



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: January 7, 2021**

**Record No.:** 2019-014461CUA  
**Project Address:** 1324-1326 Powell Street  
**Block / Lot No.:** 0160/014A  
**Zoning:** Chinatown Residential-Neighborhood Commercial (CRNC)  
65-N Height and Bulk District  
**Project Sponsor:** Cory Creath  
1000 Brannan Street  
San Francisco, CA 94103  
**Property Owner:** Mahmoud Larizadeh Living Trust  
243 Diamond Street  
San Francisco, CA 94114  
**Staff Contact:** Samantha Updegrave  
[samantha.updegrave@sfgov.org](mailto:samantha.updegrave@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The project would demolish the existing two-story, 5,650 square foot commercial building and construct a six-story, approximately 18,390 square foot mixed-use building with an Institutional Community Use on the ground floor and 17 dwelling units above.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 254 and 303 to allow a structure over 35 feet in height in a Chinatown Mixed Use District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

## Issues and Other Considerations

- **Public Comment & Outreach.** As of the writing of this report, the Department has not received any comments from the public about the project. The project sponsor hosted one preapplication meeting on October 22, 2019 at the site. No members of the public attended. On October 1, 2020, the owner sent a letter to the groups and individuals registered as Neighborhood Organizations with the Department. At the date of writing this report, there has been no response or request for additional information.
- **Inclusionary Housing:** The Project Sponsor proposes to comply with the Inclusionary Affordable Housing requirements by providing two on-site affordable units, which is 13% of the total proposed units. Both will be provided at the low-income tier (55% AMI).
- **Building Design:** Since the original submittal to the Department, the fourth story of the proposed structure was modified to comply with the bulk standards above 40 feet in height. The resulting fourth floor is setback 15 feet from the front property line.
- **Residential Use Near Places of Entertainment.** The Project Site is located within 300 feet of entertainment uses. The Entertainment Commission has waived the hearing requirements for projects during COVID. The standard conditions of approval from the Entertainment Commission have been included in the motion.

## 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 Chinatown Area Plan and the Objectives and Policies of the General Plan. The Project would provide 17 new rental units in Chinatown, including two on-site affordable units. While the Project would demolish a restaurant, an Institutional Community Use is proposed at the ground floor which would provide opportunities for cultural or neighborhood-serving uses. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - 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 TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 254 AND 303 TO ALLOW A STRUCTURE OVER 35 FEET IN HEIGHT IN A CHINATOWN MIXED-USE DISTRICT FOR A PROJECT THAT WOULD DEMOLISH THE EXISTING 5,650 SQUARE FOOT COMMERCIAL BUILDING AND CONSTRUCT AN 18,390 SQUARE FOOT SIX-STORY MIXED USE BUILDING WITH AN INSTITUTIONAL COMMUNITY USE ON THE GROUND FLOOR AND 17 DWELLING UNITS ABOVE, LOCATED AT 1324-1326 POWELL STREET, LOT 014A IN ASSESSOR'S BLOCK 0160, WITHIN THE CHINATOWN RESIDENTIAL-NEIGHBORHOOD COMMERCIAL (CRNC) ZONING DISTRICT AND A 65-N HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On November 5, 2019, Cory Creath of Axis GFA ("Project Sponsor") filed Application No. 2019-014461CUA ("Application") with the Planning Department ("Department") for a Conditional Use Authorization to construct a new six-story building with a ground-floor Institutional Community Use and 17 dwelling units ("Project") at 1234-1326 Powell Street, Block 0160, Lot 014A ("Project Site").

On November 9, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On January 7, 2021, the San Francisco Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 202019-014461CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-014461CUA 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 approves the Conditional Use Authorization as requested in Application No. 2019-014461CUA, 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 would demolish the existing two-story, 5,650 square foot commercial building and construct a six-story, approximately 18,390 square foot mixed-use building with an Institutional Community Use on the ground floor and 17 dwelling units above.

**Site Description and Present Use.** The Project is located on a slightly irregular-shaped lot that is approximately 39 feet wide by 87 feet deep with an additional 3-foot by 20-foot jog at the rear of the site and has a lot area of 3,463 square feet. The lot has frontage on Powell Street to the west and is adjacent to Fisher Alley on the north. The alley, which is 11-feet, 6-inches wide, comes to a dead end at the rear lot line. The Project Site is developed with a two-story commercial building that contains the Happy Chinese Restaurant on the ground floor and offices on the second floor.

- 3. Surrounding Properties and Neighborhood.** The Project Site is located within the CRNC Zoning District and the Chinatown Planning Area. This block of Powell Street between Broadway and Pacific Avenues is characterized by two to four-story mixed-use buildings constructed between 1900 – 1925 with ground-level retail, restaurants, and personal services. Fire Station No. 2 is located immediately across the alley to the north. San Francisco Housing Authority's (SFHA) Ping Yuen North apartments are located directly behind and the west of the site. It's a 200-unit, 12-story u-shaped high rise, built in 1962, with open space adjacent to the Project Site. Fisher Alley does not connect to the SFHA property.

Other zoning districts in the vicinity of the project site include: CCB (Chinatown Community Business), RM-4 (Residential-Mixed High Density), RC-3 (Residential-Commercial High Density), RH-3 (Residential-Housing, Three-Family), and P (Public).

- 4. Public Outreach and Comments.** The project sponsor hosted one preapplication meeting on October 22, 2019 at the site. No members of the public attended. On October 1, 2020, the owner sent a letter to the groups and individuals registered as Neighborhood Organizations with the Department. At the date of writing this report, the sponsor has not received any responses or requests for additional information, and the Department has not received any correspondence regarding the proposed project.
- 5. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

**A. Use.**

- a. **Institutional Community Uses** are principally permitted on the ground floor and includes Child Care Facility, Community Facility, Private Community Facility, Job Training, Religious Institution, Social Service or Philanthropic Facility, and Public Facility.

- b. **Residential Use.** The CRNC Zoning District allows a dwelling unit density of 1 unit per 200 square feet of lot area. The Project Site is 3,463 square feet and has a maximum density of 17 units.

*The Project proposes an Institutional Community Use on the ground-floor. A specific tenant has not yet been determined. The Project would provide 17 dwelling units above the ground floor and maximize the permitted density at the site.*

- B. **Lot Coverage and Exposure.** In the CRNC, no more than 75% lot coverage is allowed at the lowest level occupied by a dwelling unit. To meet the Dwelling Unit Exposure requirements, each unit must include one room with windows that face a public street, or a conforming rear yard.

*The proposed lot coverage for the Project is 74.5%, with the open area located at the rear of lot and measuring approximately 25 by 39 feet. The CRNC Zoning District does not require a rear yard, however, since the proposed Project would provide an contiguous open area that is not counted toward lot coverage at the rear of the lot, the Zoning Administrator determined that the Dwelling Unit Exposure requirement is met.*

- C. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13% of the proposed dwelling units as affordable.

*On December 9, 2020, the Project Sponsor submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' stating the requirements will be satisfied by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee and that any affordable units designated as on-site units shall be rental units and will remain as such for the life of the project. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on November 5, 2019. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 13. Two units (one studio and one one-bedroom) of the 17 total units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. (See Condition 21)*

- D. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project must achieve a target of 10 points.

*The Project would achieve its required 10 points through the following TDM measures:*

- Bicycle Parking (Option B)
- On-Site Affordable Housing (Option B)
- Parking Supply (Option K)

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

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

*The Project would provide a 2,480 square foot Institutional Community Use at the ground-floor. The proposed size is in keeping with the fine-grain storefronts of the neighborhood and provide opportunity for neighborhood-serving community uses at the Project Site. The Project would add 17 dwelling units to the neighborhood.*

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The height and bulk of the proposed building would be appropriate for the location. The Project Site is located across a narrow alley from SF Fire Station No. 2 and immediately behind SF Housing Authority's 12-story Ping Yuen North apartments. The Project is an infill development that would occupy the same footprint as the existing structure and provides a fifteen-foot setback from the front lot line on the upper floors (levels four through six).*

*The Planning Code does not require parking or off-street loading for small Institutional Community Uses or Residential Uses, and neither are proposed.*

*The Project would not include any uses that would generate noxious or offensive emissions. Except for some standard rooftop exhaust fans, all mechanical equipment would be internal to the building.*

*The Project plans show a conceptual design with wall and blade signs for the non-residential use. Any proposed signage would be required to meet Article 6 of the Planning Code and subject to Department approval at the time an application is made for a sign permit.*

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

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

- D. That the use as proposed would satisfy any criteria specific to the use or feature listed in Planning Code Section 303(g), et seq.

*Not applicable. There are no additional provisions that apply to the Project in Planning Code Section 303(g), et seq.*

- 7. 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 4.4

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 11.5 Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12

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

Policy 12.2

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

*The Project Site is currently underdeveloped with a two-story commercial structure. Other lots in the vicinity are developed with older mixed-use structures that contain ground-level Retail Sales and Services with Residential Use above. The Project would maximize the allowable density for the site and add 17 dwelling units to the neighborhood, including two on-site inclusionary affordable units.*

*The Project Site is a block away from Who Hei Yuen Park and is in a transit-rich part of the City. The proposed Institutional Community Use on the ground floor would be less than 2,500 square feet in area and provide cultural or other community-serving uses that compliment the small-scale commercial use and the upper-level residential uses.*

## 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.

*The Project would incorporate the urban design standards and while it would be taller than the surrounding buildings, a 15-foot setback from the front lot line on floors four through six and a 25-foot setback from the rear lot line on floors two through six reduce the appearance of bulk and height from the street and adjacent sites. The Project would enhance the mixed-use and residential character of the neighborhood.*

## CHINATOWN AREA PLAN

### PRESERVATION AND CONSERVATION

#### Objectives and Policies

#### OBJECTIVE 1

PRESERVE THE DISTINCTIVE URBAN CHARACTER, PHYSICAL ENVIRONMENT AND CULTURAL HERITAGE OF CHINATOWN

#### Policy 1.1

Maintain the low-rise scale of Chinatown's buildings.

#### Policy 1.2

Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown's streets.

## HOUSING AND OPEN SPACE

### Objectives and Policies

#### OBJECTIVE 3

STABILIZE AND WHERE POSSIBLE INCREASE THE SUPPLY OF HOUSING

#### Policy 3.2

Increase the supply of housing.

#### OBJECTIVE 4

PRESERVE THE URBAN ROLE OF CHINATOWN AS A RESIDENTIAL NEIGHBORHOOD.

Policy 4.1

Protect and enhance neighborhood serving character of commercial uses in predominantly residential areas.

Policy 4.2

Control proliferation of uses that tend to crowd out the needed neighborhood services.

Policy 4.3

Guide the location of tourist oriented uses away from predominantly residential neighborhood commercial areas.

## COMMERCE

### Objectives and Policies

#### OBJECTIVE 6

##### RETAIN CHINATOWN'S ROLE AS A CAPITAL CITY

Policy 6.1

Provide incentives for location and expansion of institutions and cultural facilities.

*The Project would maintain the low-rise scale of Chinatown's buildings through a 15-foot front setback on levels four through six and a 25-foot rear yard. The ground-floor level is shared between the non-residential use and the residential lobby which would create a divided fine-grained storefront. The street-facing façade is broken up by vertically aligned projecting bay windows. The Project would have a 1.67 height to width ratio. The Project would provide new development that maintains the small, fine-scale development that characterizes the area and maintain a unified rhythm of façade widths and street walls.*

*The Project would increase the supply of housing in Chinatown and provide 17 new dwelling units, including two on-site inclusionary affordable units. Approximately 78% of the gross floor area in the Project would consist of housing, and the small ground-floor space for an Institutional Community Use would provide opportunity for a business or organization to cater to the cultural and community needs of neighborhood residents.*

*On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*The Project would demolish an existing commercial structure that is occupied by a ground-floor restaurant and a second-floor office. The ground-floor commercial use would be replaced with an Institutional Community Use that would enhance opportunities for members of the community. The Project would also provide 17 new dwelling units which would enhance the nearby retail uses by*

*providing new residents, who may patron and/or own these businesses.*

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

*There is no housing on the Project Site. The Project would provide 117 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add an Institutional Community Use which adds to the cultural and economic diversity of the 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 no housing on the Project Site. The Project would comply with the City's Inclusionary Housing Program by providing two below-market rate dwelling units for rent, or 13% of the total dwelling units. Therefore, the Project will increase the stock of affordable housing units in the City.*

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

*The Project Site is served by nearby public transportation options. The Project is located along multiple Muni bus lines, including frequent service on the number 1, 8, and 30 lines. Future residents would be afforded proximity to these bus lines. The Project would also provide 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 Site is developed with an Office Use on the second floor, which would be demolished. The Project does not include commercial office development. Although the Project would remove a restaurant, the Project would provide a new Institutional Community Use and new housing. The Institutional Community Use is desirable on the ground floor at this location, and the creation of new housing is a top priority for the City.*

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

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

- G. That landmarks and historic buildings be preserved.

*The Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project does not cast shadow on any parks or open space.*

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

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

- 10.** 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.
- 11.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-014461CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 2, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 7, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 7, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow a mixed use structure with an Institutional Community and Use and 17 dwelling units located at 1324-1326 Powell Street, Block 0160, Lot 014A pursuant to Planning Code Sections 254 and 303 within the CRNC Zoning District and a 65-N Height and Bulk District; in general conformance with plans, dated December 2, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2019-014461CUA and subject to conditions of approval reviewed and approved by the Commission on January 7, 2021 under **Motion No. [\_\_\_\_\_]**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 7, 2021 under Motion No. [\_\_\_\_\_].

### Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. [\_\_\_\_\_] 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)*



6. **Priority Processing.** This Project was enrolled into the Priority Processing Program, as a Type 3 Project, pursuant to Director’s Bulletin No. 2.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7322, [www.sfplanning.org](http://www.sfplanning.org)*

## Entertainment Commission – Noise Attenuation Conditions

7. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. 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

- 8. 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 628.652.7322, [www.sfplanning.org](http://www.sfplanning.org)*

- 9. 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 628.652.7322, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. 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 628.652.7322, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

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

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, [www.sfmta.org](http://www.sfmta.org)*

- 13. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, “Background Noise Levels,” of the General Plan that exceed the thresholds of Article 29, Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, [www.sfdph.org](http://www.sfdph.org)*

## Parking and Traffic

- 14. 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](mailto:tdm@sfgov.org) or 628.652.7340, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 20 bicycle parking spaces (17 Class 1 and two Class 2 spaces for the residential portion of the Project and one Class 2 space for the commercial portion of the Project). 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](mailto: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](http://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](http://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 628.652.7322, [www.sfplanning.org](http://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](http://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 628.652.7322, [www.sfplanning.org](http://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 628.652.7322, [www.sfplanning.org](http://www.sfplanning.org)*

- 21. Inclusionary Affordable Housing Program.** The Project is subject to the Inclusionary Affordable Housing Program, pursuant to Planning Code Section 415. 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 Sponsor 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 415.6, the Project is required to provide 13% of the proposed dwelling units as affordable to qualifying households. The Project contains 17 units; therefore, two (2) affordable units are required. The Project will fulfill this requirement by providing the two (2) 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 the Planning Department in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

**B. Unit Mix.** The Project contains seven (7) studios and 10 one-bedroom units; therefore, the required affordable unit mix is one (1) studio and one (1) one-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.

- C. Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 13% of the proposed dwelling units as affordable to qualifying households at a rental rate of 55% of Area Median Income. 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. Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6(f)(2), 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.
- E. Minimum Unit Sizes.** Affordable units are not required to be the same size as the market rate units and may be 90% of the average size of the specified unit type. For buildings over 120 feet in height, as measured under the requirements set forth in the Planning Code, the average size of the unit type may be calculated for the lower 2/3 of the building as measured by the number of floors.
- 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 the issuance of the architectural addenda.
- H. Phasing.** If any building permit is issued for partial phasing of the Project, the Project shall have designated not less than thirteen percent (13%) of the each phase's total number of dwelling units as on-site affordable units.
- I. Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6 must remain affordable to qualifying households for the life of the project.
- J. Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this **Motion No. [\_\_\_\_\_]**, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

**K.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

**L. Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. 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.

- i.* The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction document 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 floor plates; 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.
- ii.* If the units in the building are offered for rent, the affordable unit(s) shall be rented to low-income households, 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.
- iii.* 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.
- iv.* 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.

- v. If the Project 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'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 (628) 652-7322, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://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](http://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](http://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](http://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](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

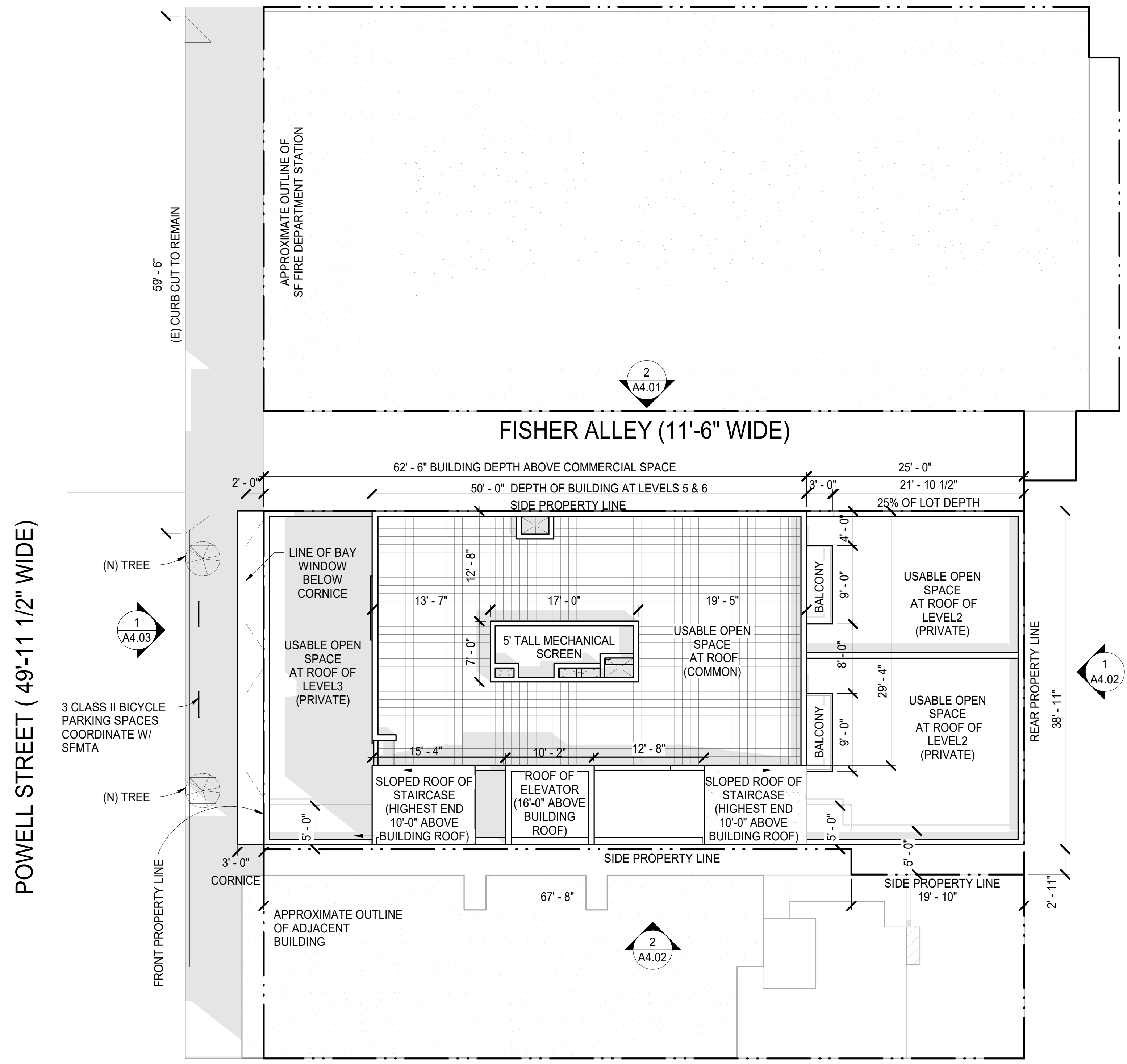


# Exhibit B:

## Plans and Renderings

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Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street



## PROJECT DATA SUMMARY

PROJECT ADDRESS: 1324-1326 POWELL ST, SAN FRANCISCO, CA 94133  
 BLOCK / LOT: 0160 / 014A  
 ZONING: (CRNC)  
 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL  
 NUMBER OF STORIES: 6-STORIES  
 LIFE SAFETY: FULLY SPRINKLERED.

## PROJECT SCOPE

DEMOLITION OF A TWO-STORY STRUCTURE (COMMERCIAL).  
 NEW CONSTRUCTION OF A SIX-STORY MIXED-USE BUILDING (COMMERCIAL & RESIDENTIAL)  
 WITH SHARED ROOF DECK. THE BUILDING CONSISTS OF:

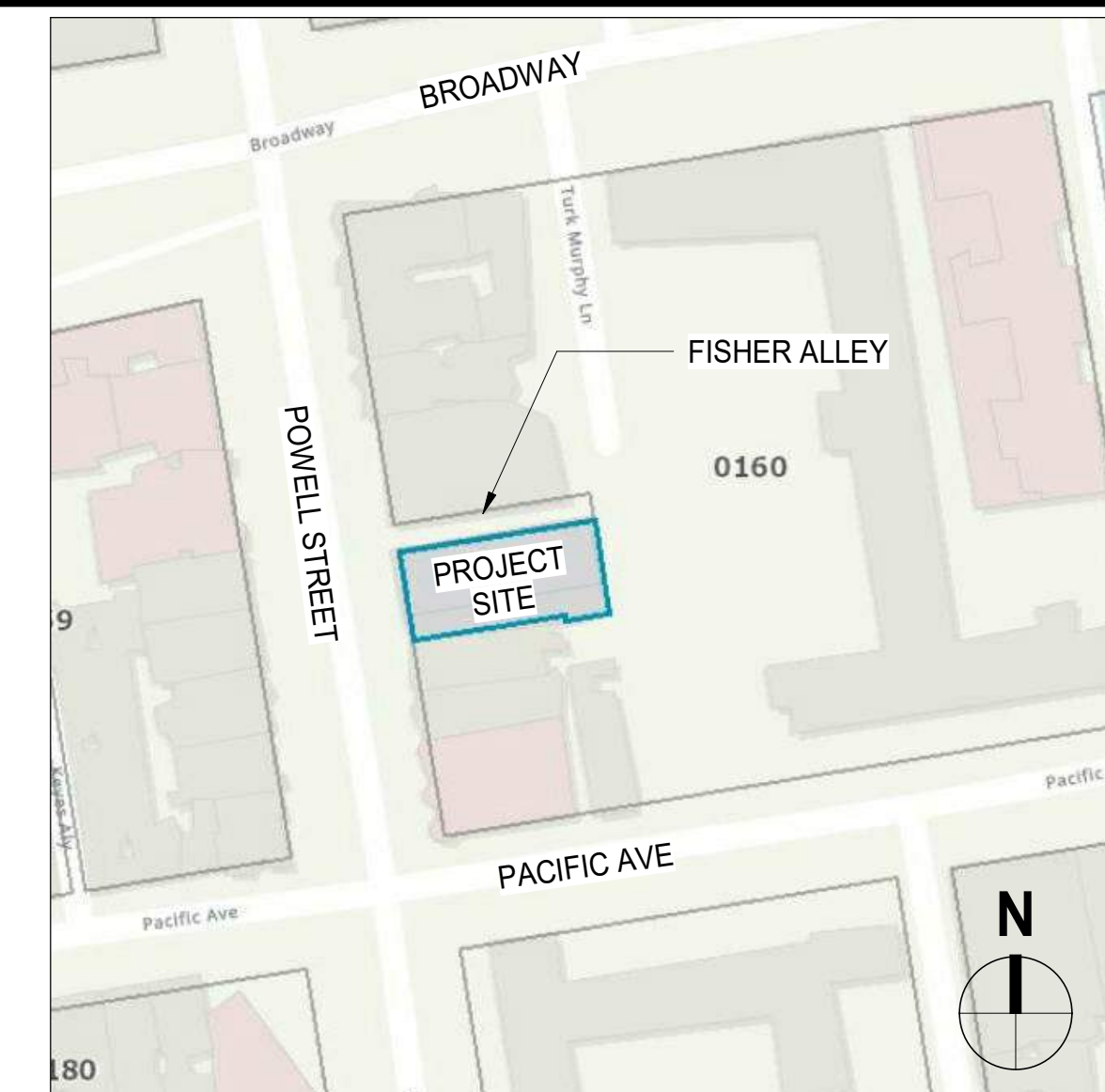
- NEW BASEMENT (BUILDING STORAGE AND UTILITIES)
- 1 GROUND FLOOR COMMERCIAL SPACE ON LEVEL 1
- 17 DWELLING UNITS OCCUPYING LEVELS 2-6
- COMMON OPEN SPACE ON THE ROOFTOP

## PROJECT DIRECTORY

**OWNER:**  
 Mahmoud Larizadeh  
 70 13TH ST.  
 SAN FRANCISCO, CA 94103  
 (415) 515-4837  
 EMAIL: mcoffeeguy@hotmail.com

**ARCHITECT:**  
 AXIS/GFA ARCHITECTURE + DESIGN  
 1000 BRANNAN ST #404  
 SAN FRANCISCO, CA 94103  
 (415) 371-1400 x 201  
 CONTACT: CORY CREATH  
 EMAIL: ccreath@axisgfa.com

## VICINITY MAP



## SITE PLAN

SCALE: 1/8" = 1'-0"

1  
A1.01

**SITE COVERAGE:** SFPC 134.1  
 REQUIRED COVERAGE AT LOWEST LEVEL OF DWELLING =< 75%  
 PROJECT COVERAGE = 74.5%

**REQUIRED OPEN SPACE:** SFPC 135 & 812.93  
 (48 SF PER UNIT) = 48 SF X 17 UNITS = 816 SF  
 PROVIDED OPEN SPACE = 2,720 SF AT ROOF DECKS

**AREA OF STAIRS AND ELEVATOR PENTHOUSES:** SFPC 260(b)  
 AREA OF ROOF = 1920 SF  
 AREA OF PENTHOUSES = 377 SF = 19.6% < 20%

### BUILDING AREA SCHEDULE (GSF)

	EXISTING USE	EXISTING GSF	PROPOSED USE	PROPOSED GSF
BASEMENT	-	0	STORAGE/UTILITIES	3,400
LEVEL 1	COMMERCIAL	3,150	COMMERCIAL	3,400
LEVEL 2	COMMERCIAL	2,500	RESIDENTIAL	2,550
LEVEL 3	-	0	RESIDENTIAL	2,550
LEVEL 4	-	0	RESIDENTIAL	2,510
LEVEL 5	-	0	RESIDENTIAL	1,990
LEVEL 6	-	0	RESIDENTIAL	1,900
<b>TOTAL</b>		<b>5,650</b>		<b>18,390</b>

### SHEET INDEX

SHEET NO.	SHEET TITLE
A1.01	SITE PLAN AND PROJECT INFORMATION
A1.02	STREET VIEWS
A1.03	RENDERINGS
A1.04	RENDERINGS
A1.05	SHADOW STUDY
A2.00	BASEMENT FLOOR PLAN
A2.01	FLOOR PLAN - LEVEL 1
A2.02	FLOOR PLAN - LEVEL 2
A2.03	FLOOR PLAN - LEVEL 3
A2.04	FLOOR PLAN - LEVEL 4
A2.05	FLOOR PLAN - LEVEL 5
A2.06	FLOOR PLAN - LEVEL 6
A2.07	FLOOR PLAN - ROOF
A4.01	BUILDING ELEVATION
A4.02	BUILDING ELEVATION
A4.03	EXTERIOR FINISHES
A4.04	EXTERIOR PRODUCT INFORMATION SHEETS
A5.00	BUILDING SECTION



1000 BRANNAN STREET  
 SUITE 404  
 SAN FRANCISCO, CA 94103  
 T 415.371.1400  
 F 415.371.1401  
 www.axisgfa.com

PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
 SAN FRANCISCO, CA  
 94133

### NO. DATE ISSUES & REVISIONS BY

NO.	DATE	ISSUES & REVISIONS	BY
06/24/19		CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
 SITE PLAN AND PROJECT INFORMATION

SHEET NUMBER

A1.01

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PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

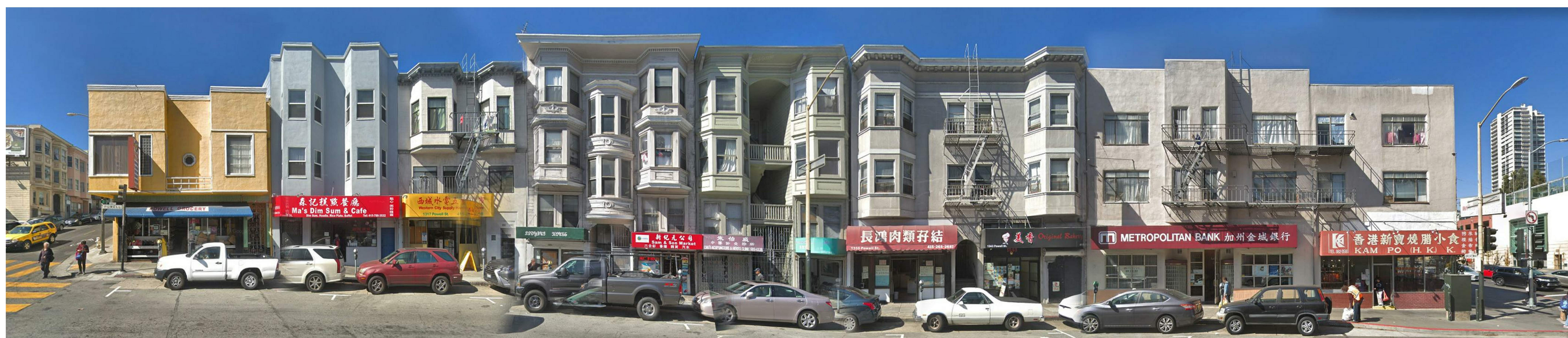
1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



EAST SIDE OF POWELL STREET - EXISTING



EAST SIDE OF POWELL STREET - PROPOSED



WEST SIDE OF POWELL STREET - EXISTING

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
STREET VIEWS

SHEET NUMBER

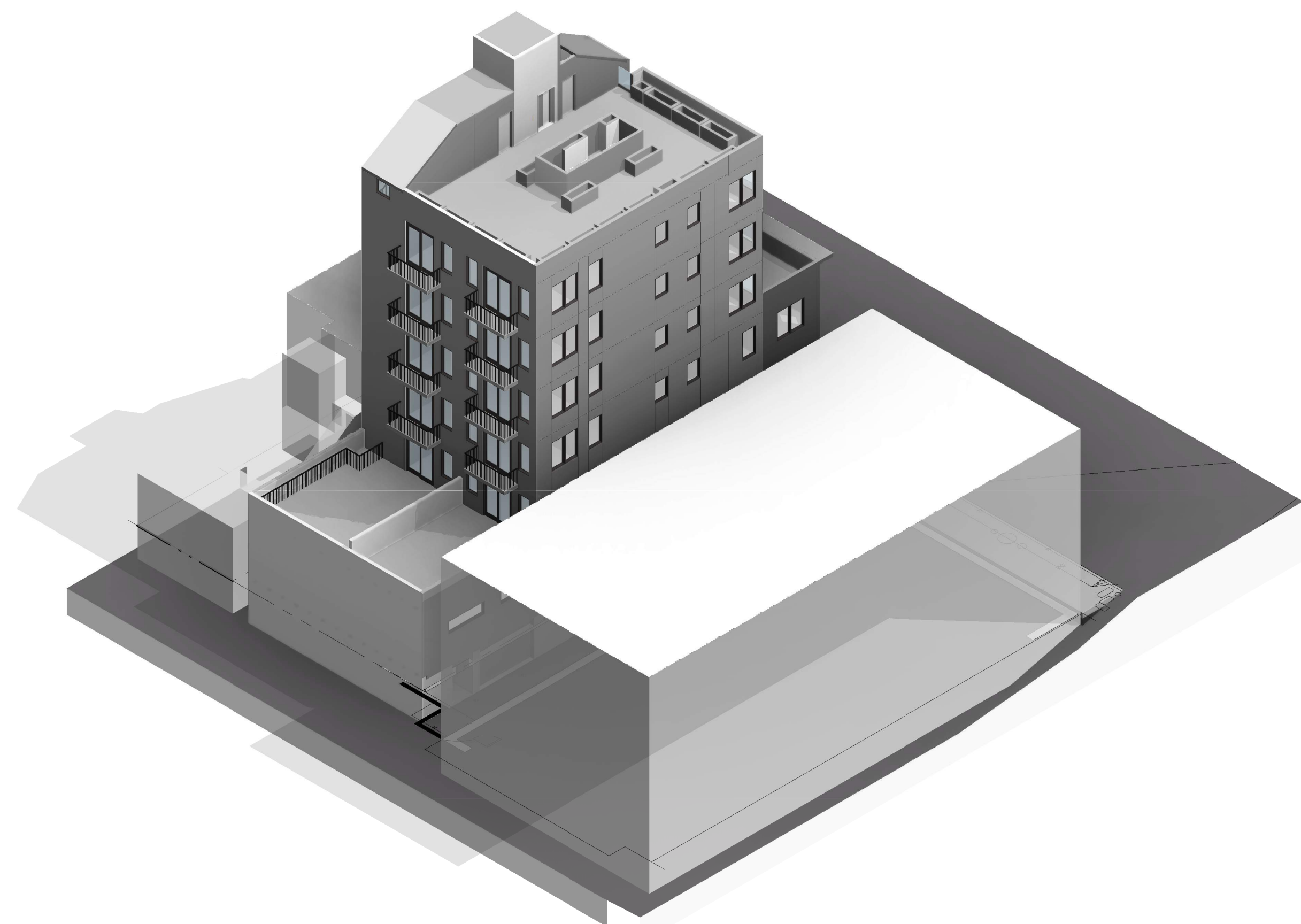
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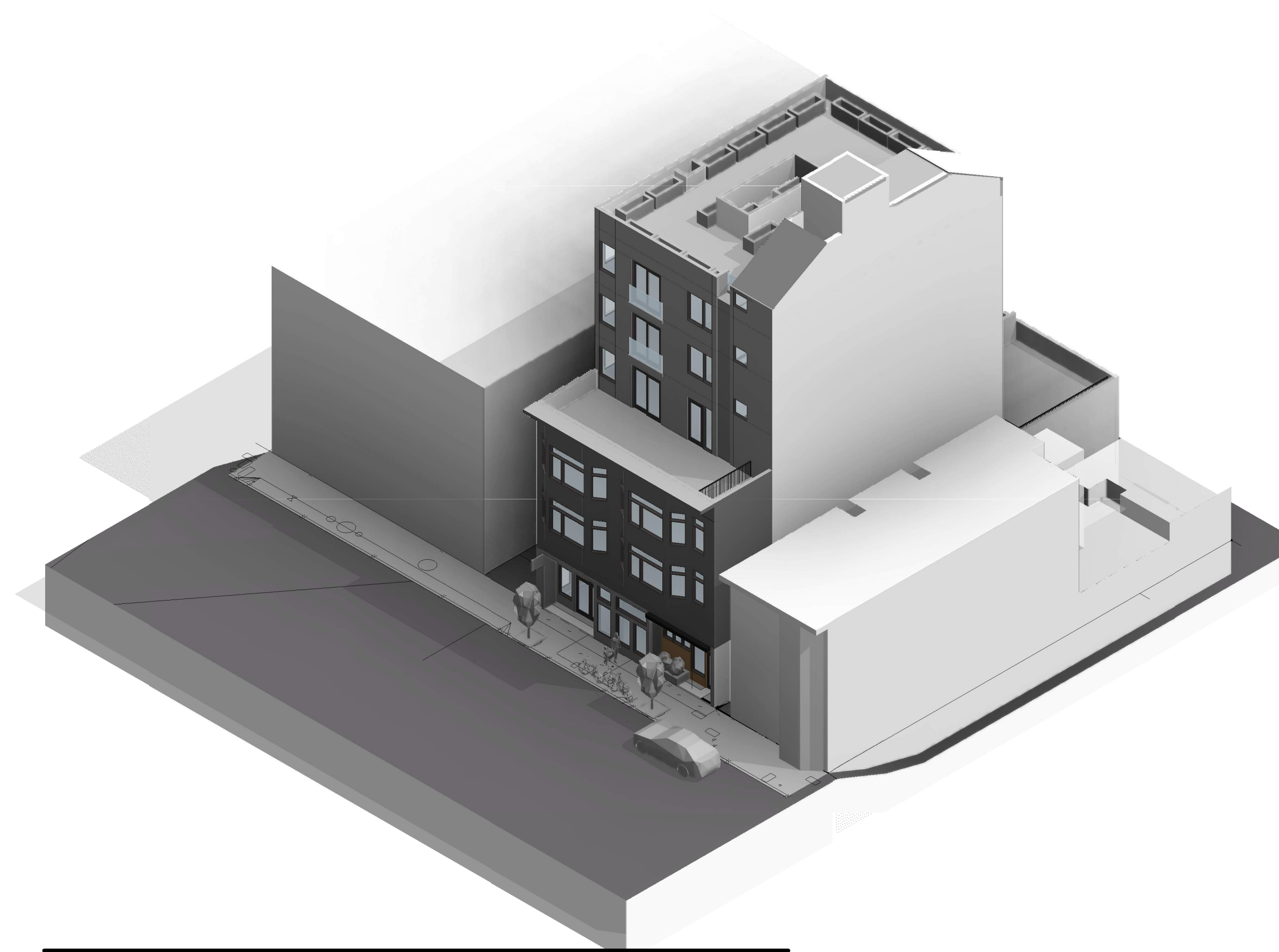
PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

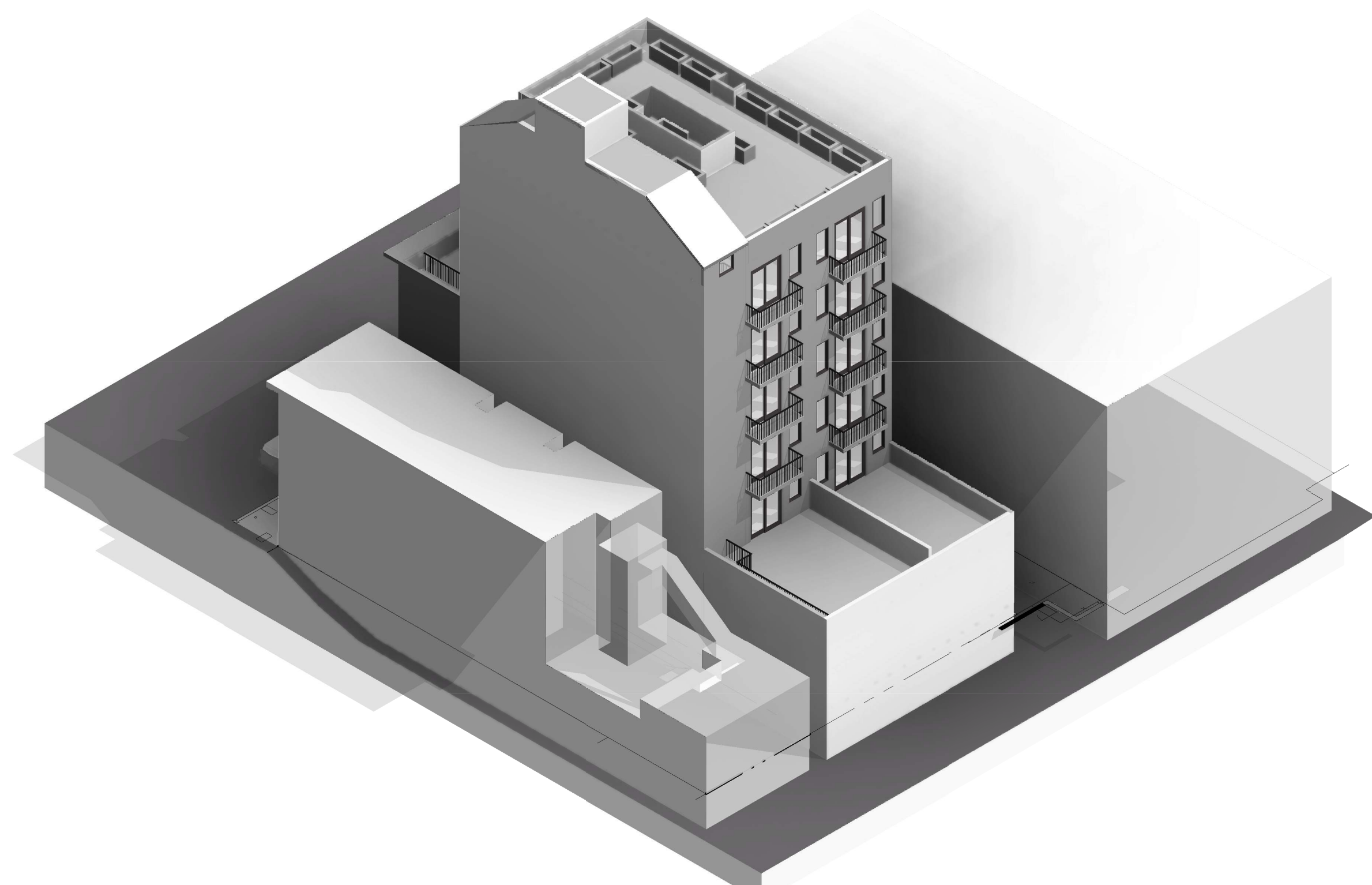
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SAN FRANCISCO, CA  
94133



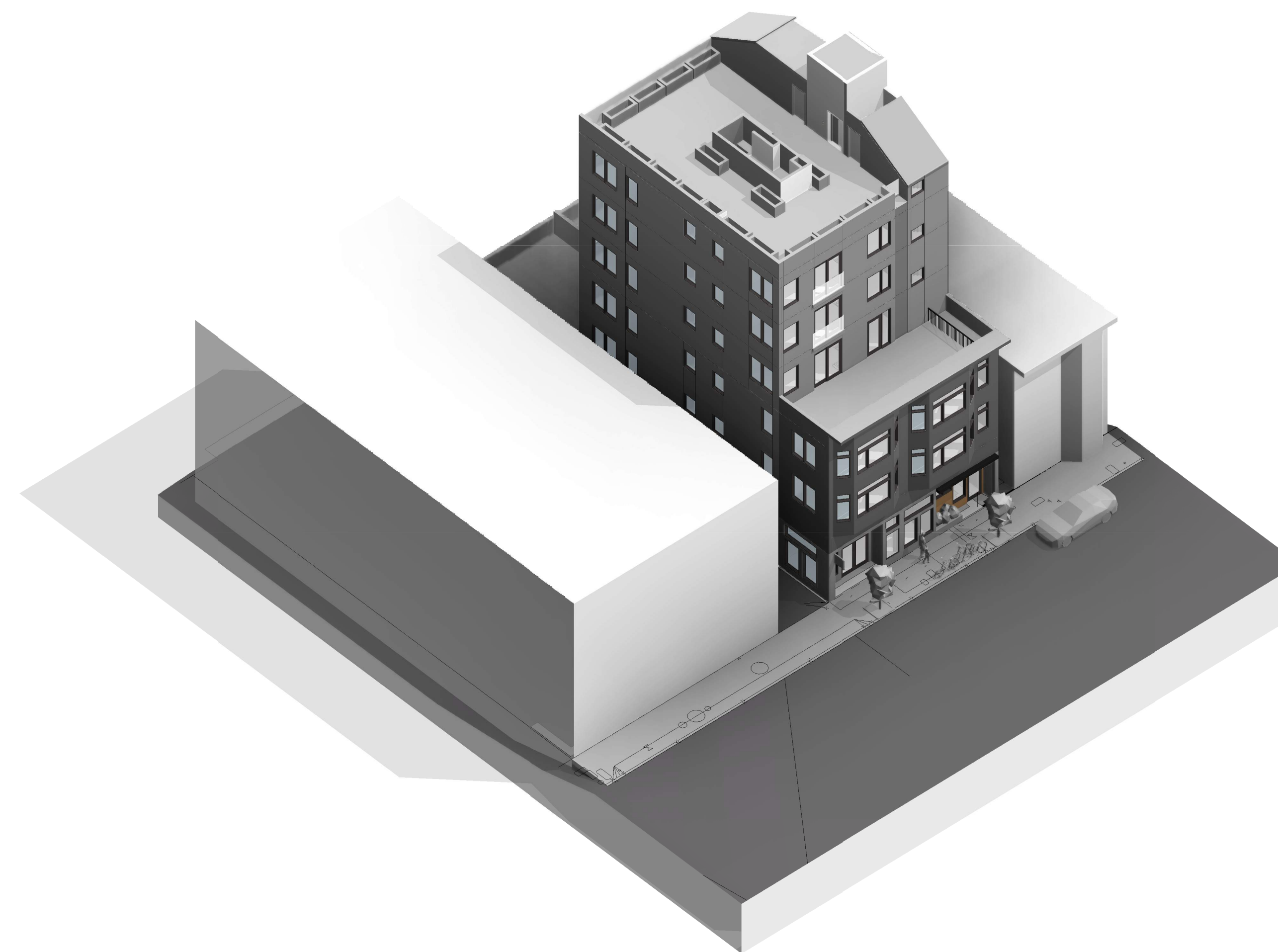
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SCALE: A1.03



**3D VIEW 2** **2**  
SCALE: A1.03



**3D VIEW 3** **3**  
SCALE: A1.03



**3D VIEW 1** **1**  
SCALE: A1.03

NO. DATE ISSUES & REVISIONS BY

06/24/19	CPD SUBMITTAL	
1 07/02/20	PCL RESPONSE	
2 09/23/20	PCL 2 RESPONSE	
3 12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
RENDERINGS

SHEET NUMBER

# A1.03

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PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



COMMERCIAL ENTRY AND SIGNAGE



**NORTHEAST VIEW**  
SCALE:

**3**  
A1.04



**EAST VIEW FROM POWELL STREET**  
SCALE:

**2**  
A1.04



**SOUTHEAST VIEW**  
SCALE:

**1**  
A1.04

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
RENDERINGS

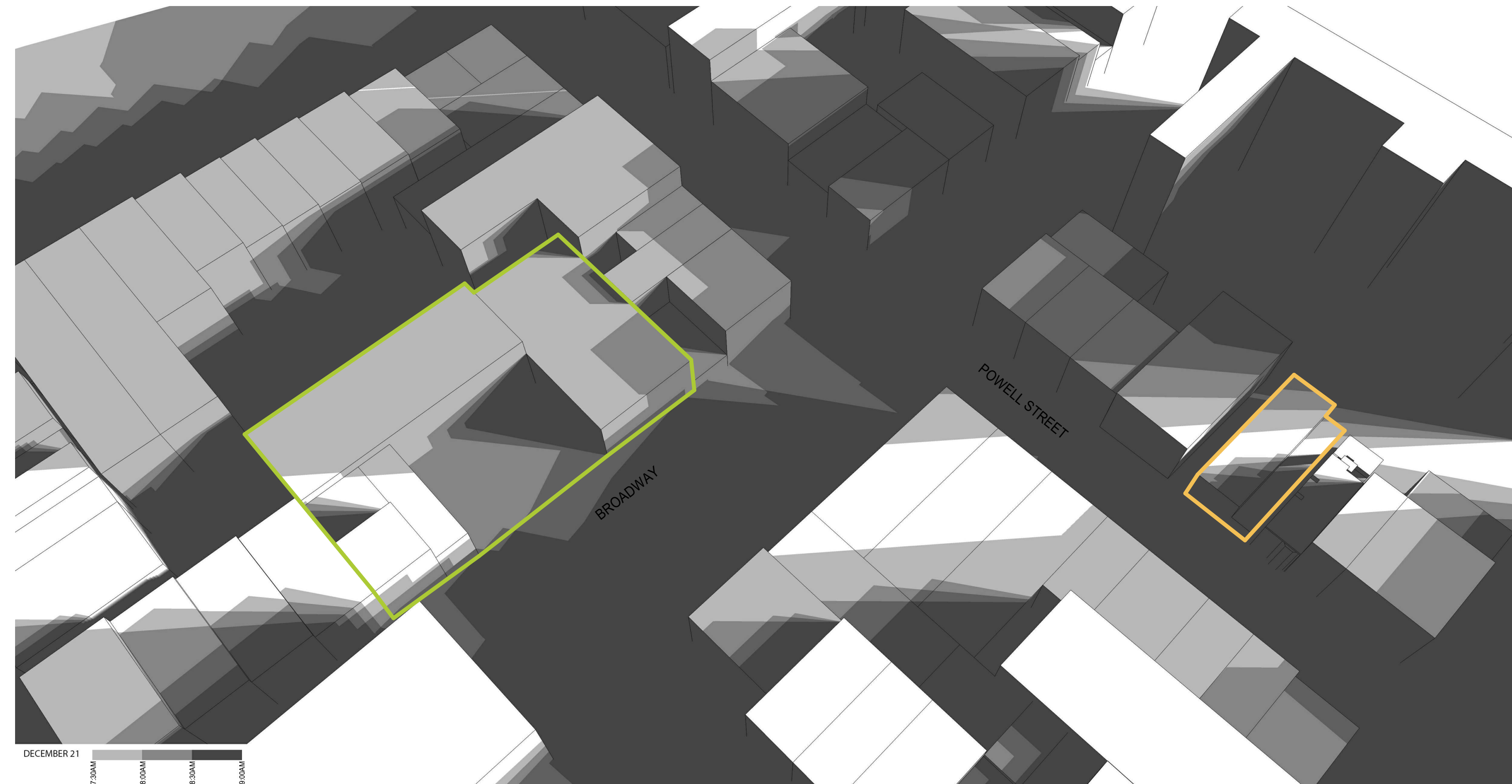
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**A1.04**

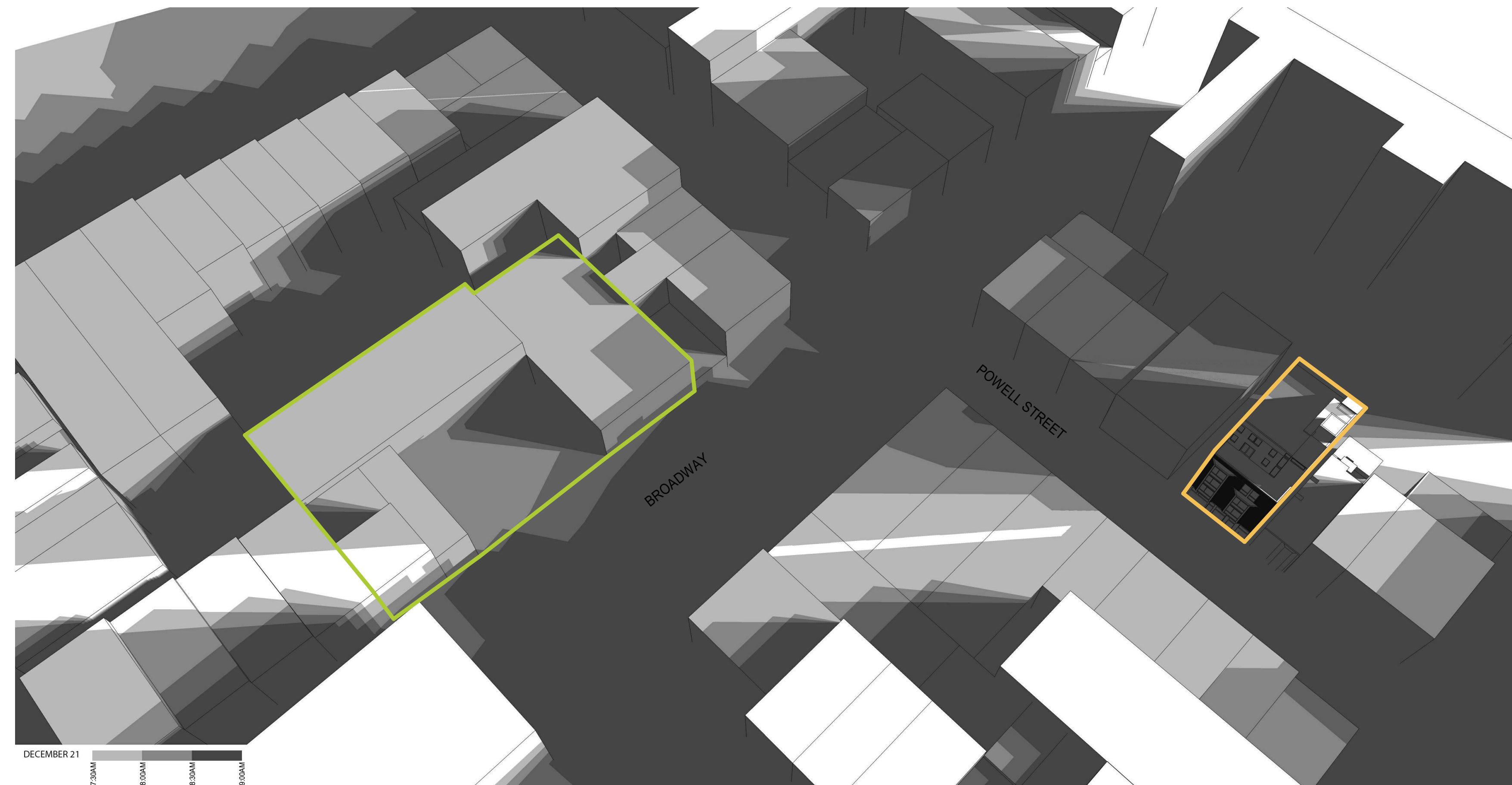
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CONSENT OF THE ARCHITECT



SATELLITE IMAGE OF THE SCHOOL NORTHWEST FROM THE SUBJECT PROPERTY



EXISTING SHADOW STUDY (7:30AM - 9:00A, DECEMBER 21)



PROPOSED SHADOW STUDY (7:30AM - 9:00A, DECEMBER 21)

- OUTLINE OF SUBJECT PROPERTY
- OUTLINE OF SCHOOL

PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133

NO.	DATE	ISSUES & REVISIONS	BY
	07/01/19	PERMIT SET	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
SHADOW STUDY

SHEET NUMBER

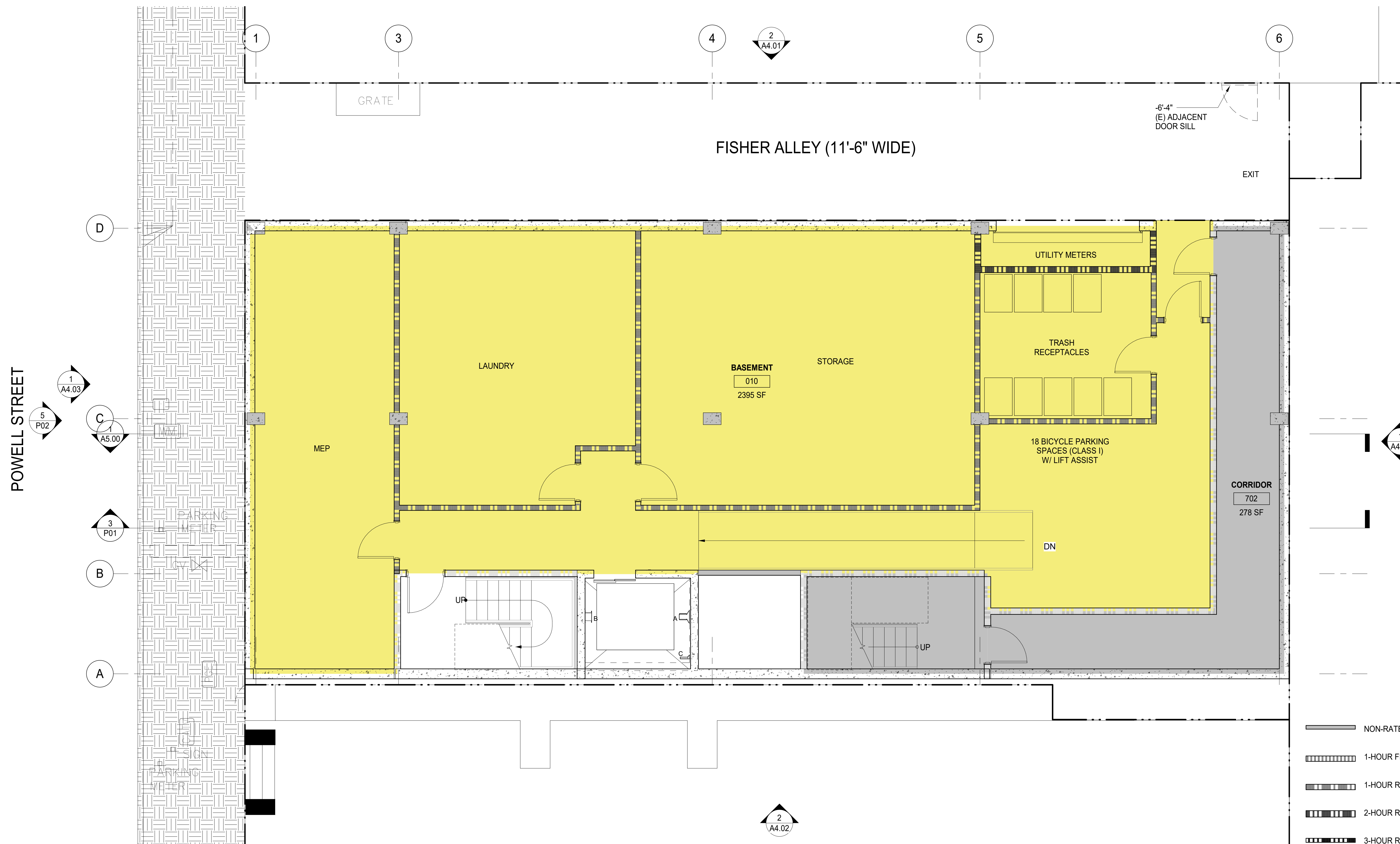
# A1.05

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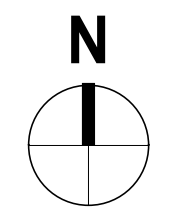
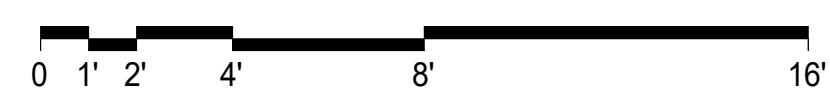
PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



**BASEMENT LEVEL**  
SCALE: 1/4" = 1'-0" **1** A2.00



- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- 3-HOUR RATED FIRE WALL
- 4-HOUR RATED FIRE WALL
- CONCRETE WALL

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN  
PROJECT NUMBER 19.001

DESCRIPTION  
BASEMENT FLOOR PLAN

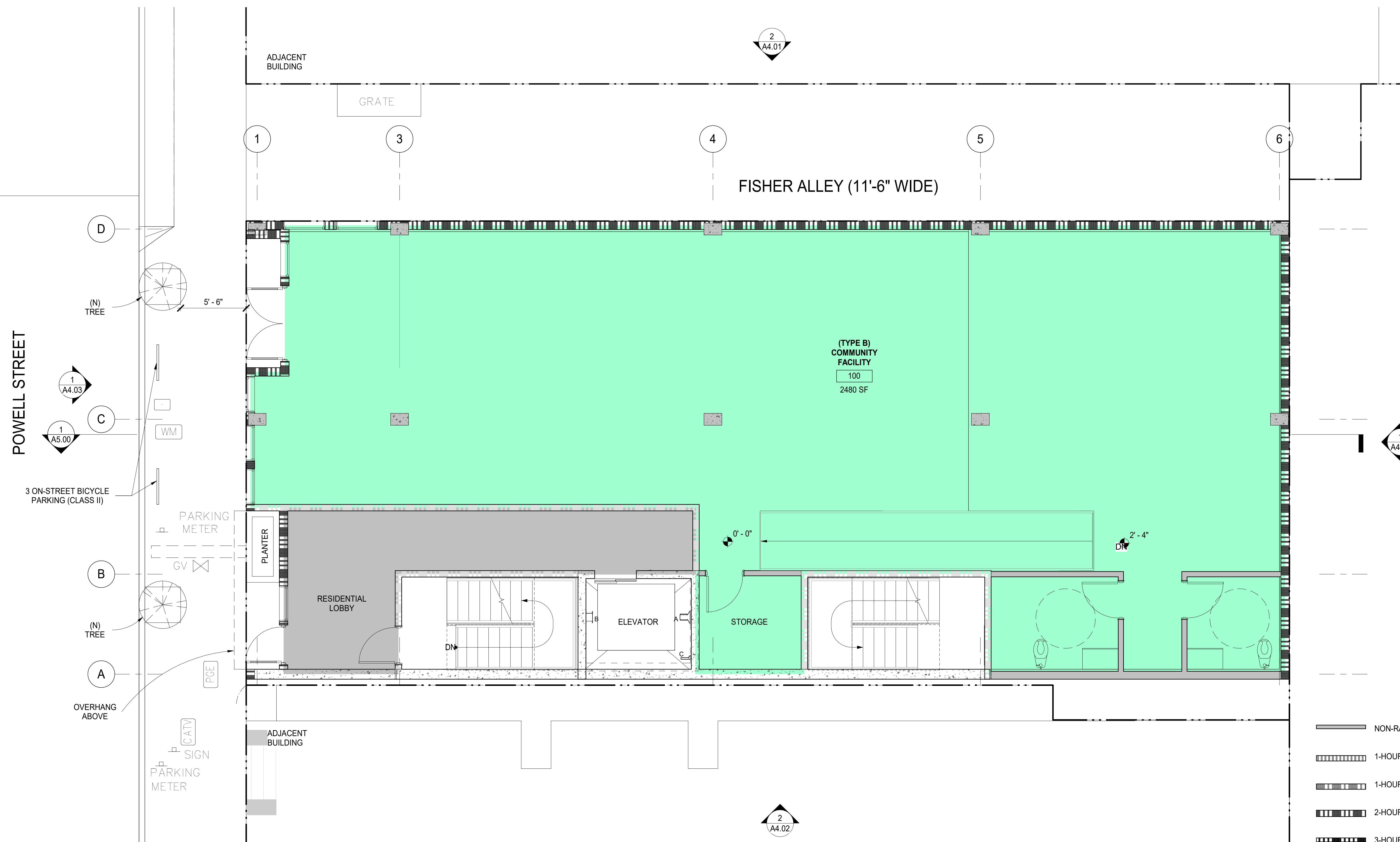
SHEET NUMBER  
**A2.00**

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PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



NO.	DATE	ISSUES & REVISIONS	BY
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2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

- NON-RATED WALL
- ▤ 1-HOUR FIRE PROTECTED WALL
- ▥ 1-HOUR RATED FIRE PARTITION
- ▧ 2-HOUR RATED FIRE BARRIER
- ▨ 3-HOUR RATED FIRE WALL
- ▩ 4-HOUR RATED FIRE WALL
- CONCRETE WALL

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
FLOOR PLAN - LEVEL 1

SHEET NUMBER

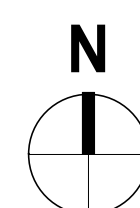
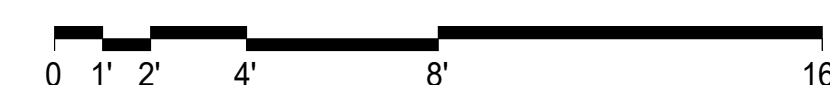
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### LEVEL 1 - FLOOR PLAN

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

1 A2.01



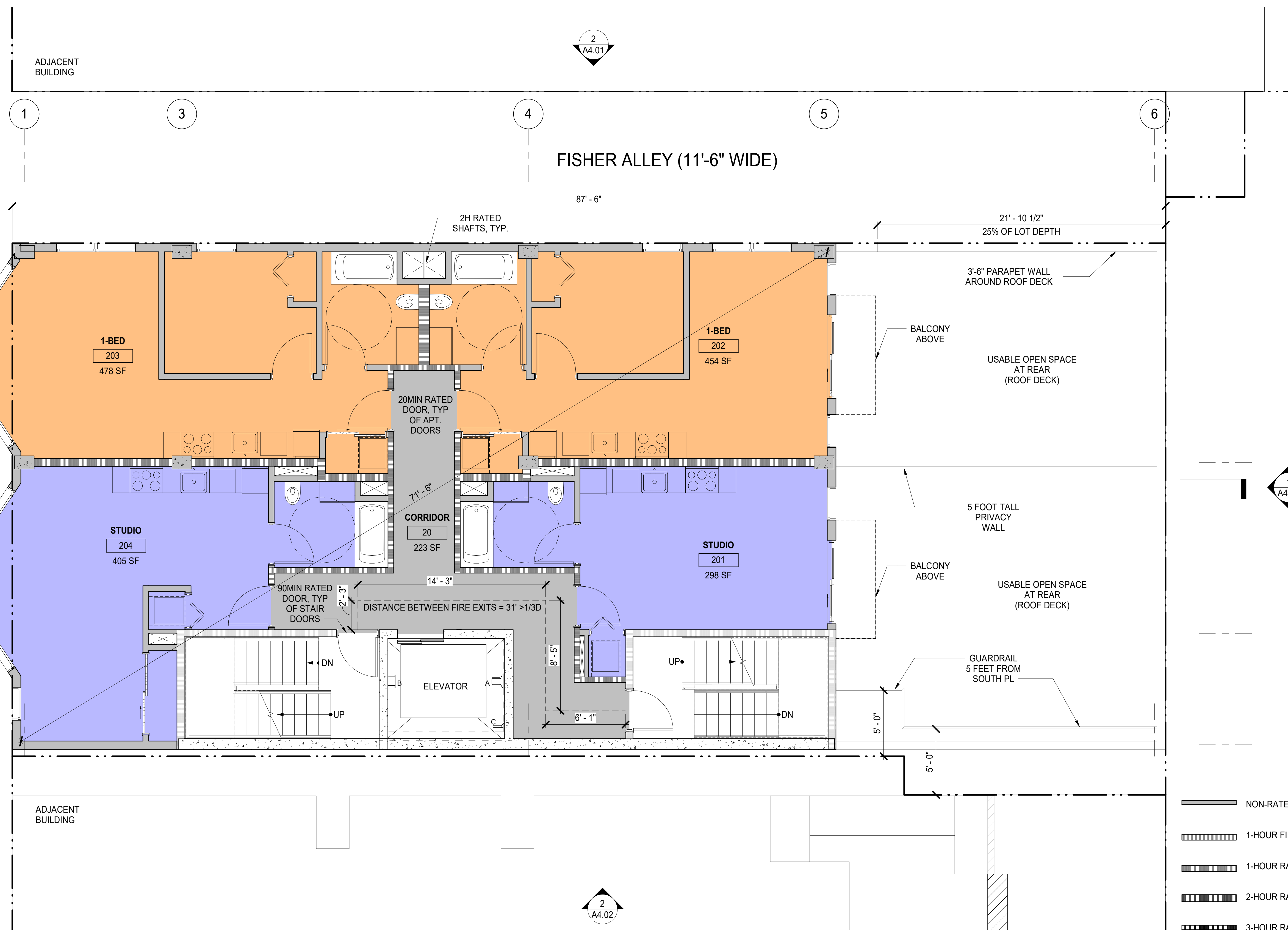


PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133

POWELL STREET



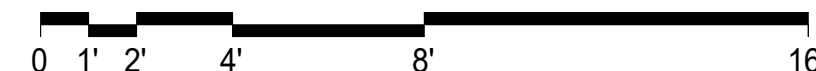
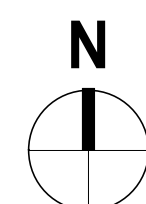
NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

	NON-RATED WALL
	1-HOUR FIRE PROTECTED WALL
	1-HOUR RATED FIRE PARTITION
	2-HOUR RATED FIRE BARRIER
	3-HOUR RATED FIRE WALL
	4-HOUR RATED FIRE WALL
	CONCRETE WALL

### LEVEL 2 - FLOOR PLAN

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

1  
A2.02



### WALL TYPES

SCALE: 3/16" = 1'-0"

SCALE AS SHOWN  
PROJECT NUMBER 19.001

DESCRIPTION  
FLOOR PLAN - LEVEL 2

SHEET NUMBER

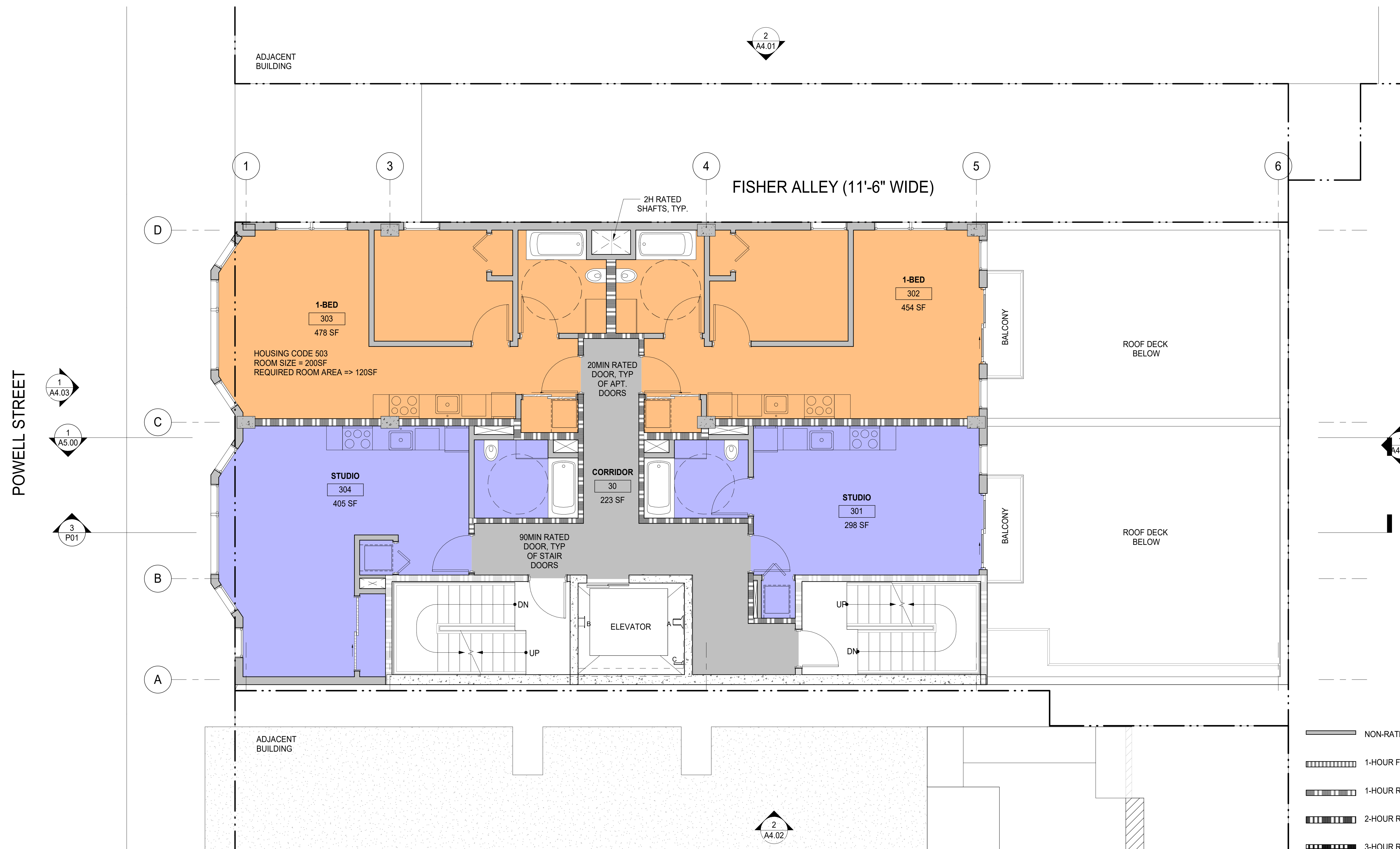
A2.02

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PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- 3-HOUR RATED FIRE WALL
- 4-HOUR RATED FIRE WALL
- CONCRETE WALL

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
FLOOR PLAN - LEVEL 3

SHEET NUMBER

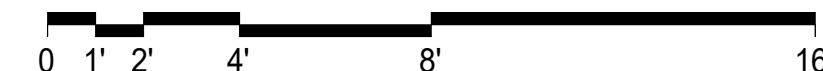
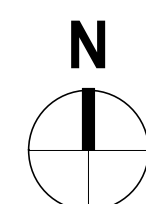
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### LEVEL 3 - FLOOR PLAN

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

1 A2.03

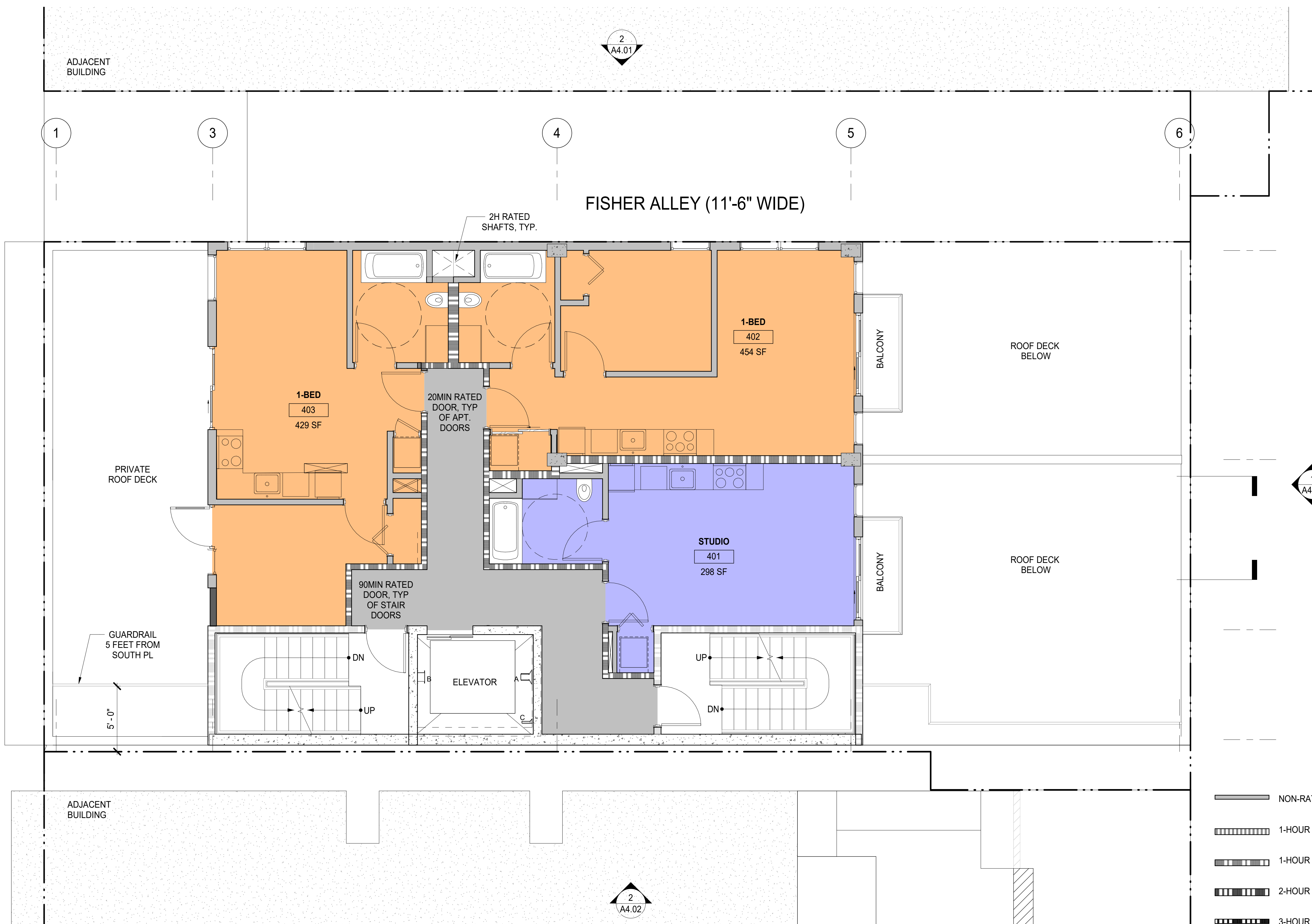


PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133

POWELL STREET



NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- 3-HOUR RATED FIRE WALL
- 4-HOUR RATED FIRE WALL
- CONCRETE WALL

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
FLOOR PLAN - LEVEL 4

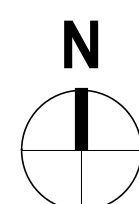
SHEET NUMBER

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**LEVEL 4 - FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

1  
A2.04



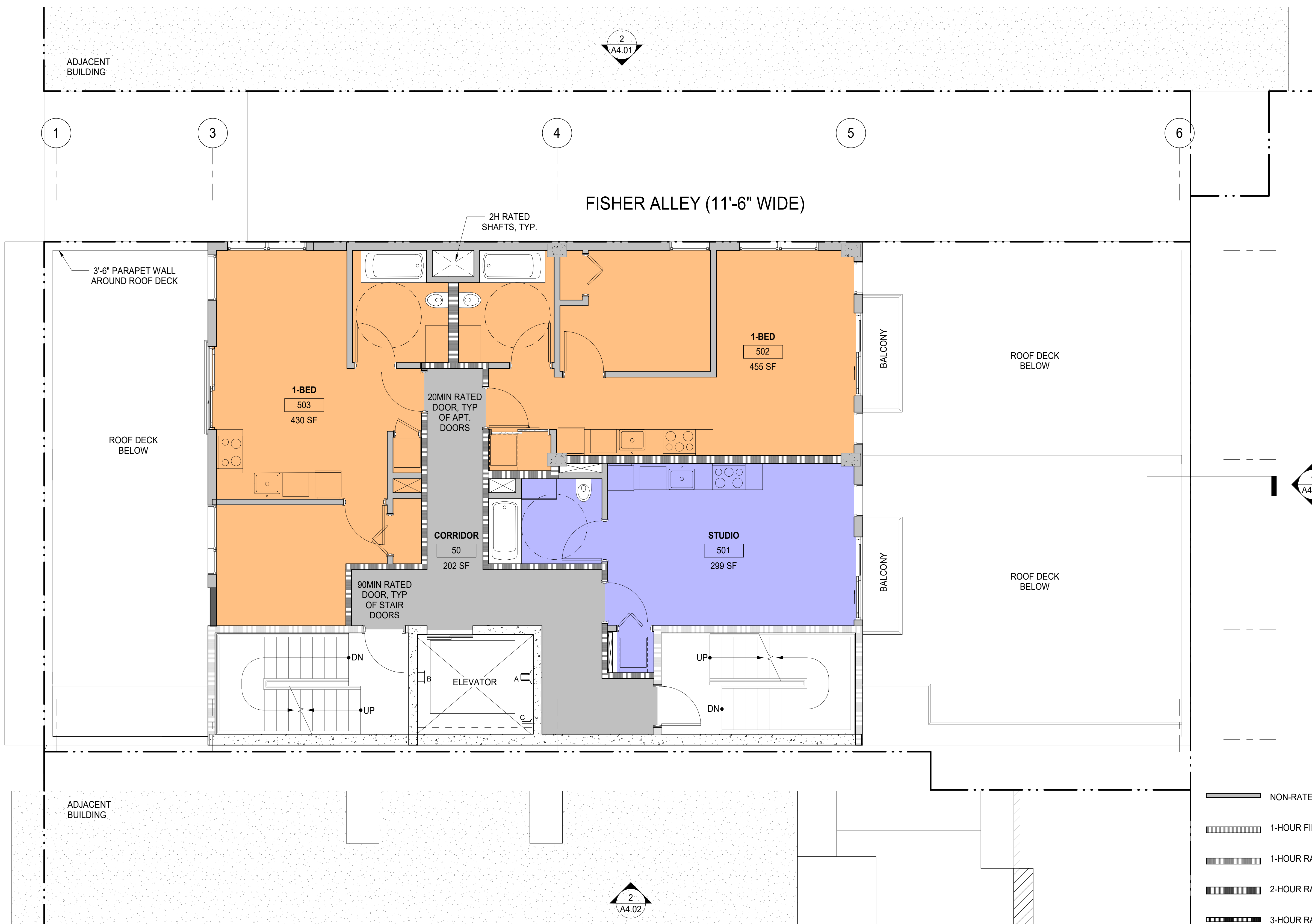
0 1' 2' 4' 8' 16'

PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133

POWELL STREET



- WALL TYPES**  
SCALE: 3/16" = 1'-0"
- NON-RATED WALL
  - ▤ 1-HOUR FIRE PROTECTED WALL
  - ▥ 1-HOUR RATED FIRE PARTITION
  - ▧ 2-HOUR RATED FIRE BARRIER
  - ▨ 3-HOUR RATED FIRE WALL
  - ▩ 4-HOUR RATED FIRE WALL
  - CONCRETE WALL

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN  
PROJECT NUMBER 19.001

DESCRIPTION  
FLOOR PLAN - LEVEL 5

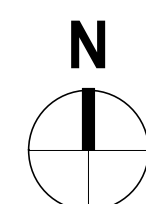
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**LEVEL 5 - FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

1  
A2.05



0 1' 2' 4' 8' 16'

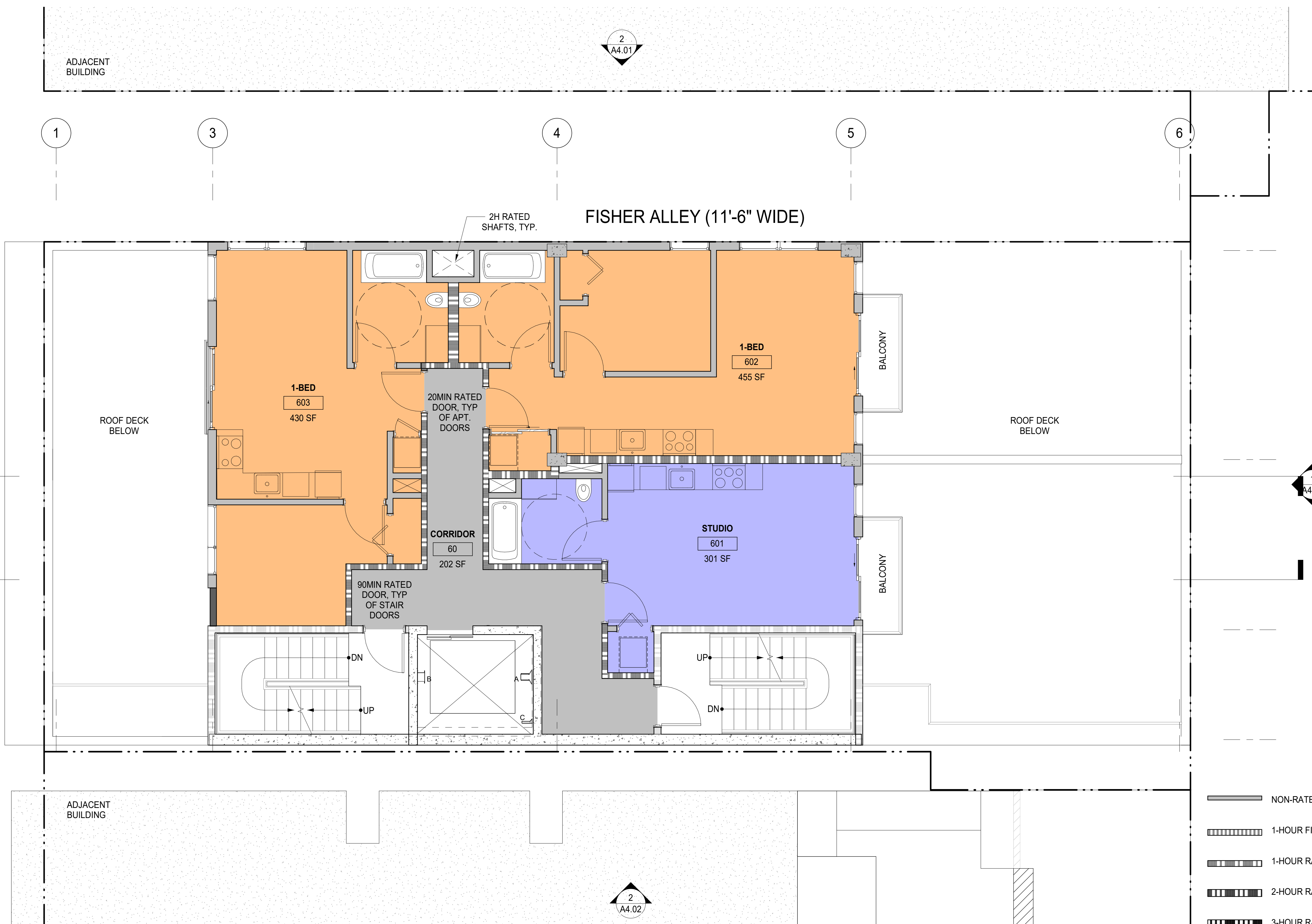
**WALL TYPES**  
SCALE: 3/16" = 1'-0"

PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133

POWELL STREET



NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- 3-HOUR RATED FIRE WALL
- 4-HOUR RATED FIRE WALL
- CONCRETE WALL

SCALE AS SHOWN  
PROJECT NUMBER 19.001

DESCRIPTION  
FLOOR PLAN - LEVEL 6

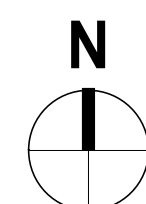
SHEET NUMBER

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**LEVEL 6**  
SCALE: 1/4" = 1'-0"

1  
A2.06



0 1' 2' 4' 8' 16'

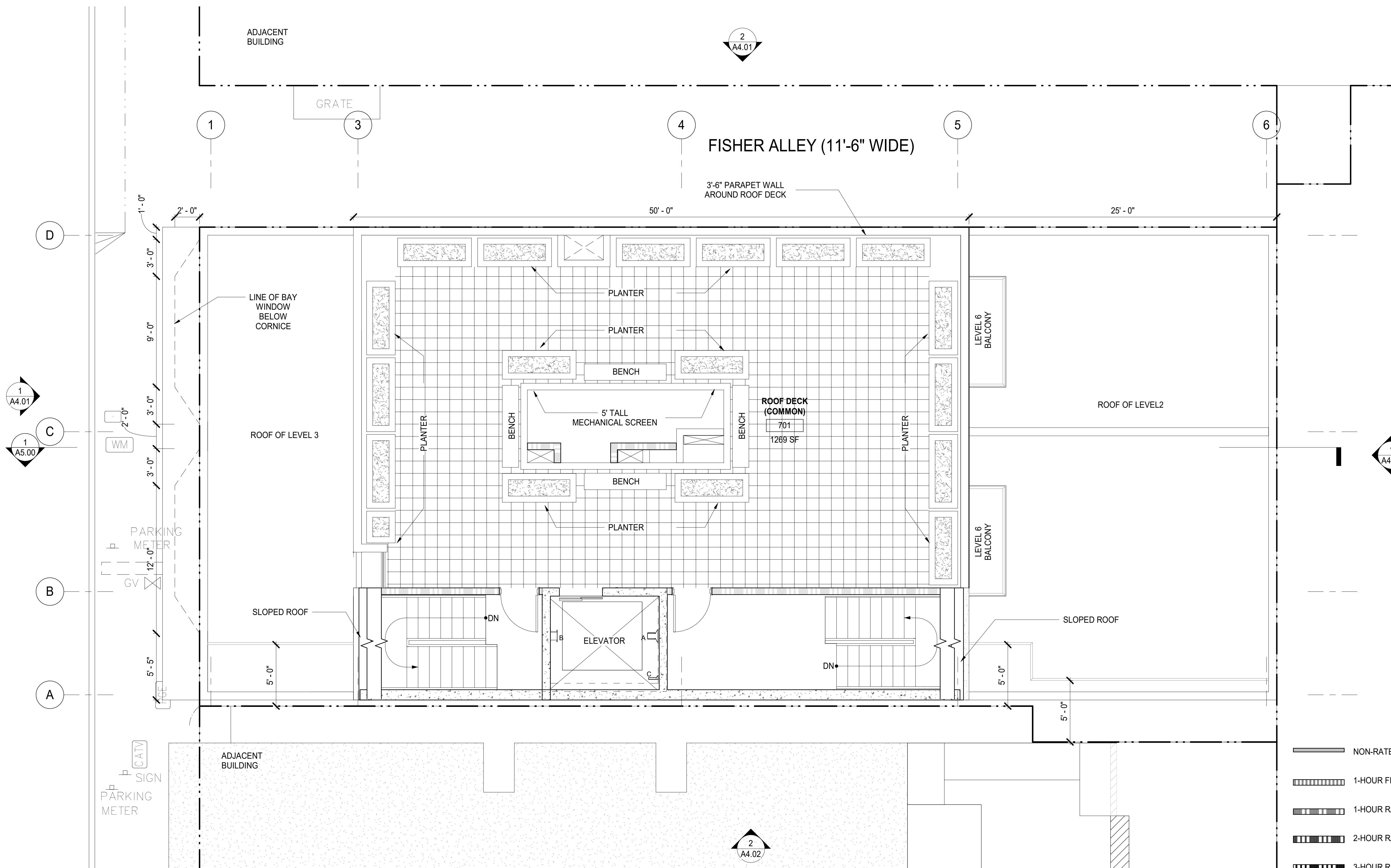
**WALL TYPES**  
SCALE: 3/16" = 1'-0"

PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133

POWELL STREET



NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- 3-HOUR RATED FIRE WALL
- 4-HOUR RATED FIRE WALL
- CONCRETE WALL

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
FLOOR PLAN - ROOF

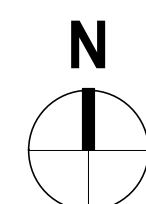
SHEET NUMBER

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

1  
A2.07

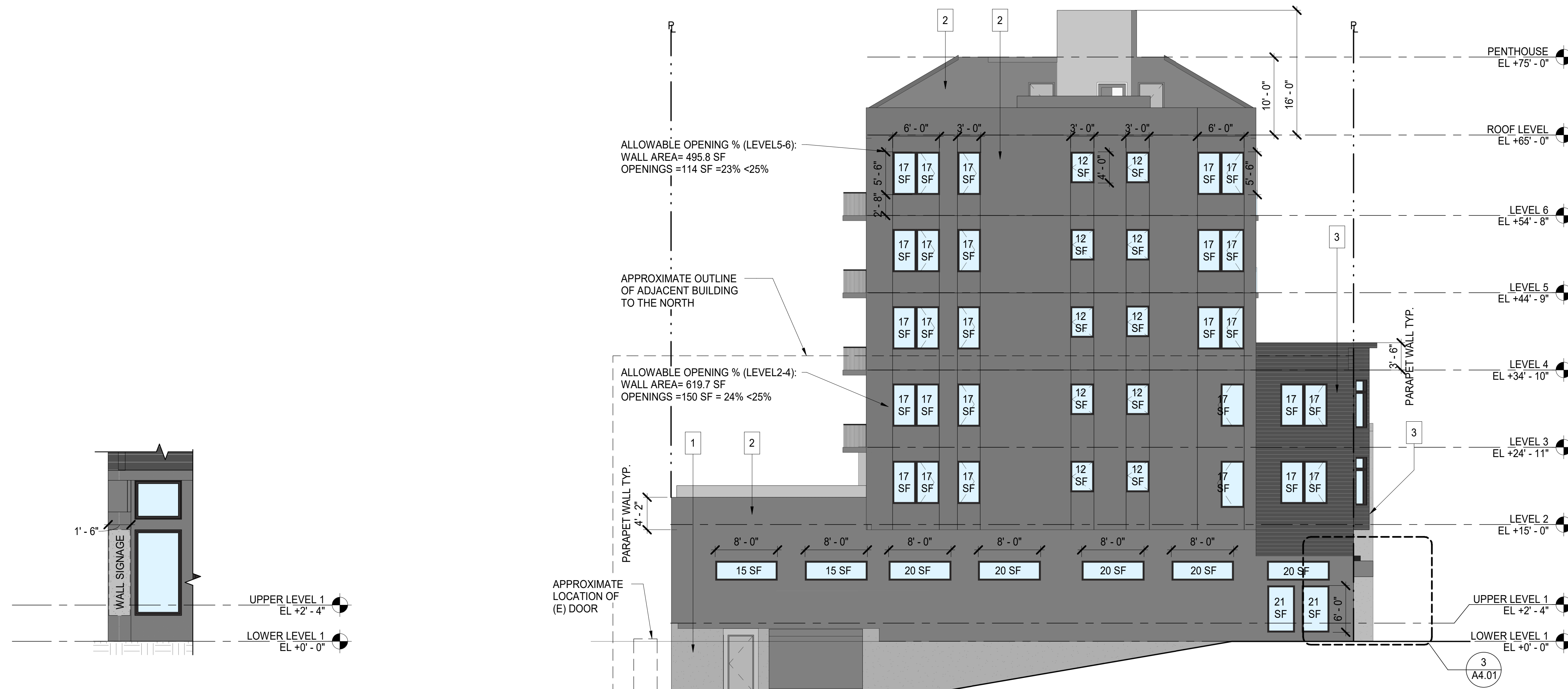


PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133

- EXTERIOR FINISHES:**
1. EXPOSED CONCRETE
  2. PLASTER - LIGHT GREY
  3. PAINTED WOOD SIDING - DARK GREY
  4. METAL ROOF
  5. DOWNWARD FACING EXTERIOR LIGHT
  6. VERTICAL WOOD SIDING - NATURAL WOOD FINISH



**COMMERCIAL WALL SIGN**  
SCALE: 1/4" = 1'-0"

4  
A4.01

**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

2  
A4.01



**COMMERCIAL PROJECTING SIGN**  
SCALE: 1/4" = 1'-0"

3  
A4.01

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

1  
A4.01

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
BUILDING ELEVATION

SHEET NUMBER

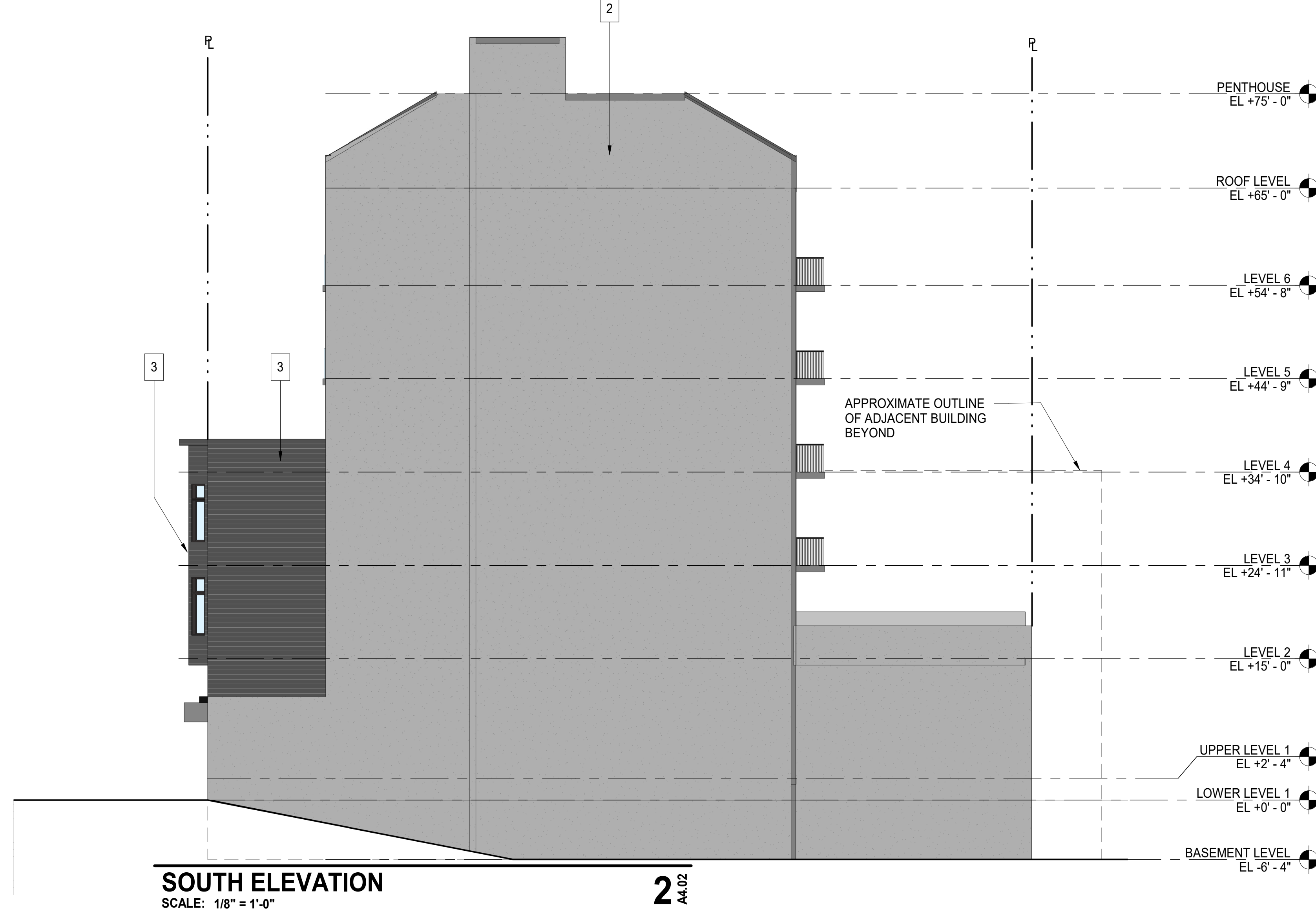
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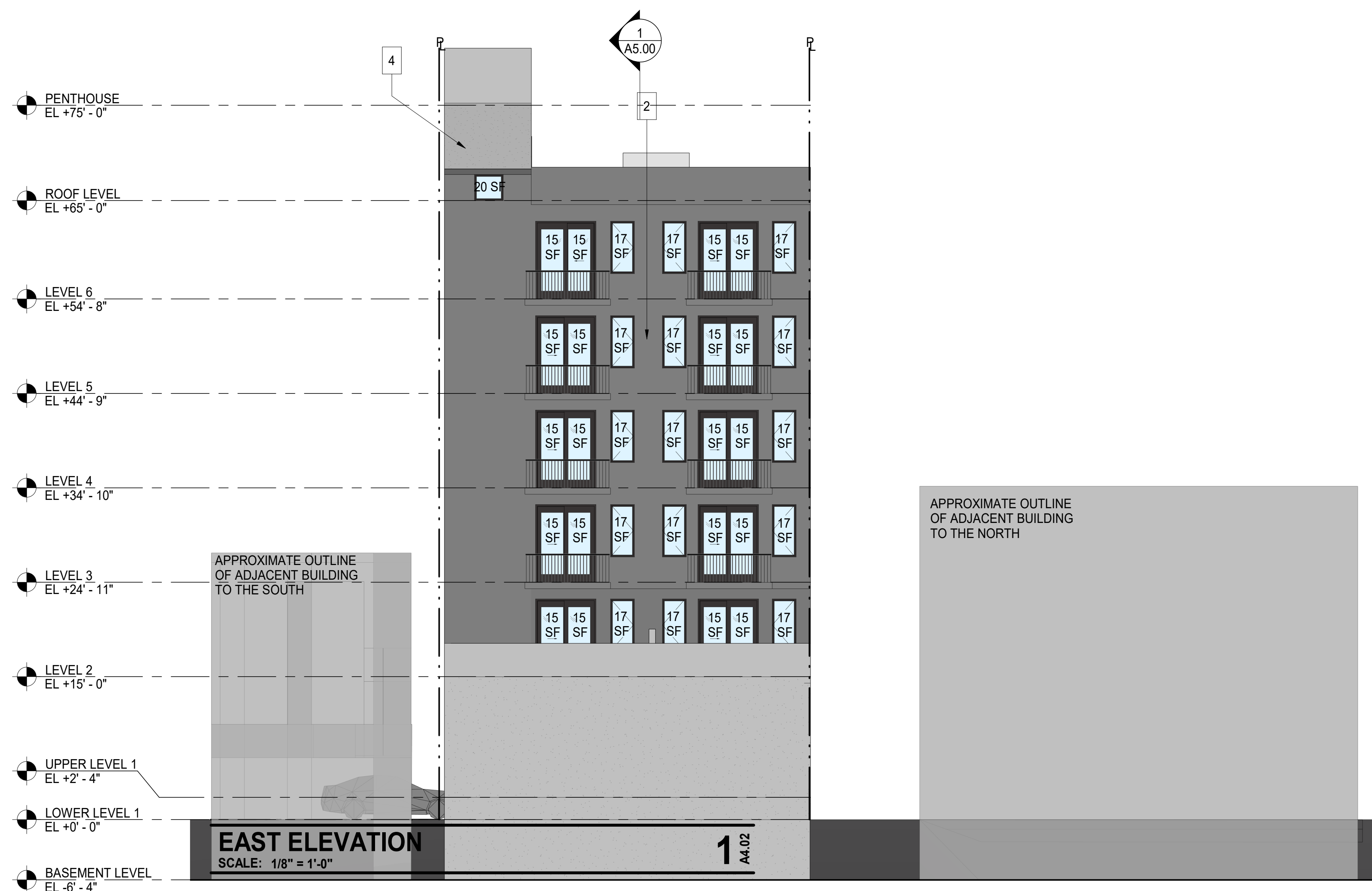
PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



- EXTERIOR FINISHES:**
1. EXPOSED CONCRETE
  2. PLASTER - LIGHT GREY
  3. PAINTED WOOD SIDING - DARK GREY
  4. METAL ROOF
  5. DOWNWARD FACING EXTERIOR LIGHT



NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
BUILDING ELEVATION

SHEET NUMBER

# A4.02

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PROJECT NAME

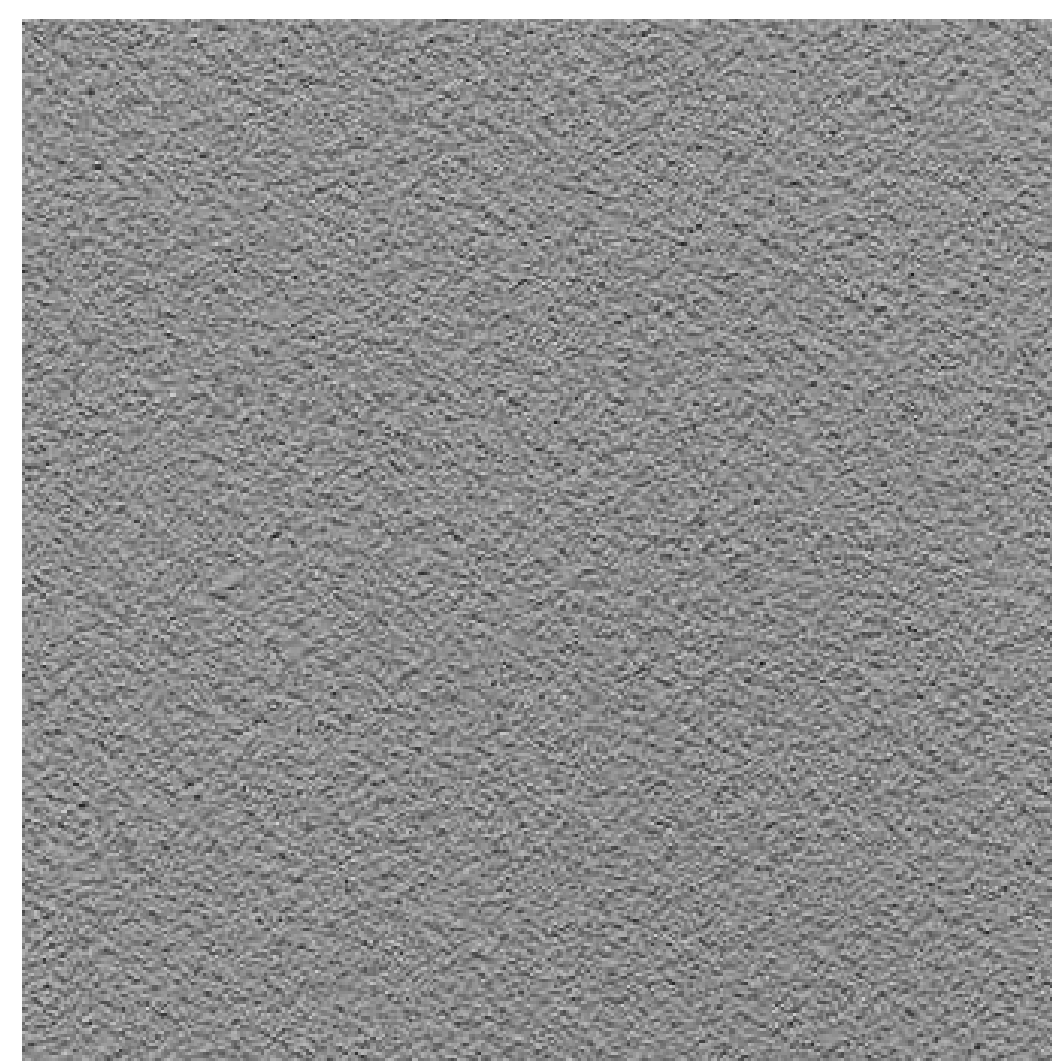
## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



**EXTERIOR FINISHES:**

1. EXPOSED CONCRETE
2. PLASTER - LIGHT GREY
- 2.2 PLASTER - DARK GREY
3. PAINTED WOOD SIDING - DARK GREY
4. METAL ROOF
5. DOWNWARD FACING EXTERIOR LIGHT
6. VERTICAL WOOD SIDING - NATURAL WOOD FINISH
7. DARK BRONZE ALUMINUM WINDOW FRAME
8. CLEAR VISION GLASS



**2 FINE PLASTER - LIGHT GREY**



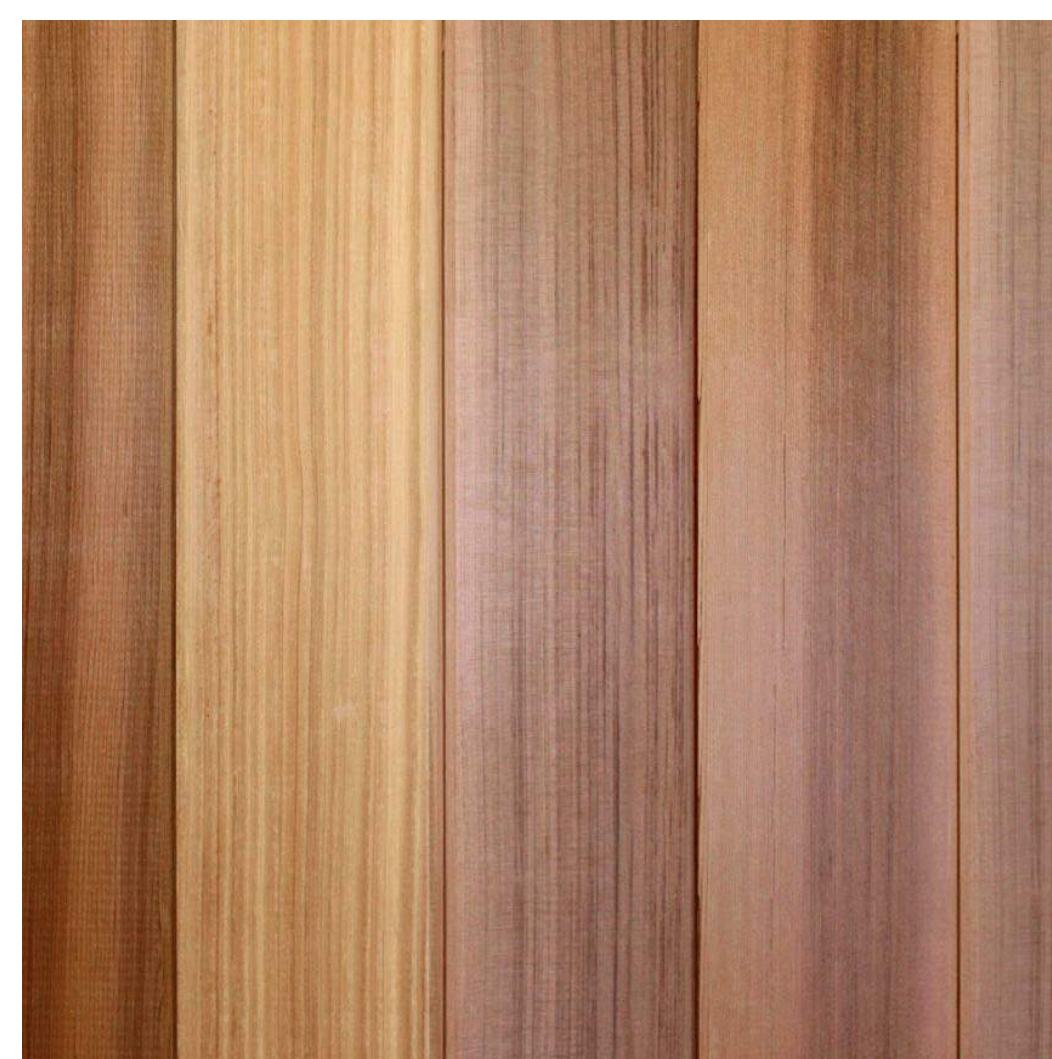
**2.2 FINE PLASTER - DARK GREY**



**3 WOOD SIDING - DARK GREY**



**7 DARK BRONZE ALUMINUM WINDOW FRAME**



**6 VERTICAL WOOD SIDING - NATURAL WOOD**



**01 CAST-IN-PLACE CONCRETE**

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

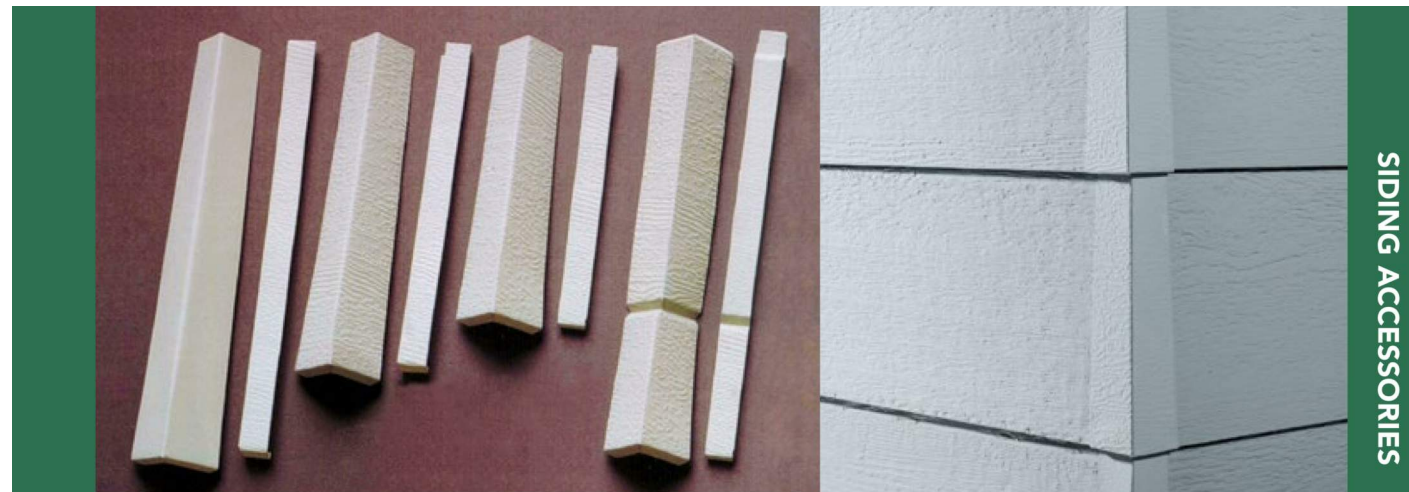
PROJECT NUMBER 19.001

DESCRIPTION  
EXTERIOR FINISHES

SHEET NUMBER

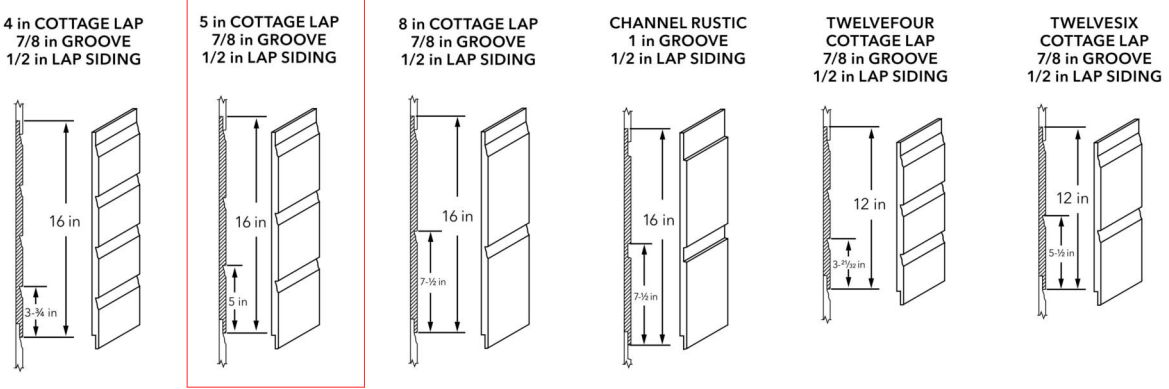
**A4.03**

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TruWood SIDING

TruWood SIDING TRIM



SPECIFICATIONS:

Table with columns for Selection, Self-Aligning, Cottage Lap, Sure Lock Six Cottage Lap, Channel Rustic, Sure Lock, and Cedar Shake.

TruWood Siding and Trim meet the requirements of the following:

- List of building codes and standards including 2015 International Building Code, ICC ESR-2588, Federal Manufactured Housing Standards, and California Wildland-Urban Interface (WUI).

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5/16 7.5M Manufactured in Klamath Falls, OR, USA



SPECIFICATIONS:

Table with columns for Lap Size, Material, and Selection. Includes rows for 1/2 in x 12 in x 16 ft, 1/2 in x 16 in x 16 ft, and 1/2 in x 12 in x 16 ft.

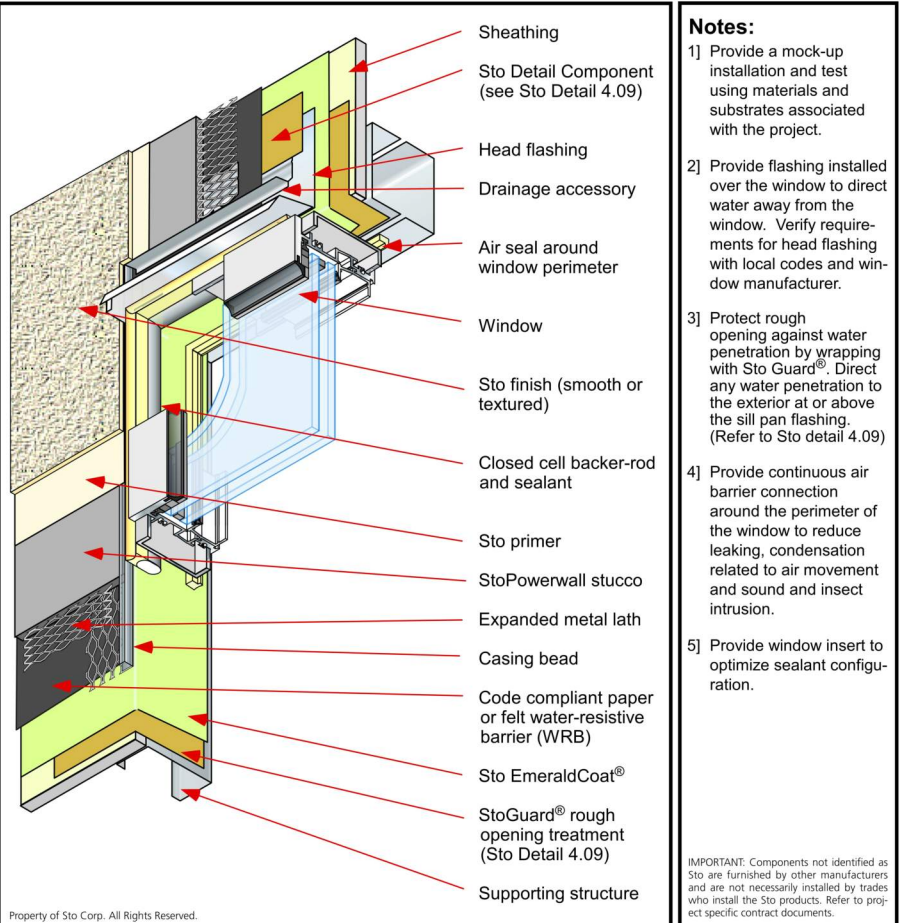
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WOOD SIDING - TRUWOOD OR SIM.

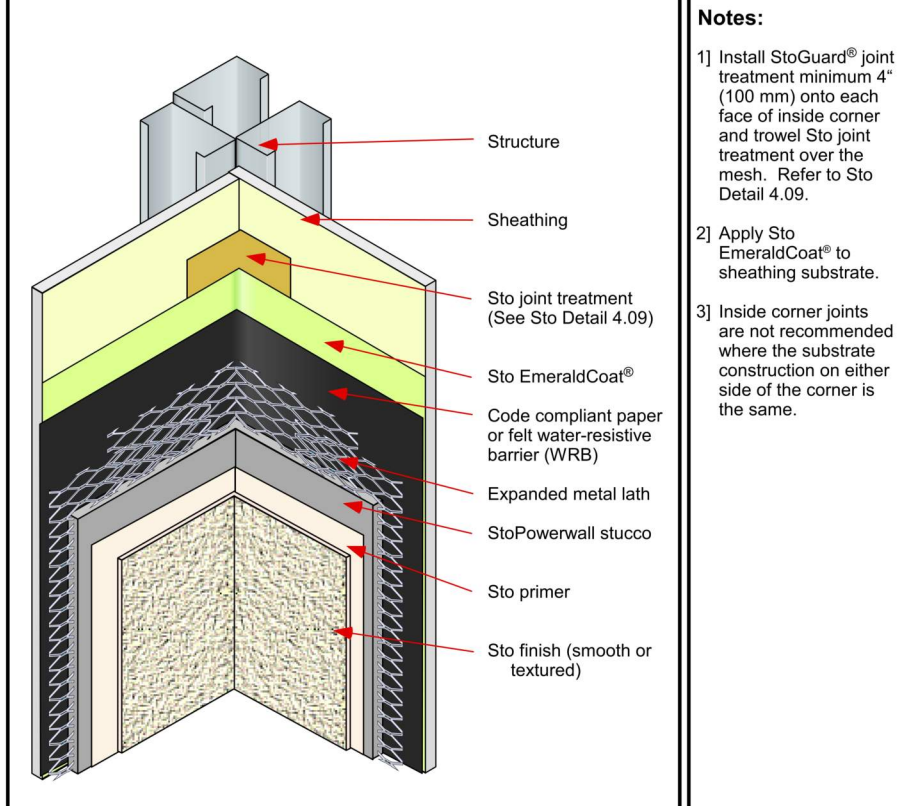


StoPowerwall® Commercial Window Head Detail No.: 4.20 Date: December 2015



Notes: 1) Provide a mock-up installation and test using materials and substrates associated with the project. 2) Provide flashing installed over the window to direct water away from the window. 3) Provide rough opening against water penetration with Sto Guard®. 4) Provide continuous air barrier connection around the perimeter of the window to reduce water leakage, condensation related to air movement and insect intrusion. 5) Provide window insert to optimize sealant configuration.

StoPowerwall® Inside Corner: Common Substrate Detail No.: 4.54 Date: December 2015

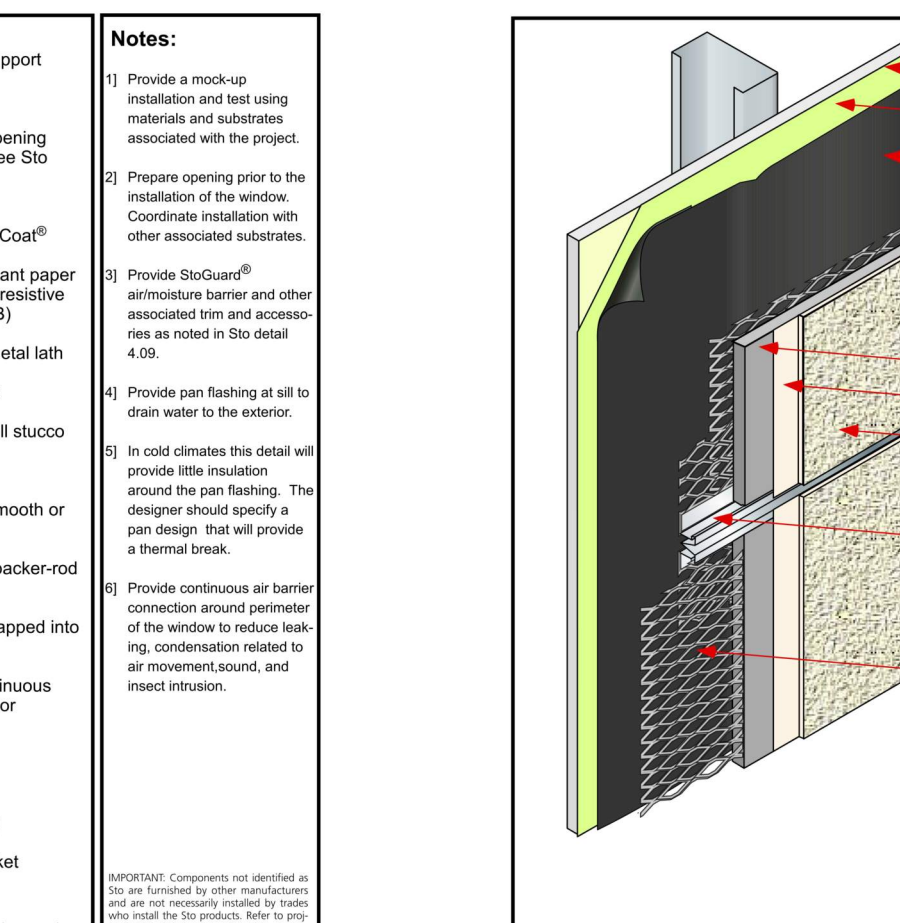


Notes: 1) Install StoGuard® joint treatment minimum 4" (100 mm) onto each face of inside corner and inset Sto joint treatment over the mesh. 2) Apply Sto EmeraldCoat® to sheathing substrate. 3) Inside corner joints are not recommended where the substrate construction is on either side of the corner is the same.

PLASTER - STO OR SIM.

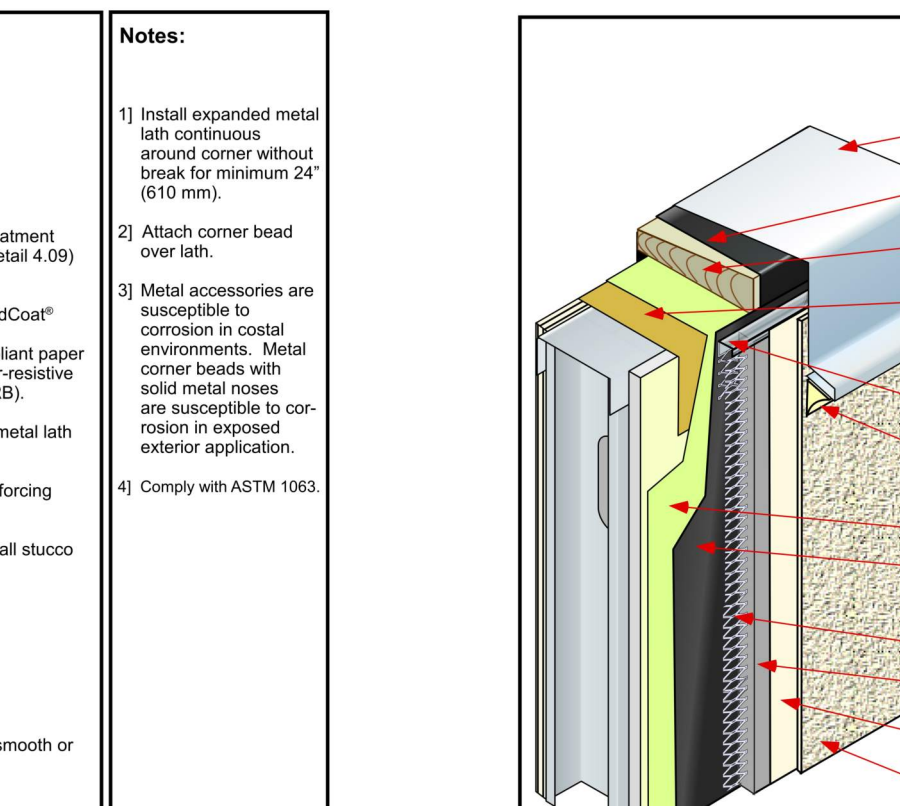


StoPowerwall® Commercial Window Sill Detail No.: 4.22 Date: December 2015



Notes: 1) Provide a mock-up installation and test using materials and substrates associated with the project. 2) Prepare opening prior to the installation of the window. 3) Provide StoGuard® air/moisture barrier and other associated rough and accessories as noted in Sto detail 4.09. 4) Provide pan flashing at sill to direct water to the exterior. 5) In cold climates this detail will provide site insulation around the exterior. 6) Provide continuous air barrier connection around perimeter of the window to reduce water leakage, condensation related to air movement sound, and insect intrusion.

StoPowerwall® Outside Corner Detail No.: 4.55 Date: December 2015



Notes: 1) Install expanded metal lath continuously around corner without break for minimum 24" (610 mm). 2) Attach corner bead over lath. 3) Metal accessories are susceptible to corrosion in coastal environments. 4) Comply with ASTM 1063.

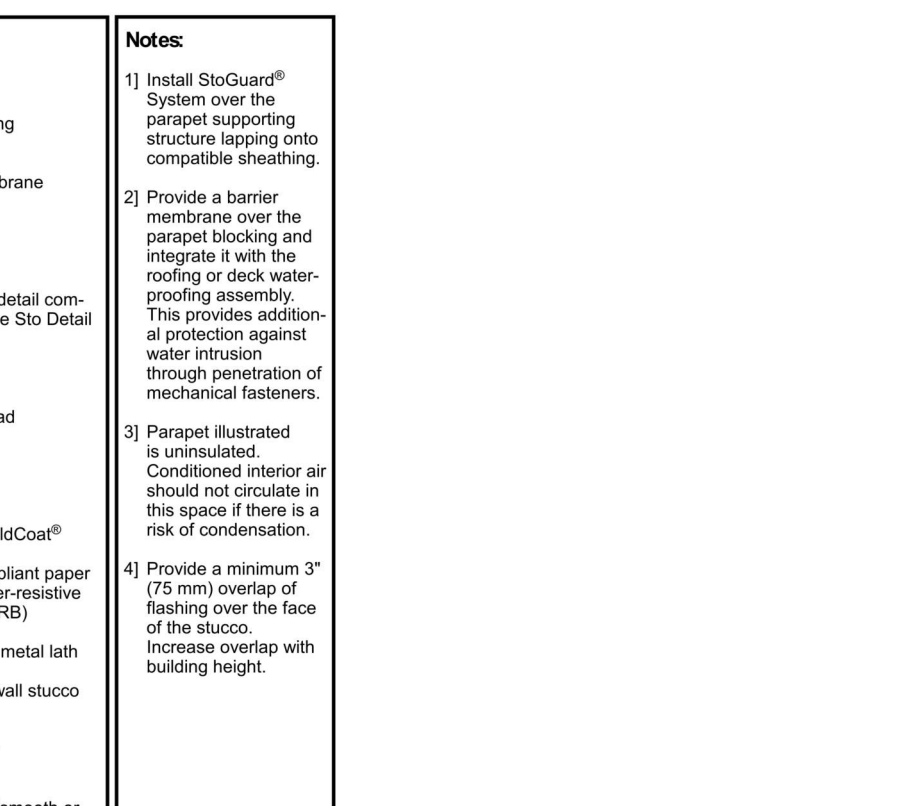


StoPowerwall® One-Piece Control Joint Detail No.: 4.52 Date: December 2015



Notes: 1) Provide one-piece control joint at maximum 144" (13.4 m) intervals and before window, door, and similar openings in the wall construction. 2) Do not exceed length of mesh (max 2.5 ft) in joint layout and do not exceed 78" (2.0 m) in any direction without a joint. 3) Lap metal reinforcement (mesh) over joint accessory through and wire tie. 4) Provide pan flashing at sill to direct water to the exterior. 5) In cold climates this detail will provide site insulation around the exterior. 6) Provide continuous air barrier connection around perimeter of the window to reduce water leakage, condensation related to air movement sound, and insect intrusion.

StoPowerwall® Termination at Parapet Cap Detail No.: 4.60 Date: December 2015



Notes: 1) Install StoGuard® system over the parapet supporting structure lapping onto compatible sheathing. 2) Provide a barrier membrane over the parapet blocking and integrate it with the roofing or deck waterproofing assembly. 3) Parapet illustrated is uninsulated. 4) Provide a minimum 3" (75 mm) overlap of flashing over the face of the stucco. Increase overlap with building height.



1000 BRANNAN STREET SUITE 404 SAN FRANCISCO, CA 94103 T 415.371.1400 F 415.371.1401 www.axisgfa.com

PROJECT NAME

CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET SAN FRANCISCO, CA 94133

Table with columns: NO., DATE, ISSUES & REVISIONS, BY. Includes entries for CPD SUBMITTAL, PCL RESPONSE, and PCL 3 RESPONSE.

SCALE AS SHOWN PROJECT NUMBER 19.001

DESCRIPTION EXTERIOR PRODUCT INFORMATION SHEETS

SHEET NUMBER

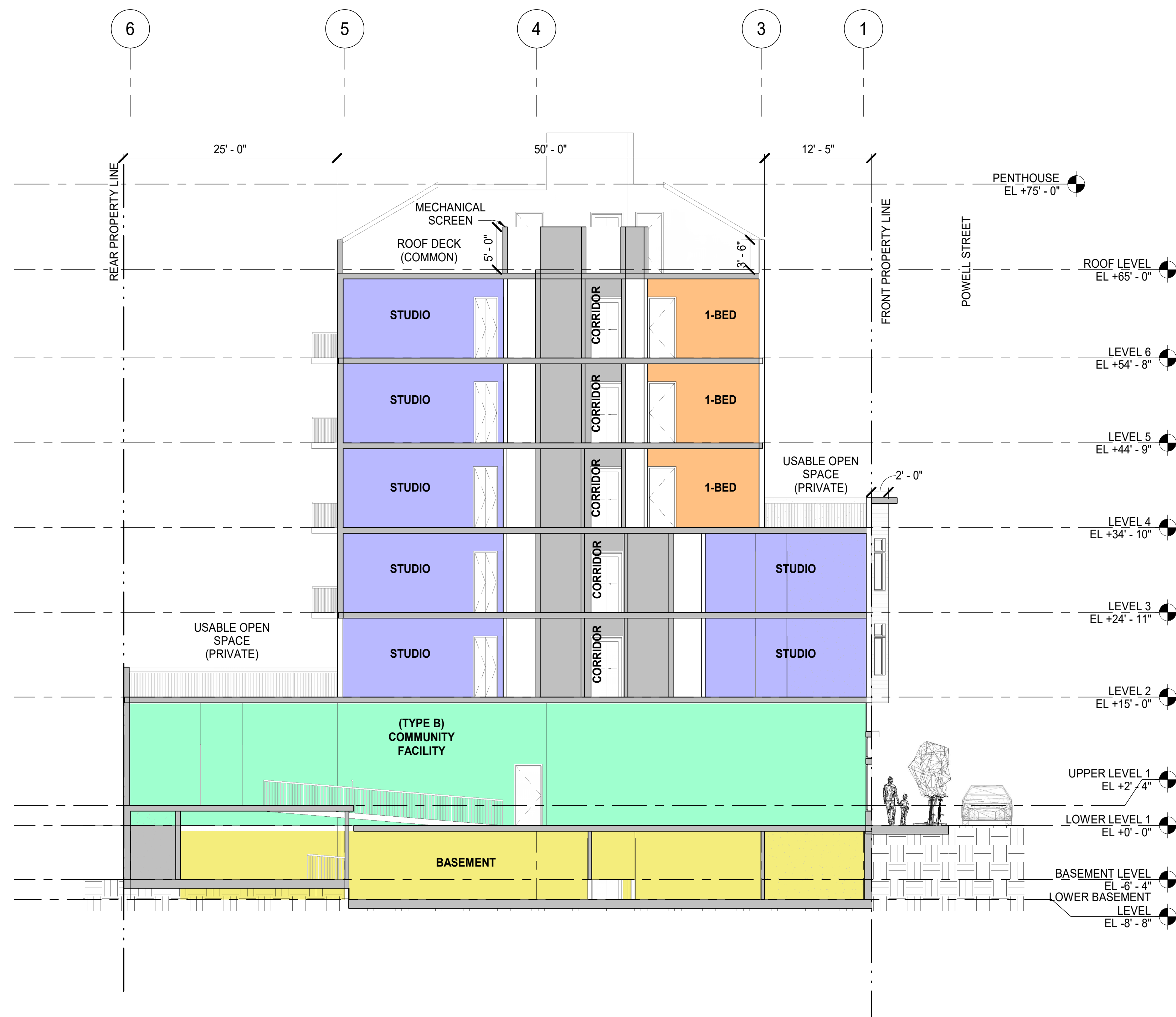
A4.04

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PROJECT NAME

## CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET  
SAN FRANCISCO, CA  
94133



**BUILDING SECTION**  
SCALE: 1/8" = 1'-0" **1** A5.00

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION  
BUILDING SECTION

SHEET NUMBER

**A5.00**

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# Exhibit C:

## Environmental Determination

---

Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street



## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1324-1326 POWELL ST		0160014A
<b>Case No.</b>		<b>Permit No.</b>
2019-014461ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project site is currently developed with a two-story, 5,650 square-foot commercial building. The site is bound by a courtyard and 12-story residential building to the east, a two-story residence to the south, Powell Street to the west, and Fisher Alley to the north. San Francisco Fire Department Station No. 2 is located directly across the project site on the opposite side of Fisher Alley. The proposed project would demolish the existing building on-site and construct a new 6-story (65 feet tall), 18,390 square-foot building with ground floor institutional community uses and residential uses on floors 2-6; institutional community uses on the ground floor could include a child care facility, community facility, job training, religious institution, social service or philanthropic facility, or a public facility. The project would contain 17 dwelling units comprised of 10 one-bedroom units and seven studios. The proposed project would also include a basement level with 18 class 1 bicycle parking spaces, a laundry room, a storage room, and utility space. No vehicular parking is proposed. The rooftop level would contain 2,720 square feet of common open space. Interior facing dwelling units would also have a private balcony or private open space. In addition, two new street trees and three new class 2 bicycle parking spaces would</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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><b>Class 32 - In-Fill Development.</b> 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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Ryan Shum  11/09/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



## **Full Project Description**

The project site is currently developed with a two-story, 5,650 square-foot commercial building. The site is bound by a courtyard and 12-story residential building to the east, a two-story residence to the south, Powell Street to the west, and Fisher Alley to the north. San Francisco Fire Department Station No. 2 is located directly across the project site on the opposite side of Fisher Alley. The proposed project would demolish the existing building on-site and construct a new 6-story (65 feet tall), 18,390 square-foot building with ground floor institutional community uses and residential uses on floors 2-6; institutional community uses on the ground floor could include a child care facility, community facility, job training, religious institution, social service or philanthropic facility, or a public facility. The project would contain 17 dwelling units comprised of 10 one-bedroom units and seven studios. The proposed project would also include a basement level with 18 class 1 bicycle parking spaces, a laundry room, a storage room, and utility space. No vehicular parking is proposed. The rooftop level would contain 2,720 square feet of common open space. Interior facing dwelling units would also have a private balcony or private open space. In addition, two new street trees and three new class 2 bicycle parking spaces would be installed on the Powell Street frontage.

Construction of the project would disturb approximately 3,400 square feet of soil and require excavation to a maximum depth of 10 feet below ground surface for construction of the basement level and foundations. The project would excavate approximately 716 cubic yards of soil. Project construction is anticipated to last 18 months. 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.

## **CEQA Impacts**

**Transportation:** Based on the scope of the proposed project, a detailed transportation study is not required for the project. No significant transportation impacts would occur.

**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 significantly affect adjacent buildings. The project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). No significant noise impacts would occur.

**Air Quality:** The project site is located in the Air Pollutant Exposure Zone. In accordance with Planning Director Bulletin No. 2, the project has made a binding commitment to using clean construction equipment and will prepare a Clean Construction Plan to be approved by the Planning Director prior to construction commencement.

**Additional Study - Hazardous Materials:** In accordance with Health Code Article 22A, also known as the Maher Ordinance, the project has enrolled in the Department of Public Health's Maher Program and is required to prepare a Phase II Subsurface Investigation. A copy of the Health Department's letter is available as part of the case record. The project site is not on the Cortese List.

**Additional Study - Archeological:** Department archeological staff determined that the proposed project would have no effect on archeological resources.

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**

# Exhibit D:

## Land Use Data

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Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street



## LAND USE INFORMATION

**PROJECT ADDRESS: 1324 POWELL ST**  
**RECORD NO.: 2019-014461PRJ**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Residential GSF	0	14,900	14,900
Retail/Commercial GSF	3,150	0	-3,150
Office GSF	2,500	0	-2,500
CIE GSF	0	3,400	-3,400
<b>TOTAL GSF</b>	<b>5650</b>	<b>18,390</b>	<b>12,740</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	2	2
Dwelling Units - Market Rate	0	15	15
Dwelling Units - Total	0	17	17
Number of Buildings	1	1	0
Number of Stories	2	6	4
Bicycle Spaces	0	18	18
Useable Open Space	0	2,720	2,720
	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	7	7
One Bedroom Units	0	10	10

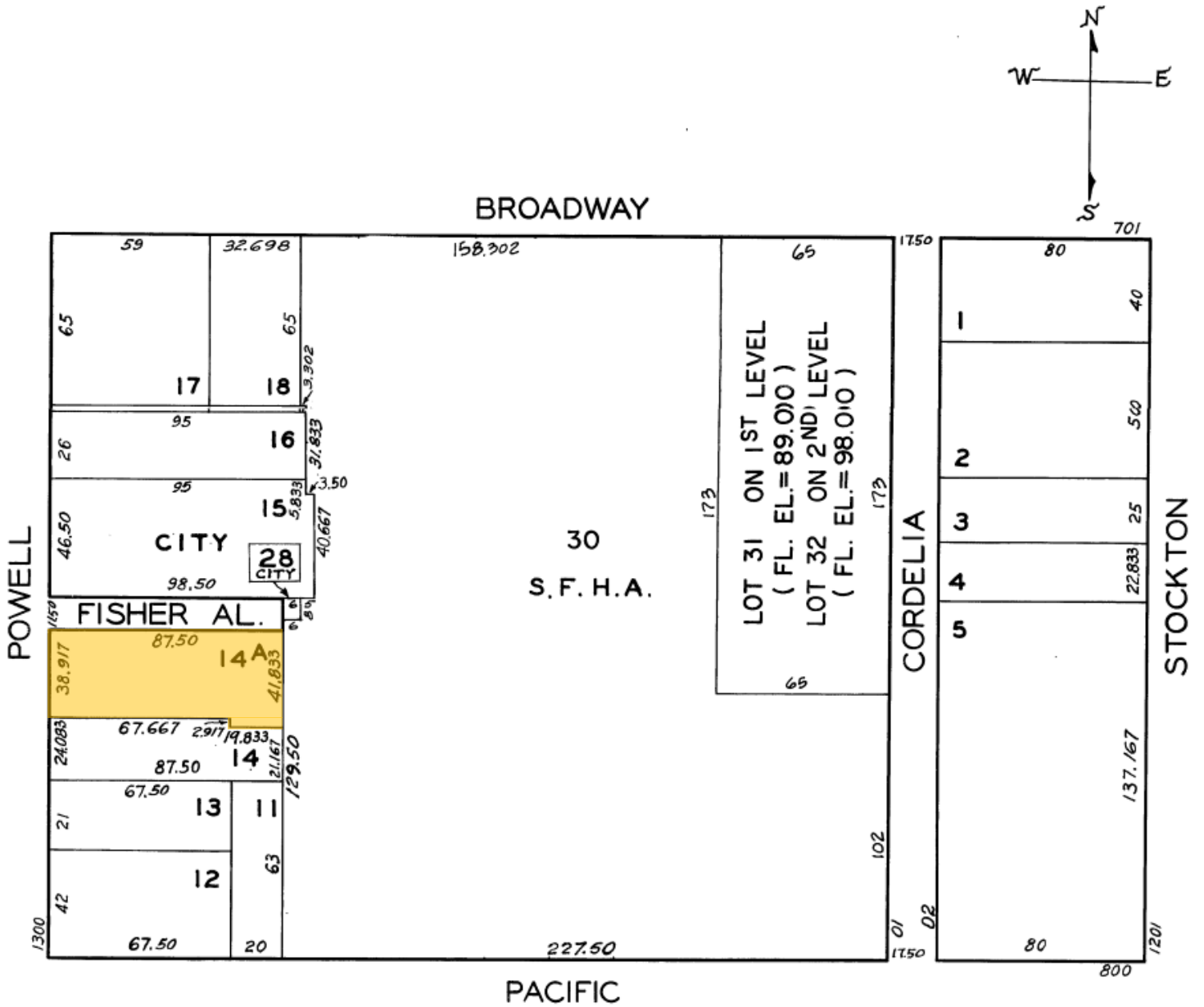
# Exhibit E:

## Maps and Context Photos

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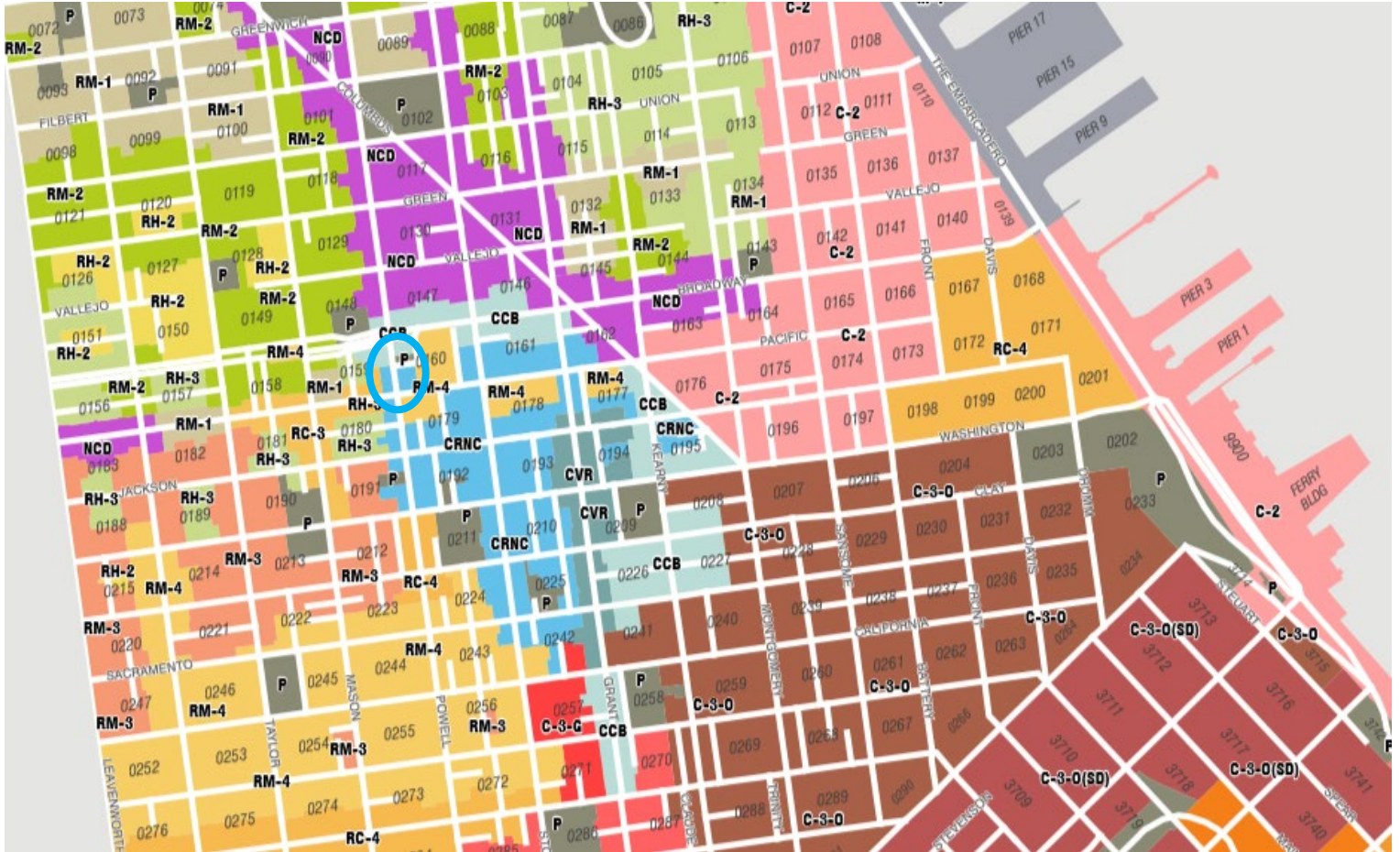
Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street

# Assessor's Map



Conditional Use Authorization  
**Case Number 2019-014461CUA**  
 1324-1326 Powell Street

# Zoning Map



## San Francisco Zoning Map

### ZONING DISTRICTS INCLUDED IN THIS MAP:

C-2, C-3-G, C-3-O, C-3-O(SD), C-3-R, C-3-S, CCB, CMUO, CRNC, CVR, M-1, M-2, MB-RA, MUG, MUO, MUR, NC-2, NC-3, NCD, NCT, RC-3, RC-4, RED, RED-MX, RH DTR, RH-1, RH-2, RH-3, RM-1, RM-2, RM-3, RM-4, RSD, SALI, SB DTR, SLR, SPD, TB DTR, WMUG

### NAMED NEIGHBORHOOD COMMERCIAL DISTRICTS IN THIS MAP:

Broadway NCD, Folsom Street NCT, North Beach NCD, Pacific Avenue NCD  
SoMa NCT

The Zoning Map of the City and County of San Francisco is established by sections 105 and 106 of the Planning Code, a part of the San Francisco Municipal Code. Zoning Use Districts are established by sections 201, 702, 802, and 902 of the Planning Code. This map incorporates Board of Supervisors' ordinances enacted through October 2020.

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San Francisco Planning



SHEET  
**ZN01**

WEBSTER 20201001

Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street

# Google Map



Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street



# Aerial View

Project Site



Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street

# Street View

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Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street

# Powell Street -- looking south

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Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street

# Powell Street – looking north

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Image capture: May 2019 © 2020 Google United States

Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street

# Exhibit F:

## Project Sponsor Submittal

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Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street



December 21, 2020

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

**Re: 1324-1326 Powell Street**  
**Case No. 2019-014461CUA**  
**Conditional Use Authorization**  
**Hearing Date: January 7, 2021**

Dear President Koppel and Commissioners:

I am writing on behalf of Mahmoud Larizadeh, the project sponsor of the 1324-1326 Powell Street project (the "Project"). The Project site is located in the Chinatown neighborhood, mid-block on Powell Street between Broadway and Pacific in the Chinatown Residential Neighborhood Commercial (CRNC) district and the 65-N height and bulk district. The site is currently occupied by a two-story private restaurant building built in 1907 that the Planning Department determined is not a historic resource.

### **PROJECT DESCRIPTION**

The Project proposes for the demolition of the existing two-story structure that the Planning Department determined is not a historic resource, and the construction of a new six-story mixed use building with 17 dwelling units and ground floor commercial space. The proposed dwelling units are a combination of studio and 1-bedrooms units. 13% of the units are on-site inclusionary units (2 units). The ground floor commercial space is proposed with an Institutional Community Facility Use type. The roof deck provides shared open space for the building's residents.

The Project's massing respects that of the neighboring buildings – along Powell Street the building is three-stories tall, in keeping with the existing height of the streetscape. Two two-story tall bay windows cantilever over the sidewalk, similar to almost every building along this block of Powell Street. Wood siding is the primary exterior material on the residential portion of the massing, while cast-in-place concrete is used to differentiate the commercial façade. The full six-story massing is set back horizontally 12'-5" from the front property line. The predominate exterior material there is cement plaster.

AXIS/GFA Architecture + Design is the Project architect. Your commission packet contains renderings, plans, elevations, exterior materials information and a building section.

### **CONDITIONAL USE AUTHORIZATION**

The residential units, inclusionary housing, open space, and bicycle parking elements of the Project are all consistent with, and permitted by, the underlying CRNC zoning district. Conditional use authorization from the Commission is required for structures above 35 feet in height in the CRNC district.

### **COMMUNITY ENGAGEMENT**

The sponsor has conducted two rounds of public outreach with the Chinatown community. There were no comments or opposition to the Project.

**CONCLUSION**

The Project will add 17 new units to the City's housing supply, including 2 on-site inclusionary units. The design is in keeping with that of the surrounding Chinatown neighborhood. The Project has engaged in two rounds of community outreach and has received no opposition from the community.

We look forward to the January 7th hearing. Please contact me prior to the hearing if I can provide any additional information.

Sincerely,



Matt Soisson, AIA  
Associate Principal, AXIS/GFA Architecture + Design

415.371.1400 x117  
msoisson@axisgfa.com

cc: Samantha Updegrave, Planner  
Mahmoud Larizadeh

Enclosure

# Exhibit G:

## Inclusionary Affordable Housing Affidavit

---

Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street



**AFFIDAVIT**

# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



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

12/08/2020

Date

I, Mahmoud Larizadeh,  
do hereby declare as follows:

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

1324-26 Powell St.

Address

0160/014A

Block / Lot

The subject property is located within the following Zoning District:

CRNC

Zoning District

65-N

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:

2019-014461PRJ

Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Samantha Updegrave

Planner Name

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

11/05/19

Date

The project contains 17 total dwelling units and/or group housing rooms.

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

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

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

Yes  No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes  No

(If yes, please indicate HOME-SF Tier)

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

Yes  No

**C** Please indicate the tenure of the project.

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

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

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

The applicable inclusionary rate is:

**13%**

*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:					
<b>TOTAL UNITS:</b> 17	SRO / Group Housing:	Studios: 7	One-Bedroom Units: 10	Two-Bedroom Units:	Three (or more) Bedroom Units:

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:					
<b>TOTAL UNITS:</b> 2	SRO / Group Housing:	Studios: 1	One-Bedroom Units: 1	Two-Bedroom Units:	Three (or more) Bedroom Units:
<b>LOW-INCOME</b>	Number of Affordable Units		% of Total Units	AMI Level	
<b>MODERATE-INCOME</b>	Number of Affordable Units 2		% of Total Units 13%	AMI Level 55%	
<b>MIDDLE-INCOME</b>	Number of Affordable Units		% of Total Units	AMI Level	

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

Number of Affordable Units to be Located OFF-SITE:					
<b>TOTAL UNITS:</b>	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:	

<b>AMI LEVELS:</b>	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):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

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

3. Fee  % of affordable housing requirement.

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

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

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

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

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

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

**Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT**

Company Name

Mahmoud Larizadeh

Name (Print) of Contact Person

243 Diamond St

Address

San Francisco, CA 94114

City, State, Zip

(415) 515-4837

Phone / Fax

mcoffeeguy@hotmail.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:

DocuSigned by:

Mahmoud Larizadeh

5B0F28F5F29B45C...

Name (Print), Title:

Mahmoud Larizadeh, Owner

Executed on this day in:

Location:

San Francisco

Date:

12/9/2020

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

**Sign Here**

Signature:

Name (Print), Title:

# Exhibit H:

## Anti-Discriminatory Housing Affidavit

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Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street

# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <b>Mahmoud Larizadeh</b>	
PROPERTY OWNER'S ADDRESS: <b>243 Diamond Street San Francisco CA 94114</b>	TELEPHONE: <b>( 415 ) 515-4837</b>
	EMAIL: <b>mcoffeeguy@hotmail.com</b>

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

CONTACT FOR PROJECT INFORMATION: <b>Matt Soison</b> Same as Above <input type="checkbox"/>	
ADDRESS: <b>1000 Brannan Street Suite 404 San Francisco CA 94103</b>	TELEPHONE: <b>( 415 ) 371-1400 ext 117</b>
	EMAIL: <b>msoisson@axisgfa.com</b>

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

## 2. Location and Project Description

STREET ADDRESS OF PROJECT: <b>1324-1326 Powell San Francisco CA</b>		ZIP CODE: <b>94133</b>
CROSS STREETS: <b>Broadway &amp; Pacific</b>		
ASSESSORS BLOCK/LOT: <b>0160 / 014A</b>	ZONING DISTRICT: <b>CRNC</b>	HEIGHT/BULK DISTRICT: <b>65-N</b>

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	<b>0</b>	<b>17</b>	<b>17</b>
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

# Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? California

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

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

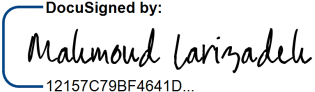
*If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.*

Human Rights Commission contact information  
**[hrc.info@sfgov.org](mailto:hrc.info@sfgov.org) or (415)252-2500**

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  12157C79BF4641D...

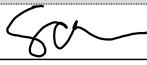
Date: 07-10-2020

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

Mahmoud Larizadeh

Owner  Authorized Agent (circle one)



PLANNING DEPARTMENT USE ONLY	
PLANNING DEPARTMENT VERIFICATION:	
<input checked="" type="checkbox"/> Anti-Discriminatory Housing Policy Form is <b>Complete</b> <input type="checkbox"/> Anti-Discriminatory Housing Policy Form is <b>Incomplete</b> Notification of Incomplete Information made: To: _____ Date: _____	
BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
2019-014461CUA	11/05/2019
VERIFIED BY PLANNER:	
Signature: _____ 	Date: <u>12/21/2020</u>
Printed Name: <u>Samantha Updegrave</u>	Phone: <u>(628)52-7322</u>
ROUTED TO HRC:	DATE:
<input checked="" type="checkbox"/> Emailed to: <u>mullane.ahern@sfgov.org</u>	12/21/2020

# Exhibit I:

## First-Source Hiring Affidavit

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Conditional Use Authorization  
**Case Number 2019-014461CUA**  
1324-1326 Powell Street



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

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

#### Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
1324-1326 Powell		0160-014A	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Mahmoud Larizadeh	Same	415-515-4837	
ADDRESS			
243 Diamond Street			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94114		mcoffeeguy@hotmail.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
17	2,480	65 feet / floors	N/A
ANTICIPATED START DATE			

#### Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer			
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer				Plumber and Pipefitter			
Electrician				Roofer/Water proofer			
Elevator Constructor				Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter			
Glazier				Taper			
Heat & Frost Insulator				Tile Layer/ Finisher			
Ironworker				Other:			
			<b>TOTAL:</b>				<b>TOTAL:</b>

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

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE <u>MAHMOUD JARZAOEH</u>	EMAIL <u>MCOFFEEGUN@HOTMAIL</u>	PHONE NUMBER <u>415-515-4837</u>
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
(SIGNATURE OF AUTHORIZED REPRESENTATIVE) <u>[Signature]</u>		(DATE) <u>7/20/20</u>
FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG		
Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org		emailed 12/21/2020 Samantha Updegrave Planning <u>su</u>