



EXECUTIVE SUMMARY HOME-SF PROJECT AUTHORIZATION

HEARING DATE: MARCH 4, 2021

Record No.: 2019-012820AHB
Project Address: 4742 Mission Street
Zoning: Excelsior Outer Mission Neighborhood Commercial District (NCD) Zoning District
 65-A Height and Bulk District
Block/Lot: 6956/004 & 005
Project Sponsor: Shahab Rostami
 4742 Mission Street
 San Francisco, CA 95122
Property Owner: SST Investments LLC
 San Francisco, CA 94103
Staff Contact: Linda Ajello Hoagland – (628) 652-7320
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Recommendation: Approval with Conditions

Project Description

The Project includes the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building and new construction of a 45,235 gross square foot, eight-story-over-basement, 74-foot 6-inch-tall, 46 dwelling unit mixed-use building with approximately 2,456 square feet of commercial space on the ground floor and mezzanine level. The Project includes a dwelling unit mix consisting of 2 three-bedroom units, 16 two-bedroom units, 12 one-bedroom units, and 16 studio units. The Project would include approximately 4,608 square feet of usable open space on a common roof deck and 611 square feet of private open space via three private decks, 7 off-street vehicle parking spaces and 46 Class 1 bicycle parking spaces located at the basement level, and 4 Class 2 bicycle parking spaces. A merger of Lots 004 and 005 on Block 6956.

Required Commission Action

In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization, pursuant to Planning Code Sections 206.3 and 328. Using the HOME-SF Program, the Project is receiving development bonuses to allow form-based density and the addition of one additional story of height in exchange for providing 25% on-

site affordable dwelling units. The Project is also receiving Zoning Modifications from the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140, respectively, and an exception from bulk requirements of Planning Code Section 270.

Issues and Other Considerations

- **Public Comment & Outreach.** To date, the Department has received one letters in opposition to the Project, expressing concern about the proposed height of the building and amount of construction occurring in the neighborhood.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of two underutilized lots and construct a new eight story over basement, mixed-use building with approximately 2,456 square feet of commercial space on the ground floor and mezzanine level and 46 dwelling units. Additionally, the Project will increase the City’s housing stock by providing a total of 46 new dwelling units, twelve of which will be designated as on-site affordable dwelling units (25% of the Project’s total units)

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO HOME-SF PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 206.3 AND 328 TO ALLOW ZONING MODIFICATIONS FROM THE REAR YARD AND DWELLING UNIT EXPOSURE REQUIREMENTS OF PLANNING CODE SECTIONS 134 AND 140, RESPECTIVELY, AND AN EXCEPTION FROM BULK REQUIREMENTS OF PLANNING CODE SECTION 270, AND CONSTRUCT A EIGHT-STORY-OVER-BASEMENT, 74-FOOT 8-INCH-TALL MIXED-USE BUILDING WITH 46 DWELLING UNITS AND 2,456 SQUARE FEET OF COMMERCIAL SPACE, LOCATED AT 4742 MISSION STREET, LOTS 004 AND 005 IN ASSESSOR'S BLOCK 6956, WITHIN THE EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 20, 2019, Shahab Rostami of Atlas Property Group (hereinafter "Project Sponsor") filed Application 2019-012820AHB (hereinafter "Application") with the Planning Department (hereinafter "Department") for a HOME-SF Project Authorization to allow the demolition of an existing vacant single-story commercial building and new construction of a eight-story over basement, 74-foot 6-inch-tall, mixed-use building containing approximately 2,456 square feet of commercial space on the ground floor and mezzanine level, 46 dwelling units and 46 Class 1 bicycle parking spaces at 4742 Mission Street, Block 6956, Lots 004 and 005 (hereinafter "Project Site").

On February 10, 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.

On March 4, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on HOME-SF Project Authorization Application No. 2019-012820AHB.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-012820AHB is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the HOME-SF Project Authorization as requested in Application No. 2019-012820AHB, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building and new construction of a 45,235 gross square foot, eight-story-over-basement, 74-foot 6-inch-tall, 46 dwelling unit mixed-use building with approximately 2,456 square feet of commercial space on the ground floor and mezzanine level. The Project includes a dwelling unit mix consisting of 2 three-bedroom units, 16 two-bedroom units, 12 one-bedroom units, and 16 studio units. The Project would include approximately 4,608 square feet of usable open space on a common roof deck and 611 square feet of private open space via three private decks, 7 off-street vehicle parking spaces and 46 Class 1 bicycle parking spaces located at the basement level, and 4 Class 2 bicycle parking spaces. A merger of Lots 004 and 005 on Block 6956.
- 3. Site Description and Present Use.** The Project is located on two lots (with a lot area of approximately 7,226 square feet), which has approximately 52-ft 6-inches of frontage along Mission Street and an access easement via 9 Leo Street. The Project Site contains vacant, approximately 7,065 gross square foot, one-story commercial building constructed in 1937 as a movie theater. In 1940, the building was converted to a Bocce Ball Alley and then a bar in the 1950's and bar/night club in the 1960's. The building was most recently occupied by the El Tapatio night club until it closed in 2016.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Excelsior Outer Mission NCD Zoning District. The immediate context is mixed in character with residential, commercial and automotive uses. The immediate neighborhood includes one-to-three-story single and two--family residential development to the north and northwest and one-to-five-story commercial and mixed-use buildings along Mission Street to the northeast and southeast. Other zoning districts in the vicinity of the project site include RH-1 (Residential-House, One Family), RH-2 (Residential-House, Two Family) and Public (P).
- 5. Public Outreach and Comments.** To date, the Department has received one letter in opposition to the Project, expressing concern about the proposed height of the building and amount of construction occurring in the neighborhood.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. Permitted Uses in Excelsior Outer Mission NCD Zoning District.** Planning Code Section 720 states that commercial and residential uses are permitted within the Excelsior Outer Mission NCD Zoning District.

The Project would construct an eight-story over basement, mixed-use building with 46 dwelling units and approximately 2,456 square feet of commercial space on the ground floor and mezzanine level. Therefore, the Project complies with Planning Code Section 720.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at the second story and at each succeeding level or story of the building, and at the first story if it contains a dwelling unit. HOME-SF Projects may receive a Zoning Modification which allows a reduction in the rear yard requirement to 20% of the lot depth, or 15 feet, whichever is greater.

The Project site is comprised of two lots (004 & 005) with depths of 172 and 100 feet with a required rear yard of approximately 42-feet 2-inches to 25 feet, respectively. The Project proposes a 20-foot rear yard on lot 005 which is 20 percent of the lot depth. As such, the Project complies with the Zoning Modification pursuant to Planning Code Section 206.3(d)(4)(A).

- C. **Usable Open Space.** For residential uses, Planning Code Sections 135 and 720 requires 80 square feet of usable open space per dwelling unit if private, or 100 square feet if common.

The Project provides approximately 3,997 square feet of usable open space on a common roof deck and 611 square feet of private open space via three private decks. The Project also includes 1,585 square feet of usable open space available in the rear yard. The usable open space provided exceeds the minimum required; therefore, the Project complies with Planning Code Sections 135 and 720.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 states that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions shall face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. HOME-SF Projects may receive a Zoning Modification to satisfy dwelling unit exposure requirements as long as qualifying windows face onto an unobstructed open area that is no less than 25 feet in every horizontal dimension. Such open area is not required to expand in every horizontal dimension at each subsequent floor.

Eight of the units face out to the code-compliant rear yard (lot 004), sixteen face out to the reduced rear yard (lot 005), and twenty-two units face directly onto Mission Street. However, the reduced rear yard is not code complying, and therefore complies with the Zoning Modification set forth in Section 206.3(d)(4)(B).

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to

provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 52-feet 6-inches of frontage on Market Street which is devoted to the residential lobby and commercial space and are fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The windows are clear and unobstructed.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires the provision of 1 Class 1 space per unit, up to 100 units, plus one Class 1 space for every four Dwelling Units over 100 and one Class 1 space for every 7,500 square feet of Occupied Floor Area for retail sales and services uses. One Class 2 bicycle parking space per 20 dwelling units is required for residential uses and one Class 2 space for every 2,500 sq. ft. of Occupied Floor Area is required for retail sales and services uses with a minimum of two Class 2 spaces required.

The Project would provide a total of 46 Class 1 bicycle parking spaces in a bicycle storage room on the basement level and 4 Class 2 bicycle parking spaces would be provided along the street frontage, which complies with the Planning Code requirements.

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

The Project contains sixteen (16) studios, twelve (12) one-bedroom units, sixteen (16) two-bedroom units, and two (2) three-bedroom unit. Thirty-eight (38) of the 66 bedrooms in the Project, or approximately 57.5% of bedrooms are in units that have more than one bedroom; therefore, the project is compliant with the Planning Code.

- H. **Dwelling Unit Density.** Planning Code Section 207 states that In Neighborhood Commercial Districts, the dwelling unit density shall be at a density ratio not exceeding the number of Dwelling Units permitted in the nearest R District, provided that the maximum density ratio shall in no case be less than the amount set forth in the Zoning Control Table for the district in which the lot is located. Planning Code Section 720 allows 1 unit for every 600 feet of lot area in the Excelsior Outer Mission NCD. The nearest R District to the Project site is RH-2 which permits a maximum dwelling unit density of 2 units per lot. The density of a HOME-SF Project shall not be limited by lot area but rather by applicable requirements and limitations set forth by the Planning Code, including but not limited to setbacks, unit mix, and design guidelines.

Planning Code Sections 207 and 720 permits a maximum of two dwelling units per lot and 1 unit for every 600 square feet of lot area, or 13 total units, on the subject lot. However, HOME-SF Projects shall receive form-based density as a Development Bonus pursuant to Section 206.3(d)(1). The Project proposes 46 dwelling units which is compliant with the Planning Code.

- I. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 65 feet. HOME-SF Projects shall receive up to two additional stories of height (each limited to 10') above the height set forth in the Height Map of the Zoning Map, depending on the amount of affordable housing provided.

The Project is a Tier 2 HOME-SF Project, which permits up to one additional story of height, for a total of 10 feet additional height overall. The Project proposes a building height of 74-feet, 6-inches, which is compliant with the Development Bonuses provided in Section 206.3(d)

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

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

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

As currently proposed, the Project will achieve 16 points through the following TDM measures:

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

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

The Project proposes the construction of 46 new dwelling units and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.

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

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

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

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

The Project Sponsor has demonstrated that it is eligible for the HOME-SF program as a Tier 2 Project, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the HOME-SF by providing 25% affordable housing on-site, as rental units with a minimum of 10% of the units affordable to low-income households, 8% of the units as affordable to moderate income households, and the remaining 7% of the units affordable to middle-income households as defined by the Planning Code and Procedures Manual. Twelve (12) units (4 studios, 3 one-bedroom, 4 two-bedrooms and 1 three-bedroom) of the 46 total units provided will be affordable. The project sponsor will enter into a Regulatory Agreement with the City which records the number of required affordable units, the tenure of the units, and the term of restriction for the unit.

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

The Project proposes 46 new dwelling units and is therefore subject to the Child Care Fee. These fees must be paid prior to the issuance of the first construction document.

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

- A. The Project contains three or more residential units, as defined in Section 102, not including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square footage

defined in Section 318, and Density Bonus Units permitted through this Section 206.3, or any other density bonus;

The Project proposes 46 dwelling units and does not contain any group housing units, nor does it include any efficiency dwelling units with reduced square footage.

- B. The Project is located in a zoning district that: (A) is not designated as an RH-1 or RH-2 Zoning District; and (B) establishes a maximum dwelling unit density through a ratio of number of units to lot area, including RH-3, RM, RC, C-2, Neighborhood Commercial, Named Neighborhood Commercial, and SoMa Mixed Use Districts; but only if the SoMa Mixed Use District has a density measured by a maximum number of dwelling units per square foot of lot area; (C) is not in the North of Market Residential Special Use District, Planning Code Section 249.5, until the Affordable Housing Incentive Study is completed at which time the Board will review whether the North of Market Residential Special Use District should continue to be excluded from this Program. The Study will explore opportunities to support and encourage the provision of housing at the low, moderate, and middle income range in neighborhoods where density controls have been eliminated. The goal of this analysis is to incentivize increased affordable housing production levels at deeper and wider ranges of AMI and larger unit sizes in these areas through 100% affordable housing development as well as below market rate units within market rate developments; (D) is not located within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway; and (E) is not located on property under the jurisdiction of the Port of San Francisco;

The Project site is located in the Excelsior Outer Mission Neighborhood Commercial (NCD) Zoning District, which establishes a maximum dwelling unit density through a ratio of number of units to lot area and is not on property under the jurisdiction of the Port of San Francisco.

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

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

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

The Project proposes 46 dwelling units, equal to 383% of the Base Density, which in this instance would be a total of 12 dwelling units.

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

The Project includes the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building and new construction of a 45,235 gross square foot, eight-story-over-basement, 74-

foot 6-inch-tall, 46 dwelling unit mixed-use building. The Project does not include an addition to any existing structure.

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

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

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

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

- H. If located north of the centerline of Post Street and east of the centerline of Van Ness Avenue, all otherwise eligible HOME-SF Projects shall only be permitted on:
- (A) lots containing no existing buildings; or
 - (B) lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements, and required setbacks;

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

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

The Project site is located within Supervisorial District 11.

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

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

price set at 130% of Area Median Income. Ten percent of HOME-SF Units that are rental units shall have an average affordable rent set at 55% of Area Median Income; eight percent shall have an average affordable rent set at 80% of Area Median Income; and seven percent shall have an average affordable rent set at 110% of Area Median Income.

The Project proposes to provide 25% (12 units) of the onsite dwelling units as HOME-SF Units. 10% (5 units) of the Rental Units will have an average affordable rent set at 55% of Area Median Income; 8% (3 units) will have an average affordable rent set at 80% of Area Median Income; and 7% (3 units) will have an average affordable rent set at 110% of Area Median Income.

- B. Demonstrate to the satisfaction of the Environmental Review Officer that the HOME-SF Project does not:
- (A) cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5;
 - (B) create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; and
 - (C) alter wind in a manner that substantially affects public areas;

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

- C. All HOME-SF units (income-restricted units in HOME-SF projects meeting the requirements of Section 206.3) shall be no smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017. In addition, notwithstanding any other provision of this Code, HOME-SF projects shall provide a minimum dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three bedroom units, or (B) any unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom. Larger units should be distributed on all floors, and prioritized in spaces adjacent to open spaces or play yards. Units with two or three bedrooms are encouraged to incorporate family friendly amenities. Family friendly amenities shall include, but are not limited to, bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, open space and yards designed for use by children. HOME-SF Projects are not eligible to modify this requirement under Planning Code Section 328 or any other provision of this Code.

The California Tax Credit Allocation Committee requires that one-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The Project proposes HOME-SF units that exceed the minimum unit sizes set forth by the California Tax Credit Allocation Committee. The Project provides a dwelling unit mix which includes some three bedroom or larger units such that 57.5% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom.

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

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

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

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

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

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

The Excelsior Outer Mission (NCD) Neighborhood Commercial Zoning District would allow a dwelling unit density of up to one unit for every 600 square feet of lot area. The Project Site would allow up to twelve dwelling units based on the lot area. The Project is receiving a development bonus to provide form-based density and is proposing a total of 46 dwelling units.

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

The Project site is located in the 65-A height and bulk district, which allows a maximum building height of 65 feet. The Project includes an additional 9 feet 6-inches of building height in order to accommodate one additional story beyond the 65-foot height limit.

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

The Project site is required to provide a rear yard equal to 25 feet on half of the site (lot 004). The Project is receiving a development bonus to allow a rear yard of 20-feet in depth, or the equivalent of 20% of the lot depth on half of the site.

- D. **Exposure.** The dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal

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

The Project proposes 8 dwelling units that would gain exposure from the rear yard, which is 57-feet 10-inches in depth and 27-feet 5-inches in width, and unobstructed to the sky and 22 dwelling units that face out onto Market Street. The Project is receiving a development bonus to allow 16 dwelling units to face out onto an open area that is 20% of the lot depth.

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

The Project is located in the A Bulk District, which allows a maximum length of 110 feet above 40-feet in height and a maximum diagonal dimension of 125-feet. The Project is seeking a minor exception beyond the development bonuses allowed in Section 206.3 to allow a length of 113-feet 3-inches.

- 11. HOME-SF Project Authorization Design Review.** Pursuant to Planning Code Section 328, the Planning Commission shall review and evaluate all physical aspects of a HOME-SF Project at a public hearing. The Planning Commission recognizes that most qualifying projects will need to be larger in height and mass than surrounding buildings in order to achieve HOME-SF's affordable housing goals. However, the Planning Commission may, consistent with the Affordable Housing Bonus Program Design Guidelines, and any other applicable design guidelines, and upon recommendation from the Planning Director, make minor modifications to a project to reduce the impacts of such differences in scale. The Planning Commission may require these or other modifications or conditions, or disapprove a project, in order to achieve the objectives and policies of the Affordable Housing Bonus Programs or the purposes of this Code. This review shall be limited to design issues including the following:

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

The Project is built to all property lines facing a public right-of-way. The proposed design includes distinct modulation breaking up the façade along Mission Street to better respond to the surrounding commercial and residential scale. Street facing facade features a unique set of horizontal and vertical reliefs. Windows, entry ways, and various wall section are set back from the property lines, giving a sense of texture and human scale. Various segments of the façade are treated differently to mitigate the prominence of the increased height and bulk of the building in relation to the abutting lower-scale commercial and residential buildings. As such, the Project is consistent with the bulk and massing AHBP Guidelines.

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

The Project will reflect the immediate neighborhood's architectural design characteristics. The proposal will construct a new mixed-use building that incorporates fine-grain detailing with high-quality and durable materials and utilizes various materials to pronounce building features (i.e. bay windows, commercial entrances) and reduces the building's prominent height and bulk differential to adjacent residential and mixed-use buildings. Additionally, the proposal incorporates balconies, landscaping, and decks to provide a break in the building massing and centralizes all roof top features within the subject property to diminish their visibility from the public rights-of-way and adjacent neighbors. As such, the Project is consistent with the Architectural Treatments, Façade Design, and Building Materials AHBP Guidelines.

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

The Project will design an active ground floor that enhances the existing pedestrian environment of the immediate neighborhood. The proposal will construct a ground level that is dedicated to commercial space and a residential lobby. The building entries and commercial frontages are designed to be clearly identifiable and inviting. As such, the Project is consistent with the ground floor AHBP Guidelines.

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

The Project will comply with all Planning Code requirements for streetscapes, including the design elements set out in Section 145.1, which requires the Project to activate the ground floor of the proposed building with elements like transparent windows and doors at the commercial tenant spaces and relevant requirements of Section 138.1, which requires that the project provide a minimum of 3 street trees on Mission Street. As such, the Project is consistent with the streetscape AHBP Guidelines.

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

Project does not involve the merging of two or more lots resulting in more than 125 feet in lot frontage on any one street. The Project will merge two lots for a total of 52 feet 6 inches of lot frontage along Mission Street.

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

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

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

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

The Project proposes a mixed-use building with ground floor commercial and residential above, which is consistent with the stated purpose of the Excelsior Outer Mission Neighborhood Commercial Zoning District.

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

The Project includes the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building, that was last occupied by a night club. The new building will include approximately 2,456 square feet of commercial space on the ground floor and mezzanine levels.

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

The Project includes the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building, that was last occupied by a night club until 2016. The new building will include approximately 2,456 square feet of commercial space on the ground floor and mezzanine levels.

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

The Project includes the demolition of an existing 7,065 gross square foot, single-story, vacant commercial building, that was last occupied by a night club until 2016. Therefore, the Project does not propose the removal of an existing commercial or retail use.

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

The Project includes approximately 2,456 square feet of commercial space on the ground floor and mezzanine.

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

The Project is located in a neighborhood commercial district and will demolish an existing 7,065 gross square foot, single-story, vacant commercial building, that was last occupied by a night club until 2016. The new building will include approximately 2,456 square feet of commercial space on the ground floor and mezzanine levels.

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

The Project does not propose to remove any Legacy Business.

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

HOUSING ELEMENT
Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

Policy 1.7

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

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.6:

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 11:

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

Policy 11.3:

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

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project will provide a substantial amount of new housing, including new on-site below-market rate units, which is a goal for the City's Housing Element. The Project will provide 16 two-bedroom units and 2 three-

bedroom units that would be suitable for families with children. The Project is in an area where existing and planned infrastructure can support residential growth. Future residents of the proposed building will be able to rely on public transit, walking and bicycling for the majority of their daily trips. The proposed mixed-use building would provide 46 weather-protected bicycle parking spaces for its residents to encourage bicycling. The Project Site is located within walking distance to the 14, 14R, 14X, 29, 49 and 52 MUNI transit lines. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high-quality designed exterior, which features a variety of materials, colors, and textures. The Project also improves the public rights of way with new streetscape improvements, street trees, and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The subject site is located within the Excelsior Outer Mission NCD Zoning District, which is a residential and commercial mixed-use area. The Project will introduce new residents who will visit and shop at the existing nearby neighborhood retail and commercial establishments, thereby enhancing their businesses.

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

The Project would not displace any existing housing or negatively affect the existing neighborhood character. The Project would improve the existing character of the neighborhood by redeveloping an underutilized lot with new residential and commercial uses that will add economic diversity to the neighborhood, including a mix of dwelling unit types on-site. The proposed ground floor commercial space is consistent with the pedestrian-oriented uses in the immediate area. The Project would provide 46 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project provides 25% affordable units and 18 family-sized units which consist of units with at least two bedrooms. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

There is currently no housing on the subject property, therefore no affordable housing is proposed to be removed for this project. Moreover, the project would enhance the City's supply of affordable housing by providing 12 on-site affordable dwelling units, in compliance with the HOME-SF Program requirements of Planning Code Section 206.3.

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

The Project Site is served by nearby public transportation options. The Project is within walking distance to 14, 14R, 14X, 29, 49 and 52 MUNI bus routes. The Project also provides sufficient bicycle parking for residents and their guests.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

- 16.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

- 17.** The Commission hereby finds that approval of the HOME-SF Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES HOME-SF Project Authorization Application No. 2019-012820AHB** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 22, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 328 HOME-SF Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 4, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 4, 2021

EXHIBIT A

Authorization

This authorization is for a HOME-SF Project to allow the demolition of an existing vacant single-story commercial building and new construction of a eight-story over basement, 74-foot 6-inch-tall, mixed-use building containing approximately 2,456 square feet of commercial space on the ground floor and mezzanine level, 46 dwelling units and 46 Class 1 bicycle parking spaces located at 4742 Mission Street, Block 6956, and Lots 004 and 005 pursuant to Planning Code Section(s) 206.3 and 328 within the Excelsior Outer Mission Neighborhood Commercial District and a 65-A Height and Bulk District; in general conformance with plans, dated February 22, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2019-012820AHB and subject to conditions of approval reviewed and approved by the Commission on March 4, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 4, 2021 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

6. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

7. **Priority Processing.** This Project was enrolled into the Priority Processing Program, as a Type 1A Project, pursuant to Director's Bulletin No. 2.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

Entertainment Commission – Noise Attenuation Conditions

8. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on February 23, 2021. These conditions state:

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

Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320 www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

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

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

Parking and Traffic

- 13. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project

and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

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

- 14. Bicycle Parking.** The Project shall provide no fewer than 46 Class 1 and 4 Class 2 bicycle parking spaces as required by Planning Code Sections 155, 155.1 and 155.2. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code

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

- 15. Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than forty-six (46) off-street parking spaces.

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

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

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320,

www.sfplanning.org

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

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

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

1. **Regulatory Agreement.** Recipients of development bonuses under this Section 206.3 shall enter into a Regulatory Agreement with the City, as follows.
 - A. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
 - B. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
 - C. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
 - D. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - i. The total number of dwelling units approved for the Housing Project, including the number of HOME-SF Units or other restricted units;
 - ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If

required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing HOME-SF Units;

- iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the HOME-SF Units;
- iv. Term of use restrictions for the life of the project;¹
- v. A schedule for completion and occupancy of HOME-SF Units;
- vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
- vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
- viii. Other provisions to ensure implementation and compliance with this Section.

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

2. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.
 - A. **Number of Required Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Project contains 46 units; therefore, 12 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the twelve affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
 - B. **Unit Mix.** The Project contains sixteen (16) studios, twelve (12) one-bedroom units, sixteen (16) two-bedroom units, and two (2) three-bedroom unit; therefore, the required affordable unit mix is 4 studios, 3 one-bedroom, 4 two-bedrooms and 1 three-bedroom. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
 - C. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 8% must be affordable to moderate income households, and at least 7% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any

affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

- D. **Unit Location.** The affordable unit(s) shall be designated on a reduced set of plans recorded as part of a Regulatory Agreement prior to the issuance of the first Construction Document.
- E. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.
- F. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.
- G. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.
- H. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 25 percent (25%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.
- I. **Duration.** Under Planning Code Section 206.3, all HOME-SF units constructed pursuant to Section 206.3 must remain affordable to qualifying households for the life of the project.
- J. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

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

- 3. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco

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

- A. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- B. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 8% to moderate-income households, and the remaining 7% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- C. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- D. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- E. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- F. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of

compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

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

Monitoring - After Entitlement

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

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

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

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

Operation

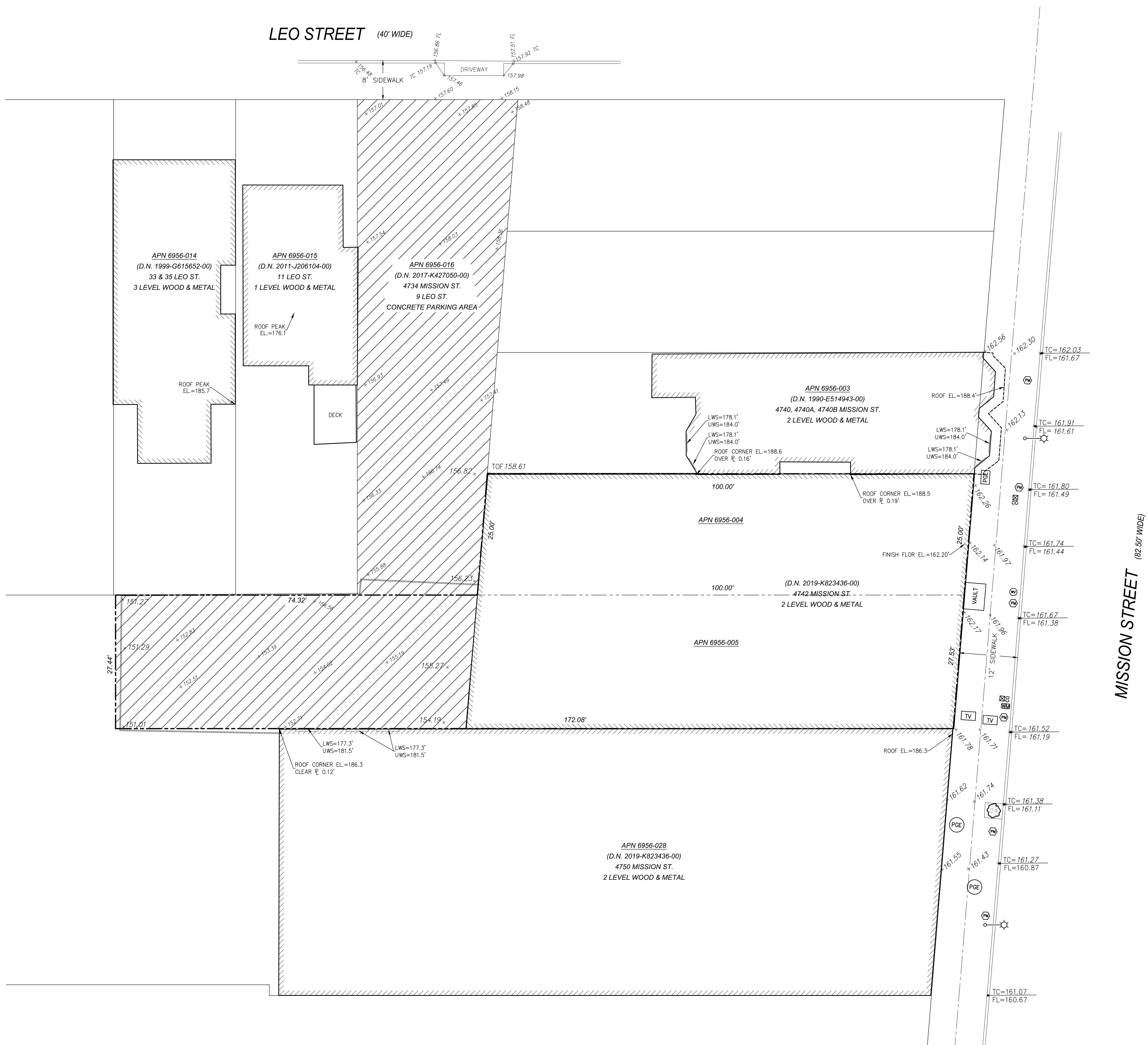
24. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

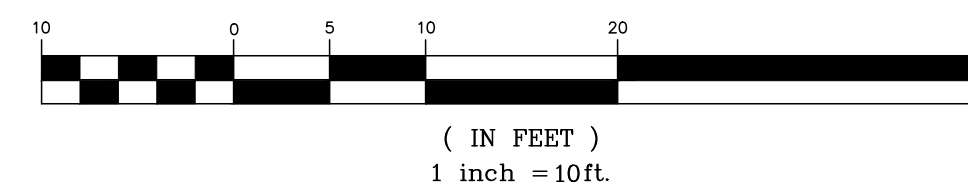
25. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning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

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

LEO STREET (40' WIDE)



GRAPHIC SCALE



LEGEND

- BUILDING FOOTPRINT
- PROPERTY LINES
- MONUMENT LINES
- FENCE
- CONCRETE FOUNDATION
- STREET LIGHT
- PARKING METER
- SANITARY SEWER CLEAN-OUT
- PG&E VAULT/METERS
- AT&T BOX
- WATER METER
- PG&E MANHOLE
- TREE WITH DIAMETER IN INCHES
- WATER VALVE
- SPOT ELEVATION
- FLOW LINE
- TOP OF CURB
- LOWER WINDOW SILL ELEVATION
- UPPER WINDOW SILL ELEVATION
- TOP OF FOUNDATION
- INGRESS / EGRESS EASEMENT DESCRIBED IN D.N. 1991-E848983

GENERAL NOTES:

1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. OCTOBER 07, 2019.
4. ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (OLD). BENCHMARK IS THE SURVEY MONUMENT AT THE SOUTHEAST CORNER OF CAYUGA AND OCEAN AVE. ELEVATION = 128.40'

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF 4742 MISSION, LLC IN OCTOBER 2019.

BY: *Daniel J. Westover*
DANIEL J. WESTOVER, L.S. 7779

DATE: 10/21/2019

336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

WS
Westover
Surveying

NO.	DATE	COMMENTS
1		
2		
3		
4		

DRAWN BY: CFS
CHECKED BY: DJW
DATE: 10/18/2019
SCALE: 1"=10'

SITE SURVEY

4742 MISSION STREET
LOT 001, 002, 003, 004
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SHEET

C-1.0

PROJECT NAME

4742 MISSION ST.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW. SIACONSULT.COM

SHEET TITLE

Proposed Site Plan

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN SH.R.

CHECKED R.K.

DATE 06/14/2019

REVISED DATE 02/22/2021

JOB NO. 19-1837

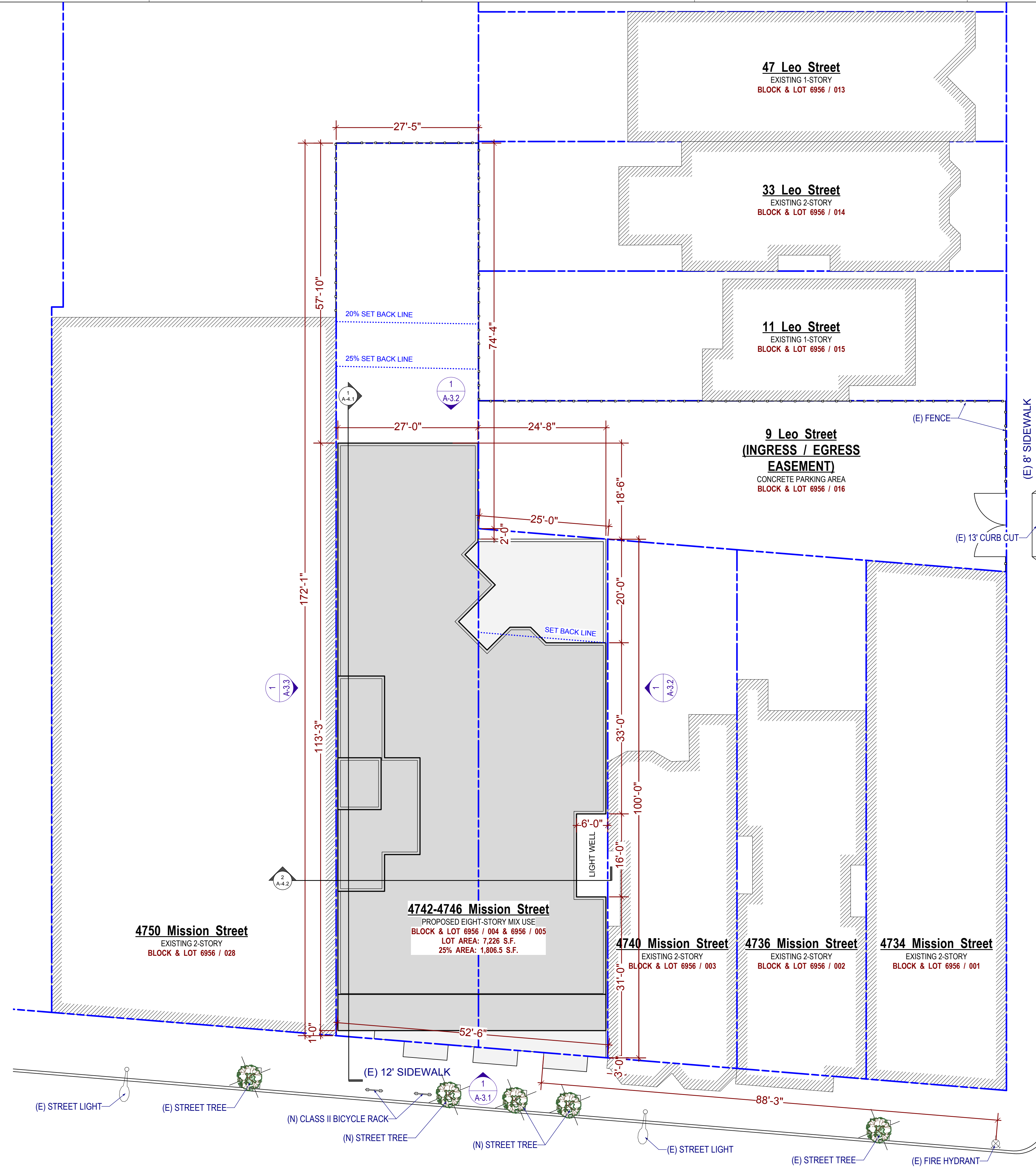
SHEET NO. **A-1.1**

BLOCK & LOT: 6956 / 004 & 6956 / 005

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBOR BUILDING:



MISSION STREET (82.5' wide)

LEO STREET (40' wide)

1 Proposed Site Plan
Scale: 3/32" = 1'-0"

PROJECT NAME

4742 MISSION ST.
SAN FRANCISCO, CA

- ① FIBER CEMENT WOOD PANEL
- ② METAL POWDERED COATED RAILINGS
- ③ WOOD CLAD WINDOW
- ④ WOOD CLAD PATIO DOOR
- ⑤ HORIZONTAL SIDING



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 1256 HOWARD STREET
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SHEET TITLE

Right Elevation

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CHECKED R.K.

DATE 06/14/2019

REVISED DATE 02/22/2021

JOB NO. 19-1837

SHEET NO. **A-3.3**

- Penthouse f.f. 250'-7"
- Elevator f.f. 245'-7"
- Roof f.f. 236'-7"
- 8th floor f.f. 227'-3"
- 7th floor f.f. 217'-11"
- 6th floor f.f. 208'-7"
- 5th floor f.f. 199'-3"
- 4th floor f.f. 189'-11"
- 3rd floor f.f. 180'-7"
- 2nd floor f.f. 171'-4"
- 1st floor f.f. 162'-1"



① **RIGHT ELEVATION**
 Scale: 3/16" = 1'-0"

Door Schedule

Mark	Quantities	Nominal Size			Door Style					Glaz. Style	Fire Rating	Materials		Image	Notes
		Width	Height	Thickness	Door Operation	Slab Style	Transom	L Sidelt Wid	R Sidelt Wid			Door	Frame		
01	9	3'6"	7'0"	1 3/4"	Swing Simple	Solid	0"	N/A	N/A		90 Min.				w/ Smoke Gasket, Remain Open
02	25	3'0"	6'8"	1 3/4"	Swing Simple	Solid	1'0"	N/A	N/A		20 Min.				w/ Smoke Gasket, Remain Open
03	1	10'0"	7'0"	1 3/4"	Overhead	Solid	1'0"	N/A	N/A						
04	49	3'0"	6'8"	1 3/4"	Swing Simple	---	1'0"	N/A	N/A						
05	163	2'10"	6'8"	1 3/4"	Swing Simple	Panel	1'0"	N/A	N/A						
06	20	4'0"	6'8"	1 3/4"	Slider	Panel	1'0"	N/A	N/A						
07	2	5'0"	6'8"	1 3/4"	Slider	Panel	1'0"	N/A	N/A						
08	5	6'0"	6'8"	1 3/4"	Slider	Panel	1'0"	N/A	N/A						
09	2	6'0"	6'8"	1 3/4"	Slider	Glass	1'0"	N/A	N/A	Temp.					
10	3	7'0"	7'0"	1 3/4"	Slider	Glass	1'0"	N/A	N/A	Temp.					
11	3	9'0"	7'0"	1 3/4"	Slider	Glass	1'0"	N/A	N/A	Temp.					

NOTE:

- NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1030, IF APPLICABLE

Window Schedule

Mark	Quantities	Nominal Size		Window Style					Egress Window	Image	Comments
		O.A. Width	O.A. Height	Sash Operation	Material	Glaz. Style	Fire Rating				
01	1	5'0"	3'0"	Horizontal Slider	Wood Clad	Temp.		N/A			
02	47	5'0"	5'0"	Custom	Wood Clad	Temp.		N/A			
03	19	3'0"	5'0"	Single Hung	Wood Clad	Temp.		N/A			
04	12	7'0"	6'0"	Custom	Wood Clad	Temp.		N/A			
05	9	1'0"	5'0"	Custom	Wood Clad	Temp.		N/A			
05	12	2'0"	6'0"	Custom	Wood Clad	Temp.		N/A			
06	6	3'0"	6'0"	Custom	Wood Clad	Temp.		N/A			
07	29	3'0"	5'0"	Custom	Wood Clad	Temp.		N/A			
08	7	5'0"	6'0"	Custom	Wood Clad	Temp.		N/A			

NOTE:

- NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1030, IF APPLICABLE

PROJECT NAME

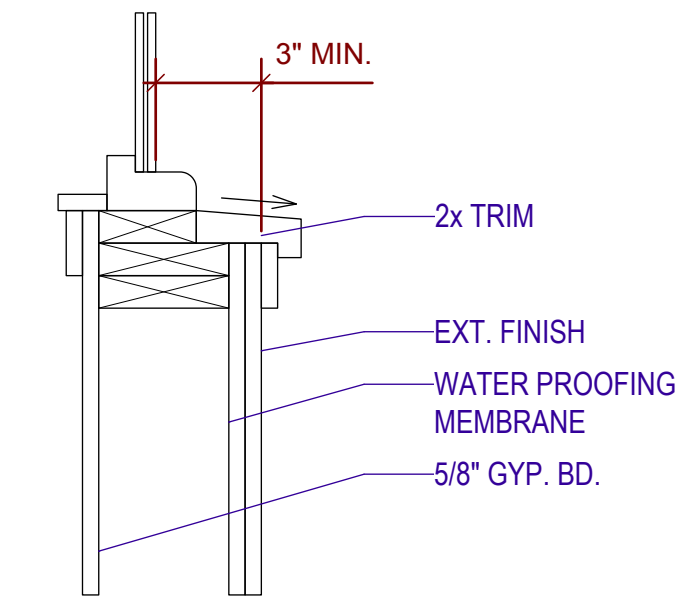
**4742 MISSION ST.
SAN FRANCISCO, CA**



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SHEET TITLE

**Door & Windows
Schedule**



TYPICAL WINDOW DETAIL
N.T.S.



Wood Clad Window Detail

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN SH.R.

CHECKED R.K.

DATE 06/14/2019

REVISED DATE 02/22/2021

JOB NO. 19-1837

SHEET NO. **A-4.3**



EXHIBIT
C

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4742 MISSION ST		6956004, 6956005
Case No.		Permit No.
2019-012820ENV		201912139512
<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 approximately 15-foot-tall, one-story, vacant, commercial building and construction of a 75-foot-tall (89-foot-tall with elevator penthouse), eight-story, mixed-use building with 46 residential units and 2,456 square feet of commercial space. The project would merge the two existing lots. The proposed building would be approximately 45,234 gross square feet in size and would provide 4,608 square feet of common open space, including a 3,997-square-foot roof deck. The project would include 7 off-street vehicular parking spaces and 46 bicycles spaces. Access to the proposed basement parking garage would be from Leo Street. The proposed project is a Home-SF development. Home-SF is San Francisco's local density bonus program.</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: <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<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: Planning Commission Hearing	Signature: Don Lewis
		02/10/2021
<p>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.</p>		

Step 2: Environmental Screening Comments

Archeological Resources: The department's staff archeologist determined on November 9, 2020 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 11/20/2019.

Traffic: The department's transportation staff reviewed the proposed project on 7/17/2019 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 sponsor would be required to implement best management practices 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 is paved and covered by a building, is located within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on November 5, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Outer Mission neighborhood group list.

Please see last page of this document for additional comments.

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:

Aesthetics and Vehicular Parking: The proposed development qualifies as a transit-oriented infill project. Therefore, in accordance with CEQA section 21099, aesthetics and vehicular parking shall not be considered to have the potential to result in significant environmental effects.

Shadow: The department prepared a preliminary shadow fan analysis which shows that the proposed project would not result in new shadow on nearby parks. The proposed project would shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

Wind: As the proposed building would be less than 80 feet in height, the project does not have the potential to alter wind in a manner that substantially affects public areas.

Cumulative: The proposed project does not have potential to combine with other development in the area to create a significant cumulative impact.

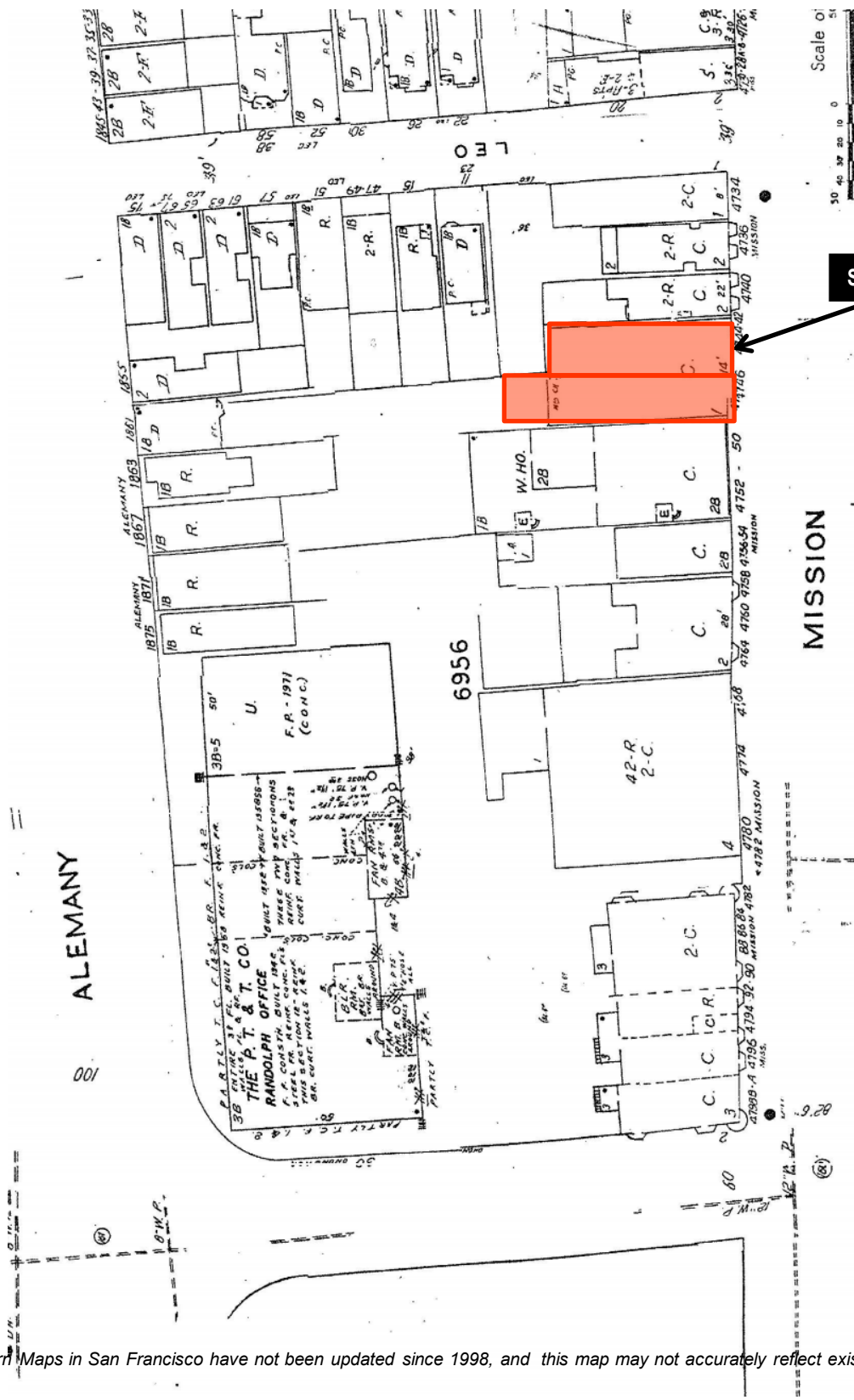


LAND USE INFORMATION

PROJECT ADDRESS: 4742 MISSION ST
RECORD NO.: 2019-012820AHB

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	2,929	2,929
Residential GSF	0	30,477	30,477
Retail/Commercial GSF	7,065	2,456	-4,609
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	4,608	4,608
Public Open Space	0	0	0
Other (basement & common areas)	0	9,372	9,372
TOTAL GSF	7,065	49,842	42,777
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	13	
Dwelling Units - Market Rate	0	33	
Dwelling Units - Total	0	46	46
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	1	8 over basement	8 over basement
Parking Spaces	0	7	7
Loading Spaces	0	0	0
Bicycle Spaces	0	46 Class1/4 Class 2	46 Class1/4 Class 2
Car Share Spaces	0	0	0
Other ()			

Sanborn Map*



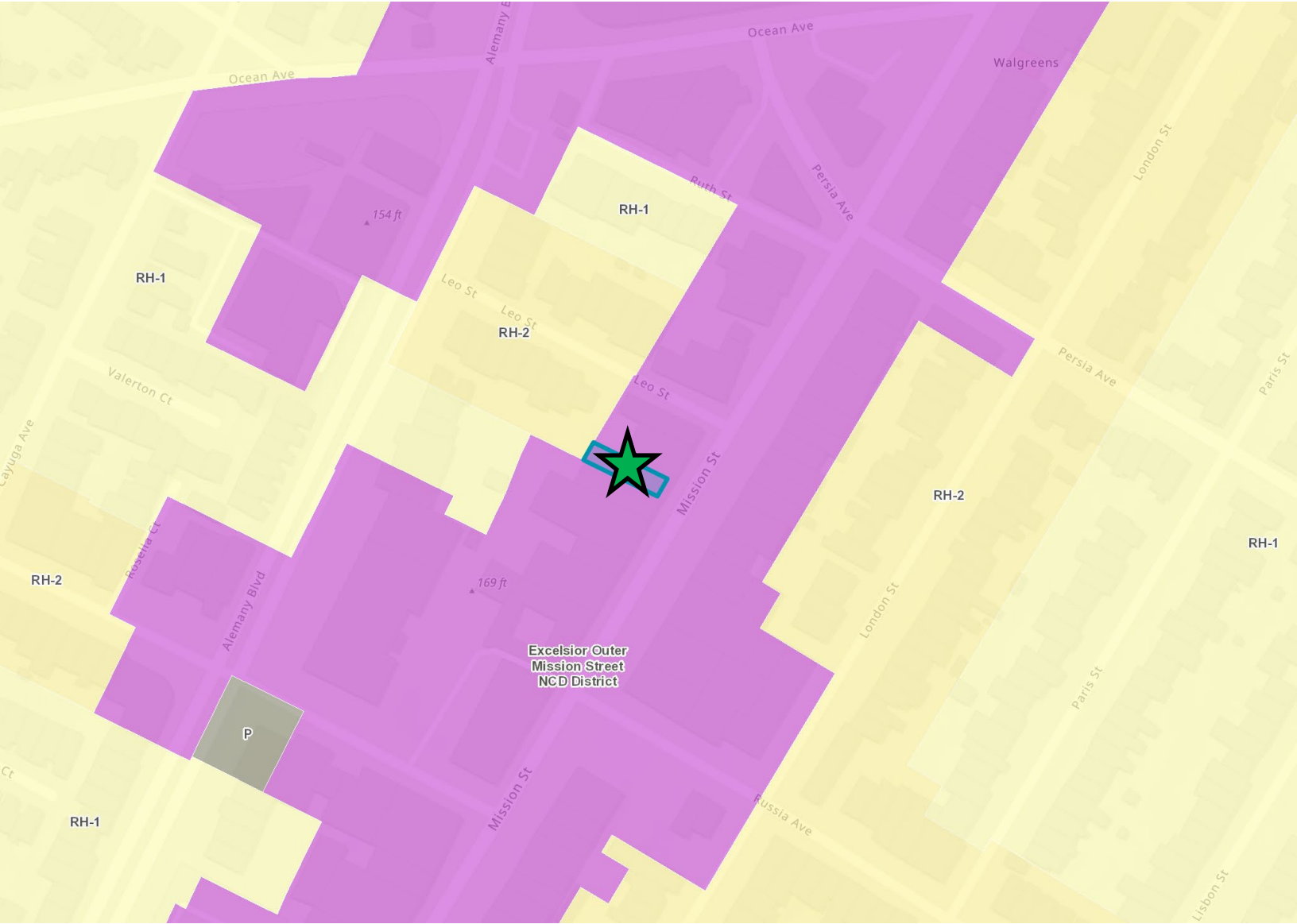
SUBJECT PROPERTY

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

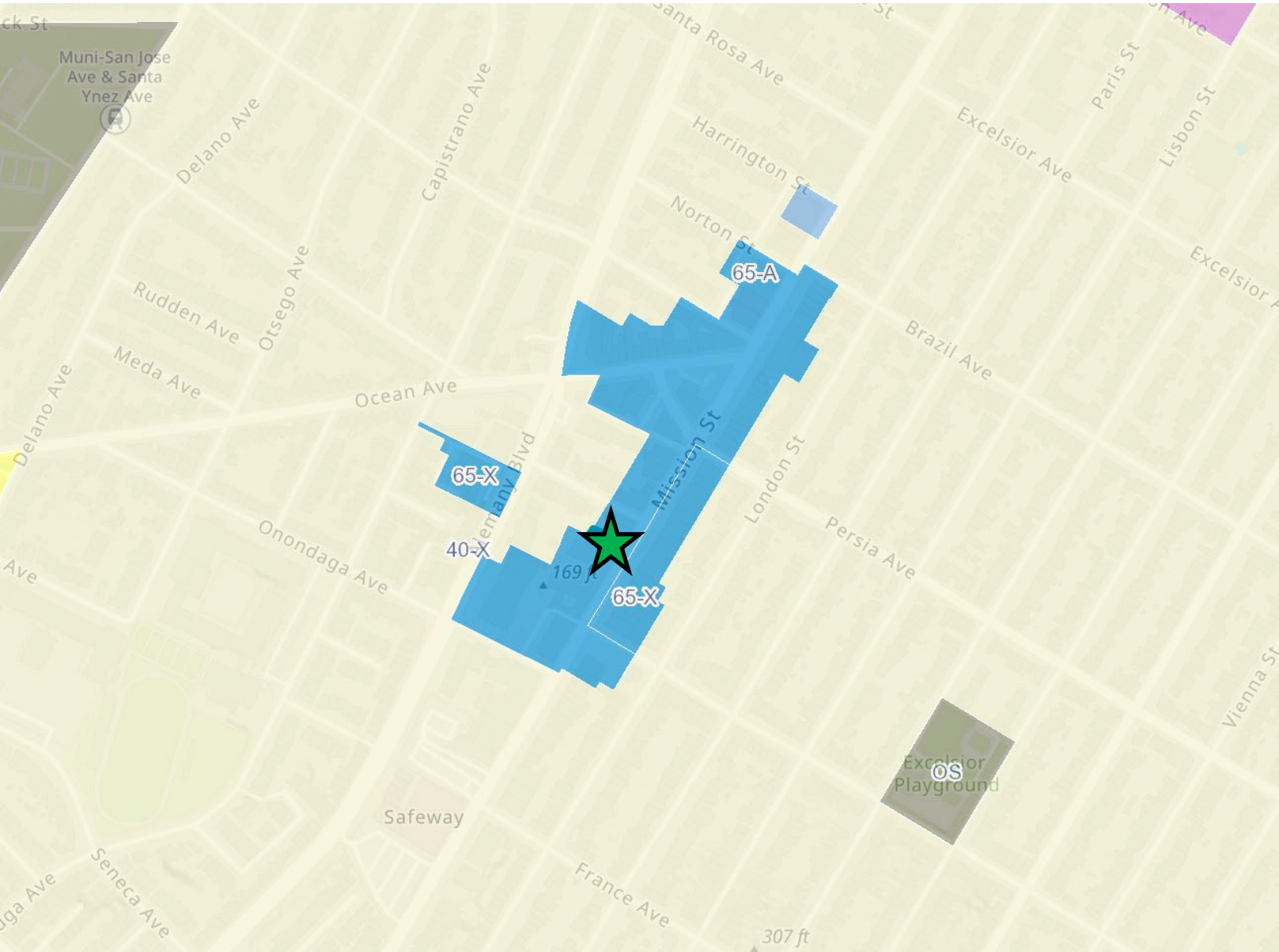
HOME-SF Project Authorization
 Case Number 2019-012820AHB
 4742 Mission Street



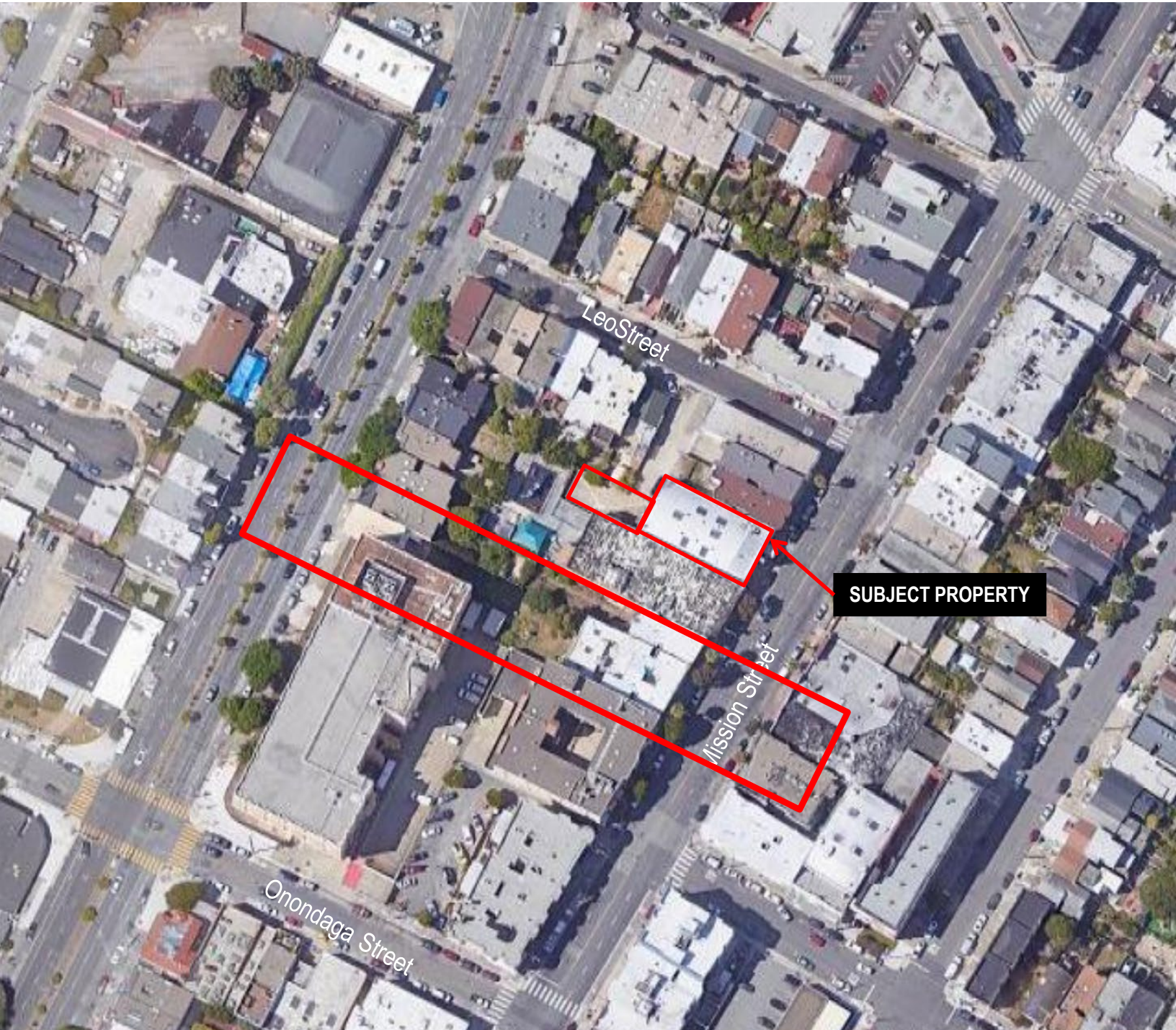
Zoning Map



Height and Bulk Map



Aerial Photo



HOME-SF Project Authorization
Case Number 2019-012820AHB
4742 Mission Street

Aerial Photo



Context Photos

SUBJECT PROPERTY ON MISSION STREET



HOME-SF Project Authorization
Case Number 2019-012820AHB
4742 Mission Street

Site Photo

PORTION OF BLOCK ON MISSION STREET



PORTION OF OPPOSITE SIDE OF SUBJECT BLOCK ON MISSION



HOME-SF Project Authorization
Case Number 2019-012820AHB
4742 Mission Street

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

February 23, 2020

Delivered by Email (linda.ajellohoagland@sfgov.org)

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

**Re: 4742 Mission Street
Planning Case Number: 2019-012820
Hearing Date: March 4, 2021**

Dear President Koppel and Commissioners:

This office represents the sponsor of the project at 4742 Mission Street, which proposes to demolish the existing one-story commercial building and construct an 8-story, 46-unit project using San Francisco's local density bonus program, HOME-SF (the "Project"). The Project will maximize the density on the site while proposing appropriate massing for this major commercial corridor. The HOME-SF program ensures an increased affordable housing requirement of 25% while also requiring a higher mix of family-sized units than otherwise applies.

A. Project Description and HOME-SF

The Project is located on a 7,226 square foot site in the Excelsior Outer Mission Street Neighborhood Commercial zoning district and 65-foot height district. The Project consists of 8 stories with 46 dwelling units with a diverse unit mix (16 studios, 12 1BRs, 16 2BRs and 2 3BRs). Open space is provided on a number of private decks, the rear yard, and a roof deck. A 1,500 square foot commercial space is provided on the ground floor to maintain the commercial use along the Mission Street corridor. The project site has a staggered rear lot line, and the proposed building has a staggered rear yard to match. The project will maintain an access easement on the rear parcels.

The Project is using the HOME-SF program to maximize density at the Property. HOME-SF is San Francisco's local density bonus program – one that requires a greater percentage of affordable housing and more narrowly restricted code exceptions in order to better fit new development in San Francisco. In exchange for increasing the on-site affordable housing from **20.5% to 25%** and increasing the number of family sized units, the Project is seeking the following code exceptions:

- One additional 10-foot story above the 65-foot height limit;

- Reducing the rear yard on the shorter half of the project site from 25% to 20% of lot depth;
- Dwelling unit exposure for units facing the reduced rear yard;
- Three foot exceedance of bulk limit on maximum plan length

The HOME-SF program was designed for a property and project like this. Without HOME-SF, the zoning would only allow 12 units at this site, with only 1 affordable housing unit. HOME-SF was particularly intended to upzone the City's major commercial corridors that had extremely restricted density, in exchange for the highest affordable requirements in the City.

B. Project Appropriate for Mission Street Corridor

This section of Mission Street is 82.5 feet wide, with four traffic lanes and two parking lanes. At this size, this corridor is appropriate to accommodate larger development. 85-foot height limits are common in wide corridors such as this, and in the SoMa neighborhood, some of the City's tallest height limits are located along streets of equal width. The existing zoning recognizes this, as the project site is in the middle of a four-block stretch with a 65-foot height limit.

The Project proposes a 75-foot height, incorporating the 10-foot bonus granted in exchange for the increase in affordable housing. This allows for one additional floor with 6 additional units (including 2 additional affordable housing units). The Planning Department's shadow fan study confirmed the Project will not shade any nearby parks. The Project provides a modest-sized ground floor retail spaces, maintaining the continuous commercial frontage of this corridor.

C. Project Outreach

The project sponsor, an experienced San Francisco developer, has conducted significant neighborhood outreach. In addition to the initial community meeting for the project, the project sponsor has reached out to adjacent neighbors, all of whom are not in opposition to the project.

D. Conclusion

The Project will construct a HOME-SF project that maximizes density while providing 4.5% more affordable units than are otherwise required by the affordable housing program. The Project is located along the Mission Street corridor, which is sufficiently large to accommodate a taller project that results from the HOME-SF program. As such, the Project

President Koppel and Commissioners
San Francisco Planning Commission
February 23, 2021
Page 3

provides desperately-needed market rate and affordable housing and we urge you to support it.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

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

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco
Planning

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

02/22/2021

Date

I, SHAHAB ROSTAMI
do hereby declare as follows:

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

4742 MISSION STREET

Address

6956/004 & 005

Block / Lot

The subject property is located within the following Zoning District:

NCD

Zoning District

65-A

Height and Bulk District

Special Use District, if applicable

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

Yes No

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

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

2019-012820AHB

Planning Case Number

201912139512

Building Permit Number

This project requires the following approval:

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

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

LINDA AJELLO HOAGLAND

Planner Name

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

Date

The project contains 46 total dwelling units and/or group housing rooms.

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

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

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

Yes No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes TIER 2 No

(If yes, please indicate HOME-SF Tier)

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

Yes No

C Please indicate the tenure of the project.

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

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

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

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

The applicable inclusionary rate is:

25%

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

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

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
46	0	16	12	16	2

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

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

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
46	0	4	0	7	0
LOW-INCOME	Number of Affordable Units		% of Total Units		AMI Level
	5		10%		55%
MODERATE-INCOME	Number of Affordable Units		% of Total Units		AMI Level
	3		8%		80%
MIDDLE-INCOME	Number of Affordable Units		% of Total Units		AMI Level
	3		7%		110%

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

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

2. Off-Site % of affordable housing requirement.

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

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

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

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No
 If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

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

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

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
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This project will replace the affordable units to be demolished, converted, or removed using the following method:

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

ATLAS PROPERTY GROUP

Company Name

SHAHAB ROSTAMI

Name (Print) of Contact Person

1256 HOWARD STREET

Address

SAN FRANCISCO, CA 94103

City, State, Zip

6282133493

Phone / Fax

shahab@atlasbayarea.com

Email

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

Sign Here

Signature:

Shahab Rostami

Name (Print), Title:

SHAHAB ROSTAMI

Executed on this day in:

Location:

SAN FRANCISCO

Date:

02/22/2021

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:

Exhibit H – Anti-Discriminatory Housing Affidavit
and
Exhibit I – First Source Hiring Affidavit

TO FOLLOW