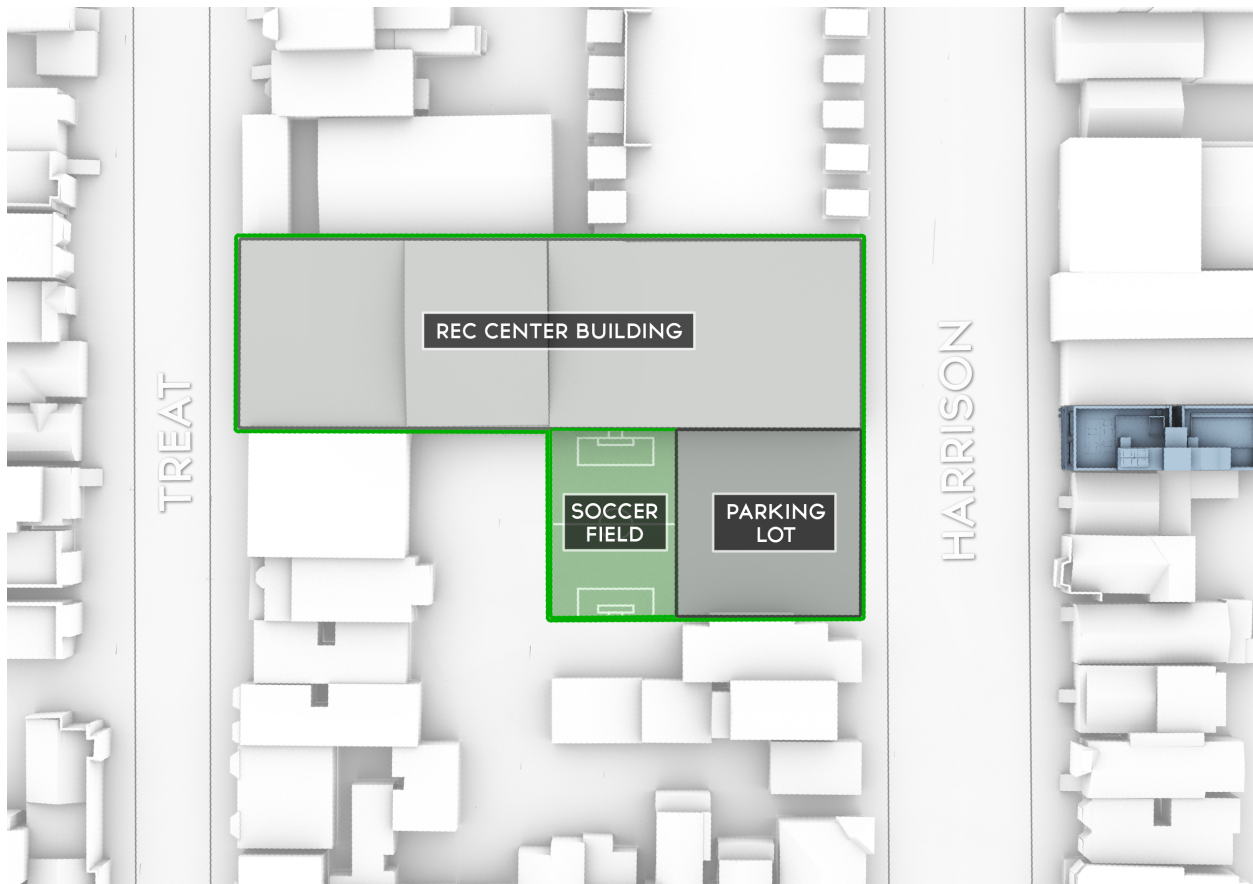


Figure 5 – Rec Center Building Diagram

³ Source: Kerman Morris Architects

Preliminary Project Assessment, Case No. 2005.0759PPA for 725 Harrison Street, January 6, 2016.

The Mission Rec Center is open Tuesday – Friday from 9:00 a.m. – 9:00 p.m., and Saturdays from 9:00 a.m. to 5:00 p.m. The Mission Recreation Center is closed on Sundays and Mondays.



Figure 6 – Outdoor Jungle Gym

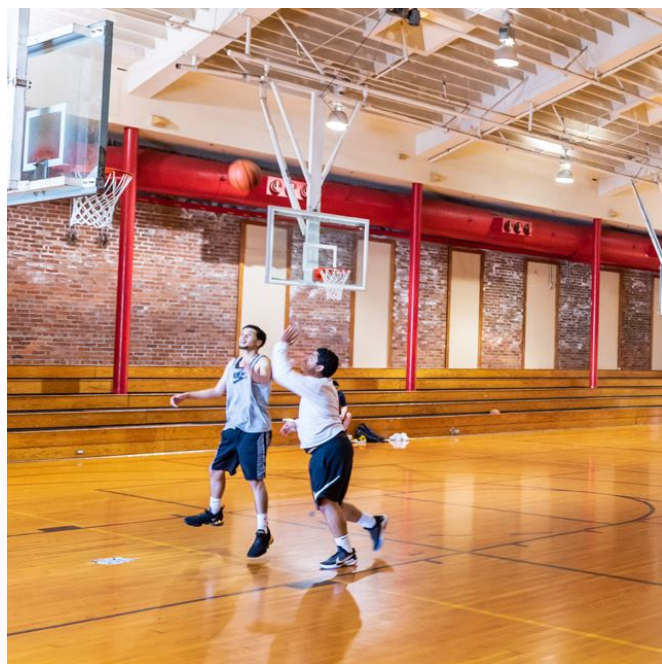


Figure 7 – Indoor Basketball Court



Figure 8 – Outdoor Soccer Field and Parking Lot

6. Shadow Analysis Methodology

6.1 Overview

A shadow modeling study was completed by Fastcast using a 3D computer model of the proposed project, existing and proposed parks and open spaces, and the existing urban environment to simulate and calculate levels of shading.

The model analyzed both existing and proposed amounts of shading, from one hour after sunrise to one hour before sunset (as specified in Section 295) on the affected parks. During these times, analyses were performed at 15-minute intervals, every seven days, from June 21st through December 20th. This half-year is referred to as “solar year” in this analysis. The sun angles during the “other” side of the calendar year (December 21st through June 20th) mirror the solar year sun angles.² Since the angles are mirrored, an analysis of the remaining time period is not conducted and, instead, a multiplier is used to put the sample results into calendar year units. Using a multiplier does not change the percentages of increased shadow. Graphical representations of net new shadow are created from the calculations. See **Exhibit B.1**.

² Shadow effects are presented in this document for both the “solar year” dates and the mirror dates are both provided. Mirror dates are shown in *italics*.

6.2 Quantitative Analysis

The shadow analysis performed for the proposed project is based on a GIS positioned 3D computer model developed from aerial photogrammetry at a dimensional precision of less than 3 inches. This high-resolution 3D city model includes the proposed project, predetermined target open spaces, and the surrounding structures and terrain to calculate existing shadows as well as any potential project net new shading. While this methodology is designed to meet the requirements of Section 295 of the San Francisco Planning Code, it is also useful in understanding shadow conditions for open spaces of concern such as community gardens, privately-owned public open spaces (POPOS) and sidewalks not under the jurisdiction of the Recreation and Park Commission and therefore not subject to Section 295 quantitative requirements.

Quantified shadow results are based on City-defined sun angles and are calculated weekly from June 21 through December 20 at 15-minute intervals 1 hour after sunrise to 1 hour prior to sunset on the sample day. Since the sun's movement is considered symmetrical the December 21 through June 20 the results are inferred as mirror dates and a predefined multiplier is used extrapolate the full calendar year results.

Quantitative analysis also describes the changes in the Total Available Annual Sunlight (TAAS) of a park as a result of the proposed project. TAAS, which represents the theoretically available annual sunlight at the park in the absence of any structures that cast shadow upon it, which is calculated in square-foot-hours (sfh) by multiplying the area of the park by 3,721.4 (the number of hours in the year subject to Section 295).

The difference between the current level of shading and the level of shading that would result from the construction of the proposed project yields the total annual increase in square-foot-hours. This increase is then taken as a percentage of the TAAS (in sfh) in the park to determine whether the new shadow created by the proposed project falls within the allowable limits. See **Exhibit B.1**.

6.3 Qualitative Analysis

Graphical depictions of the shadow cast on the Mission Recreation Center under the existing plus project conditions for the dates of June 21, September 20 and December 20 are provided in **Exhibit C1**. The outlines of the proposed project's shadow is in black. Existing shadows are shown in grey while net new shadow that results from the proposed project's shadow where no shadows currently exist is shown in dark blue. This allows for a qualitative assessment of the shadow. Please see **Figure 9** for the maximum shadow by area.

It is important to note that the casting of shadows within urban areas is a complex phenomenon and that the figures provided in this analysis do not represent simply the addition of shadow coverage, but also the interaction between different buildings as they affect the sunlight cast on a park. Objects such as buildings cast shadows that fluctuate with Earth's constant rotation. The angle of the Sun, low in the sky to higher in the sky, changes the length of the shadow cast behind an object. In the morning, the Sun appears low in the sky; objects cast long shadows. As Earth rotates, the Sun appears higher in the sky, and the shadows get shorter. At noon, with the Sun overhead, objects cast short shadows or no shadow at all. As Earth continues to rotate and the Sun appears lower in the sky toward evening, the shadows get longer again. In an urban environment the shadow from one building dynamically interacts with shadows from other buildings predictably changing over the course of a day and through the year.

The Sun's position in relation to the 3D city model is simulated to identify and visualize shadow conditions from existing and proposed buildings at key times throughout the day and year on specific feature areas within an open space.

7. Evaluation of Shadow Effects

This section presents the findings of the quantitative and qualitative shadow analysis on the space that would be affected by the proposed project.

7.1 Parks Subject to Section 295

7.1.1 Mission Recreation Center

Existing Conditions

Under Existing Conditions, 76,730,227 sq ft hrs (75.08% of TAAS) of shadow covers the Rec Center (all buildings and outdoor activity areas within the Rec/Park boundary) throughout the entire year, January 1 – December 31.

Winter

During the months around the winter solstice, existing shadows from nearby buildings to the south and southeast of the Rec Center cover the majority of the soccer field and parking lot at 8:20 a.m. (sunrise + 1 hour), decreasing slightly throughout the morning and afternoon before increasing again at around 3:00 pm. Throughout the day, most of the Rec Center sees existing shadows from buildings surrounding the Rec Center until 3:54 p.m. (sunset – 1hr), when the entire soccer field and parking lot are covered by shadows.

Fall/Spring

During the months around the fall/spring equinox, existing shadow covers portions of the Rec Center soccer field and parking lot starting around 7:57 a.m. (sunrise + 1 hr), mainly due to the existing buildings directly east and south of the Rec Center. This lasts until 1:00 p.m. when the soccer field then becomes completely exposed to sun. The soccer field receives 100 percent of sunlight available until around 4:00 p.m. Shadows from existing structures to the west of the Rec Center quickly begin covering the Rec Center until it is fully covered in shadow by 6:10 p.m. (sunset – 1hr). During these times, the soccer field and parking lot are affected by existing shadow.

Summer

During the months around the summer solstice, existing shadows from nearby buildings to the east of the Rec Center shade the Rec Center during morning hours beginning at 6:47 a.m. (sunrise + 1hr). The eastern portion of the Rec Center does not begin to see sunlight until 7:00 a.m., and by 9:00 a.m. the entire Rec Center receives sunlight. These conditions mostly continue until 6:00 p.m. when existing shadows from buildings to the west and north of the Rec Center (all buildings and outdoor activity areas within the Rec/Park boundary) begin casting shadow on the Rec Center. By 7:36 p.m. (sunset – 1hr), the Rec Center is fully covered by existing shadow from surrounding buildings. During these times, the soccer field and parking lot would be affected by existing shadow.

Existing Plus Project Conditions

Under the Existing Plus Project conditions, 406,324 sq ft hrs (0.40% of TAAS) of new shadow from the proposed project would impact the Rec Center from *March 29* – September 13, generally for limited periods during the early morning hours, starting around 6:47 a.m. and ending before 9:15 a.m. Net new shadow from the project would impact the soccer field until 8:15 a.m. at the latest. This impact would occur August 16th – 23rd, and again *April 19th – 26th Mirrored*.

Winter

During the months around the winter solstice, new shadow from the proposed project would not affect the Rec Center. As the new shadow moves from west to east, it would come within the vicinity of the Rec Center at around 8:20 a.m., but would be subsumed by existing shadows from nearby buildings, and then would quickly move east.

Fall/Spring

During the months around the fall/spring equinox, the Rec Center would see new shadow from the proposed project from 6:56 a.m. at its earliest, ending before 9:15 a.m. at its latest. During the time of largest project shadow by area, the eastern portion (edge) of the Rec Center would be primarily affected, which consists of trees, walkways, and fence. During this time, no new shadow would impact the soccer field or playground.

Summer

During the months around the summer solstice, the Rec Center would see new shadow from the proposed project from 6:47 a.m. at its earliest, ending before 9:15 a.m. at its latest. On July 5 (*June 7 Mirrored*), the Rec Center would see its longest duration of new shadow from the proposed project at 2 hours. On July 12 (*May 31 Mirrored*), the Rec Center would see its largest shadow day totaling 3,417 sq ft hrs. On this day, shadow coverage on the Rec Center from the project would range from approximately 9.63 percent of the Rec Center at 6:56 a.m., increase to 15.16 percent at 7:15 a.m. and decrease to 0.26 percent of the Rec Center at 8:45 a.m. By 9:00 a.m. no project shadow is present on the Rec Center for the remainder of the day.

The time of largest project shadow by area would occur on July 19 (*May 24 Mirrored*) at 7:16 a.m. totaling 4,236 sq ft, covering 15.42 percent of the Rec Center. As shown in **Figure 9**, during this time, the parking lot and southern portion of the soccer field would be shaded by net new shadow. Also during this time, approximately 94.29 percent of the Rec Center would be shaded by the proposed project and existing shadow (combined).

Table 1: Summary of Results for Mission Recreation Center

Analysis Scenario	Mission Recreation Center
Mission Recreation Center Area	27,462 square feet 0.63 acres
Existing Shadow Load (percentage of TAAS)	75.08%
Net New Shadow from Proposed Project (percentage of TAAS)	0.40%
Total Shadow: Existing + Approved Plan (percentage of TAAS)	75.48%

Table 2: Quantitative shadow results for Mission Recreation Center

Mission Recreation Center

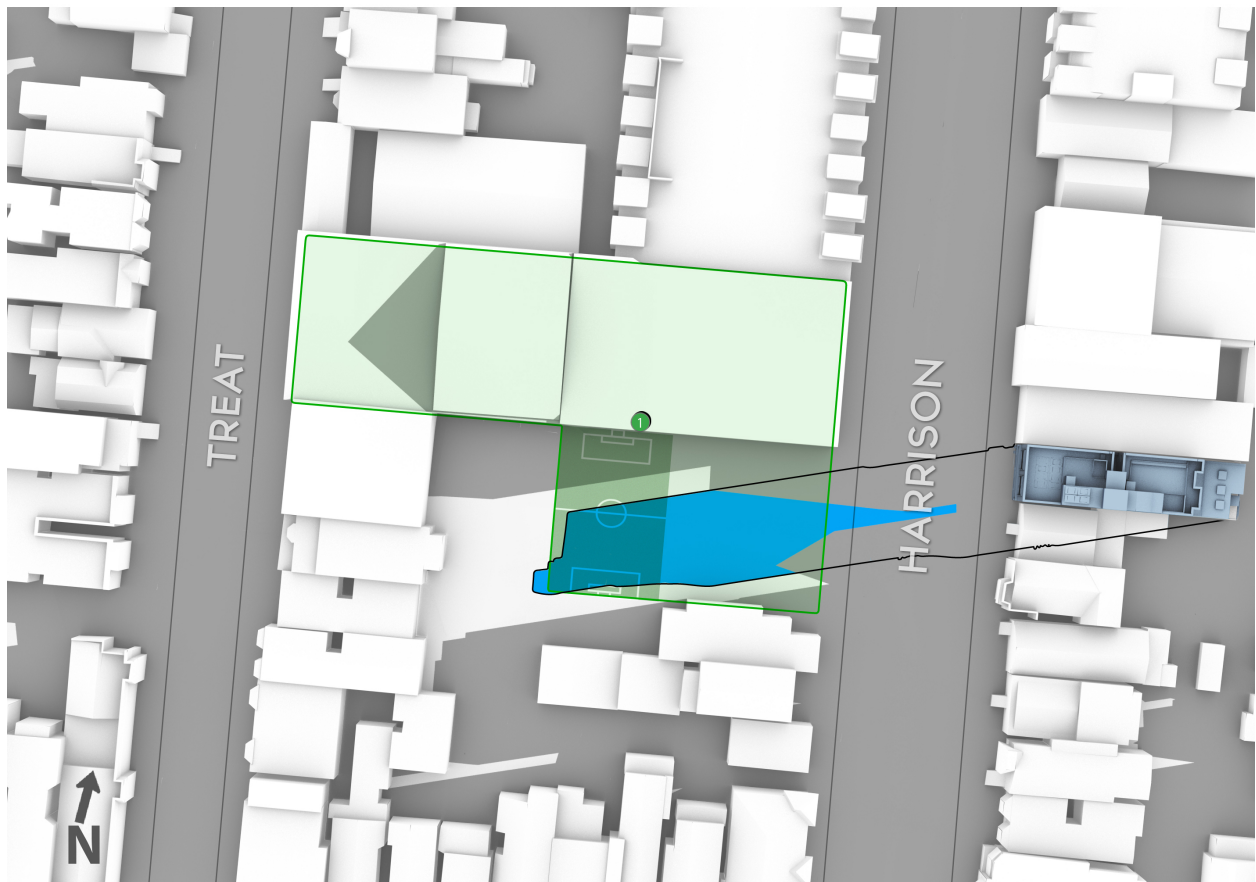
THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	
Area of Mission Recreation Center	27,462 sf
Hours of annual available sunlight	3,721.4 hrs
TAAS for the Mission Recreation Center	102,197,455 sfh

EXISTING (CURRENT) SHADING CONDITIONS	
Existing annual total shading on rec center (sfh)	76,730,227 sfh
Existing shading as percentage of TAAS	75.08%

SHADING DETAILS	2455 HARRISON
New annual shading from Project only (sfh)	406,324 sfh
Shading from Project only (% TAAS)	0.40%
Total annual shading Existing + Project (sfh)	77,136,551 sfh
Shading from Existing + Project (% TAAS)	75.48%
Number of days when new Project shading occurs	175 days annually
Dates when new Project shading occurs	March 29 – September 13
Range in size of new shadow (sf)	Zero to 4,236 sf (up to 15.42%)
Date of maximum instantaneous shadow	July 19 (<i>May 24 Mirrored</i>)
Annual range of duration of new shadows	Zero to Approx. 2 hrs
Average daily duration of new shadow (when present)	Approx. 1 hr, 36 mins
DAY(S) OF MAXIMUM OVERALL SHADING	2455 HARRISON
Date(s) where maximum new shading occurs	July 12 (<i>May 31 Mirrored</i>)
Percentage New shadow on date(s) of maximum shading	0.05%
Largest new shadow on date(s) of maximum shading (sf)	4,164 sf
Duration of shading on date(s) of maximum shading	Approx. 1 hr, 56 mins
Total new shading on date(s) of maximum shading (sfh)	3,417

2455 HARRISON STREET PROJECT - MAXIMUM SHADOW IMPACT BY AREA

July 19 (May 24 Mirror)



JULY 19
(MAY 24 MIRROR)

7:16 AM

LEGEND

- Existing Structures
- Existing Shadows
- 2455 Harrison Street Project
- Proposed Project's Net New Shadow
- Open/Public Spaces
- Mission Recreation Center

FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

Figure 9. Largest new shadow cast on the Mission Recreation Center by the proposed project



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2455 HARRISON
RECORD NO.: 2019-006578PRJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	1,274	0	-1,274
Residential GSF	0	3,274	3,274
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	1,326	0	-1,326
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	702	702
Public Open Space	0	0	0
Other (Non Life Science Laboratory)	0	4,288	4,288
Other (Common Circulation, Storage, Utility)	0	2,861	2,861
TOTAL GSF	2,600	11,125	8,525
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	5	5
Dwelling Units - Total	0	5	5
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	1	4	4
Parking Spaces	1	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	6	2
Car Share Spaces	0	0	0
Other ()			

Parcel Map

4084

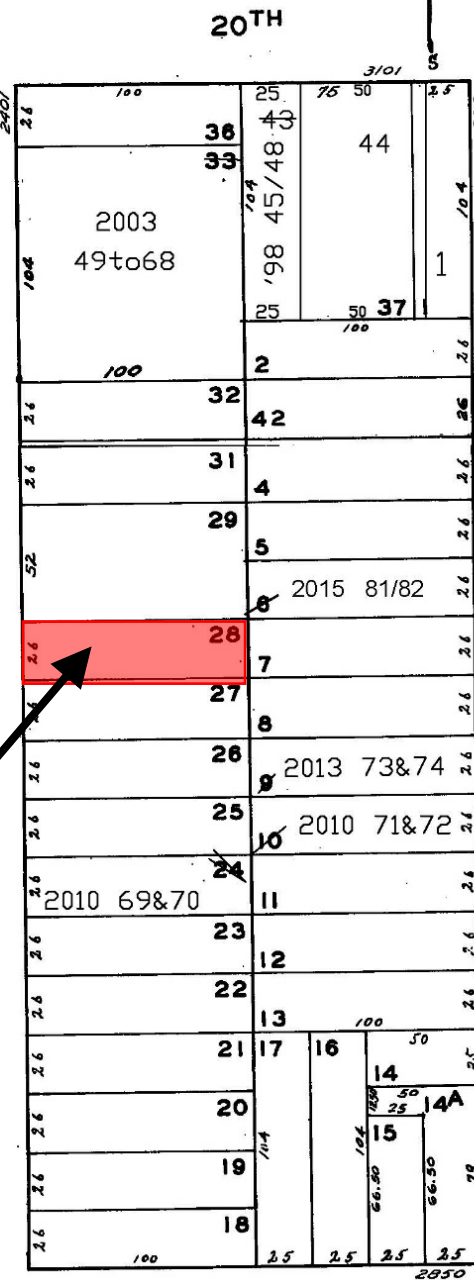
MISSION BLK. 142

LOTS MERGED

lots	into	lot
30	"	29 - 46
39	"	38 - 46
34-35-35A	"	33 - 48
38	"	37 - 52

lot37 into lots43&44 for 1998 roll
lot43 into lots45to48 for 1998 roll
lot33 into lots49to68 for 2003 roll
lot24 into lots69&70 for 2010 roll
lot10 into lots71&72 for 2010 roll
lot9 into lots73&74 for 2013 roll
Lot 6 into lots 81 & 82 for 2015 roll

REVISED '59
" '79
Revised 1998
Revised 2003
Revised 2010
Revised 2013
REVISED 2015



3121 20th Street
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
45	1	19.51
46	2	21.95
47	3	29.17
48	4	29.34

2407-2411 Harrison St.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
49	1	4.46
50	2	5.23
51	3	5.37
52	4	3.30
53	5	5.73
54	6	4.12
55	7	3.78
56	8	3.81
57	9	3.81
58	10	3.46
59	11	5.88
60	12	5.88
61	13	5.88
62	14	5.88
63	15	5.15
64	16	6.54
65	17	6.58
66	18	6.58
67	19	5.99
68	20	2.57

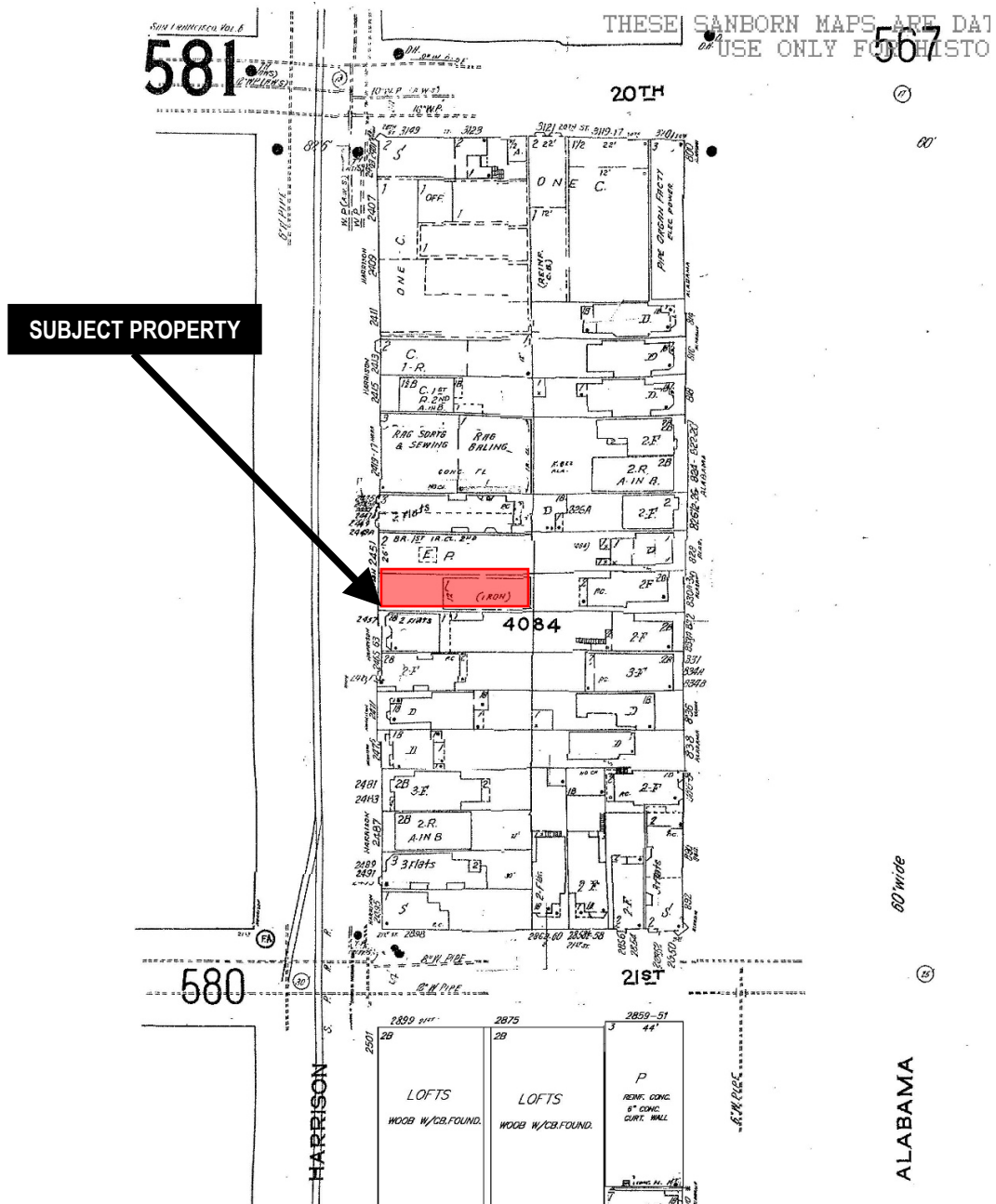
SUBJECT PROPERTY

21ST



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Sanborn Map*



Aerial Photo – View 1



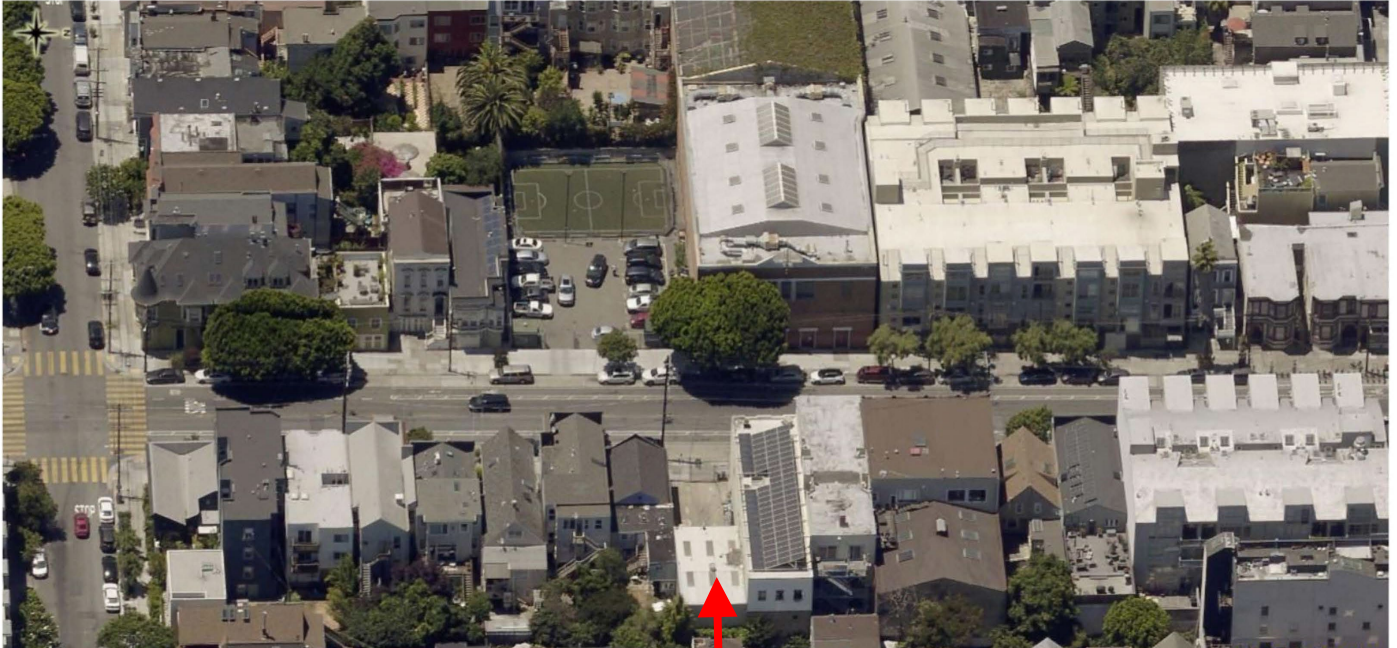
07/02/2020

SUBJECT PROPERTY



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Aerial Photo – View 2

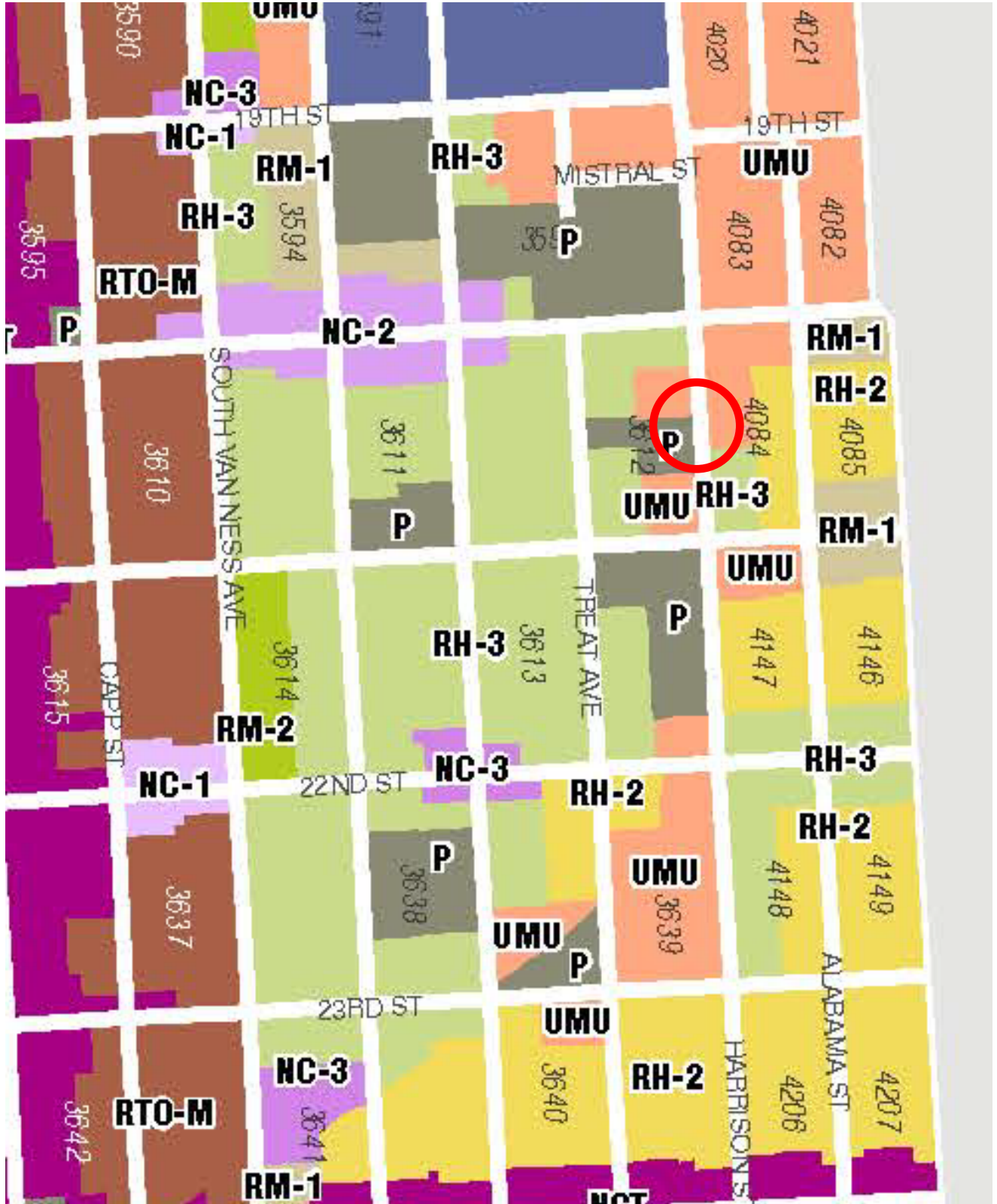


SUBJECT PROPERTY



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Zoning Map



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Site Photo



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street



March 16, 2021

Mr. Joel Koppel, President
San Francisco Planning Commission
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Re: 2455 Harrison Street (Case No. 2019-006578SHD/PRV)
Block and Lot: 4084/026
March 25, 2021 Hearing for adoption of Shadow Findings

Dear President Koppel and Commissioners,

On March 25, 2021 the Planning Commission will consider adoption of the Shadow Findings, pursuant to Planning Code Section 295 that net new shadows from the proposed project would not be adverse to the use of the Mission Recreation Center, which is under the jurisdiction of the Recreation and Park Commission. The Project proposes the demolition of the existing one-story industrial building and the new construction of a four-story-over basement, 48 ft tall, 11,125 gross square feet mixed-use building with five dwelling units, 4,288 square foot of laboratory use and six bicycle parking spaces.

The Project site is a 26' by 100' lot on Harrison Street in the UMU 48-X zoning and height district. The neighboring building fabric is mixed with generally 3-story and 4-story residential and industrial uses with buildings of mixed eras and styles. The project proposes (2) studio apartments, (1) 1-bedroom and (2) 2-bedroom apartments on stories 3 and 4, over the two-story non-life science lab use below.

The Project initially filed an application (BPA #2019-0430-9262 new construction and BPA #2019-0430-9260 demo) on April 30, 2019. A pre application meeting was held on 4/2/2019 and the project has been before the Recreation and Parks Capitol Committee on 3/3/2021 and will be coming before the full commission on 3/18/21. The Capitol Committee found that the shadow impact was negligible as it casts shadow on the Mission Recreation Center only for a limited time before operational hours.

The project is respectfully designed to acknowledge the surrounding context and still be of its own time and constructed of durable and quality materials. For these reasons and as discussed in more detail below, we respectfully request that the Planning Commission approve and adopt the Shadow Findings and allow the project to proceed into review by San Francisco Department of Building Inspection and for construction.

kerman
morris
architects LLP

139 Noe Street
San Francisco, CA
94114
415 749 0302
kermanmorris.com



1. Project Description

The Project proposes the demolition of the existing one-story industrial building and the new construction of a four-story-over basement, 48 ft tall, 11,125 square feet mixed-use building with five dwelling units, 4,288 square foot of laboratory use and six bicycle parking spaces.

2. Project Approvals

The Project requires adoption of Shadow Findings pursuant to Planning code section 295.

A. Shadow Findings

During a meeting on March 3rd, the Rec and Park Capital Committee reviewed the shadow study completed by Fastcast, LLC for this project. Due to the limited net new shadow cast that did not reach any active use areas (e.g. soccer field) during the hours of operation at the Rec Center, the Commission is passing on this item to the full Rec and Park hearing on March 18th with a **recommendation for approval**. There were no public comments on this project.

4. Community Outreach and Engagement

Our Pre-application community meeting was held on 4/2/2019. There were questions about shadows, property line conditions, the foundation, and hours of operations. All questions were answered.

We are currently in the midst of our 311 notification period from 2/22/21 to 3/24/21 and to date there have been no comments from the public, or questions for the project sponsor. On 3/12/2021 the project sponsor's design team met with representatives of United to Save the Mission (USM) regarding the project (Erick Arguello of Calle 24 and Larisa Pedroncelli of USM) and received design input which is being incorporated (changes to windows, addition of more color, consideration of mural). Project sponsor has agreed to incorporate notification of Carnaval Festival activities and the projects inclusion in the Calle 24 Special Use District. These accommodations are in process.

* * * *



In sum, we respectfully request that the Planning Commission approve the shadow findings. The Project sponsor has conducted community outreach and taken steps to design a Project compatible with its setting.

If you have any questions or need any additional information, please feel free to contact me at 415-749-0302.

Very truly yours,

Justin Mikecz
AIA, NCARB, LEED AP BD+C

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