



EXECUTIVE SUMMARY HOME-SF PROJECT AUTHORIZATION

HEARING DATE: October 21, 2021

Record No.: 2019-019698AHB
Project Address: 4512 23rd Street
Zoning: Residential-Mixed, Low Density (RM-1) Zoning District
40-X Height and Bulk District
Block/Lot: 2800/005
Project Sponsor: Anders Fung
Paramount Estate, LLC
1601 Bayshore Hwy #240
Burlingame, CA 94010
Property Owner: Paramount Estate, LLC
Burlingame, CA 94010
Staff Contact: Linda Ajello Hoagland, AICP – (628) 652-7320
linda.ajellohoagland@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes new construction of a 11,661 square foot, five-story-over-basement, 45-foot 9-inch-tall, 13 dwelling unit building on a vacant lot. The Project would include approximately 1,782 square feet of usable open space via two common roof decks, one private patio and rear yard, and 13 Class 1 bicycle parking spaces located at the basement level.

Required Commission Action

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

Issues and Other Considerations

- **Public Comment & Outreach.** To date, the Department has received 85 letters of support for the Project. Forty-one letters in opposition to the Project have been received, expressing concern about the proposed height, density, parking and wildlife habitat.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of a vacant lot and construct a new five-story-over-basement, 13 dwelling unit building. Additionally, the Project will increase the City’s housing stock by providing a total of 13 new dwelling units, three of which will be designated as on-site affordable dwelling units (25% of the Project’s total units).

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: OCTOBER 21, 2021

Record No.: 2019-019698AHB
Project Address: 4512 23RD STREET
Zoning: RM-1 (Residential-Mixed, Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 2800/005
Project Sponsor: Anders Fung
Paramount Estate, LLC
Burlingame, CA 94010
Property Owner: Paramount Estate, LL
Burlingame, CA 94010
Staff Contact: Linda Ajello Hoagland, AICP – (628)652-7320
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ADOPTING FINDINGS RELATING TO A HOME-SF PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 206.3 AND 328 TO ALLOW ZONING MODIFICATIONS FROM THE REAR YARD AND DWELLING UNIT EXPOSURE REQUIREMENTS OF PLANNING CODE SECTIONS 134 AND 140, RESPECTIVELY, AND CONSTRUCT A FIVE-STORY-OVER-BASEMENT, 45-FOOT 9-INCH TALL RESIDENTIAL BUILDING WITH THIRTEEN DWELLING UNITS, LOCATED AT 4512 23RD STREET, LOT 005 IN ASSESSOR'S BLOCK 2800, WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 27, 2020, Anders Fung of Paramount Estate LLC (hereinafter "Project Sponsor") filed Application No. 2019-019698AHB (hereinafter "Application") with the Planning Department (hereinafter "Department") for a HOME-SF Project Authorization to construct a new five-story-over basement, 45-ft 9-inch tall, residential building with 13 dwelling units (hereinafter "Project") at 4512 23rd Street, Block 2800 Lot 005 (hereinafter "Project Site").

On September 20, 2021, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On October 21, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on HOME-SF Project Authorization Application No. 2019-019698AHB.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-019698AHB is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the HOME-SF Project Authorization as requested in Application No. 2019-019698AHB, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes new construction of a 11,661 square foot, five-story-over-basement, 45-foot 9-inch-tall, 13 dwelling unit building on a vacant lot. The Project would include approximately 1,782 square feet of usable open space via two common roof decks, one private patio and rear yard, and 13 Class 1 bicycle parking spaces located at the basement level.
- 3. Site Description and Present Use.** The subject site is a vacant trapezoidal-shaped through-lot (with a lot area of approximately 3,068 square feet), which has 25-ft of frontage along 23rd Street and 25.3-ft of frontage along Argent Alley. The site slopes down approximately 12 feet from the southwest corner to the northeast corner. The site is located on a section of 23rd Street between Corbett Avenue and Market Street, which is a public right-of-way, however, it is not improved with a street. Argent Alley is a partially paved 10-foot-wide right-of-way that provides a connection between Market and Corbett Streets. Based on the Historic Sanborn Maps and building permit records, a single-family dwelling once existed on the site of which remnants of the concrete foundation are still present.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RM-1 Zoning District in the Twin Peaks Neighborhood. The immediate context is residential in nature, with single- and multi-family buildings in the surrounding area. The Property is bound by five single- and multi-family buildings to the west, which front on Corbett Avenue, multi-family buildings to the south and east, and single- and multi-family buildings to the north. Other zoning districts in the vicinity of the project site include RH-1 (Residential-House, One Family) and RH-2 (Residential-House, Two Family) and Zoning Districts.
- 5. Public Outreach and Comments.** To date, the Department has received 85 letters of support for the Project. Forty-one letters in opposition to the Project have been received, expressing concern about the proposed height, density, parking and wildlife habitat.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. Permitted Uses.** Planning Code Section 209.2 states that residential uses are permitted within the RM-1 Zoning District.

The Project would construct a five-story over basement residential building with 13 dwelling units and no off-street parking. Therefore, the Project complies with Planning Code Section 209.2.
 - B. Dwelling Unit Density.** Planning Code Section 206.2 permits a maximum dwelling unit density of 3 dwelling units per lot or up to 1 unit for every 800 square feet of lot area. The density of a HOME-SF Project shall not be limited by lot area but rather by applicable requirements and limitations set forth by the Planning Code, including but not limited to setbacks, unit mix, and design guidelines.

Planning Code Section 206.2 permits a maximum of 3 dwelling units per lot or 1 unit for every 800 square feet of lot area, or 4 total units, on the subject lot. However, HOME-SF Projects shall receive form-based density as a Development Bonus pursuant to Section 206.3(d)(1). The Project proposes 13 dwelling units which is compliant with the Planning Code.

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

The Project is a Tier 2 HOME-SF Project, which permits up to one additional story of height, for a total of 10-feet additional height overall. The Project proposes a building height of 45-feet, 9-inches, which is compliant with the Development Bonuses provided in Section 206.3(d).

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

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

- E. Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45 percent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by averaging of the adjacent rear building walls. In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another Street or Alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same Street or Alley. HOME-SF Projects may receive a Zoning Modification which allows a reduction in the rear yard requirement to 20% of the lot depth, or 15-feet, whichever is greater.

The Project site abuts five properties fronting on Corbett Avenue to the west and a multi-family building at 11 Argent Alley to the east, which has frontage on Argent Alley and 23rd Street. Based on the existing building setback to the east, the Project has a required rear yard of approximately 35-feet 6-inches. The Project proposes a 24-foot 9-inch rear yard which is 20 percent of the lot depth. As such, the Project complies with the Zoning Modification pursuant to Planning Code Section 206.3(d)(4)(A)

- F. Usable Open Space.** Planning Code Section 135 requires, in RM-1 Districts, usable open space that is accessible by each dwelling (100 square feet per unit if private, or 133 square feet if shared). HOME-SF Projects may receive a Zoning Modification which allows a reduction in the open space requirement of up to 10%.

The Project provides 1,782 square feet of open space on two common roof decks, one private deck and

within the common rear yard area, which exceeds the minimum required. Therefore, the Project complies with Planning Code Section 135.

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

Seven of the units face out to 23rd Street, which is an approximately 64-foot-wide unimproved right-of-way, and 6 units face out to the code compliant rear yard and Argent Alley, which is a 10-foot-wide unimproved alley. Therefore, the Project complies with Planning Code Section 140.

- H. Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 space for every 20 dwelling units.

The Project includes 13 dwelling units, thus requiring 13 Class 1 bicycle parking space. The Project proposes 13 Class 1 bicycle parking spaces located in a bicycle storage room located on the basement level, therefore, the Project complies with Planning Code Section 155.2.

- I. Dwelling Unit Mix.** HOME-SF projects shall provide a minimum dwelling unit mix that (A) includes 40% large units (2-bedroom or more), with at least 10% three-bedroom units, or (B) any unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom.

The Project contains three (3) studios, four (4) one-bedroom units, five (5) two-bedroom units, and one (1) three-bedroom unit. Eleven (11) of the 18 bedrooms in the Project, or approximately 61% of bedrooms, are in units that have more than one bedroom; therefore, the project is compliant with the Planning Code.

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

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

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

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

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

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

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

The Project Sponsor has demonstrated that it is eligible for the HOME-SF program as a Tier 2 Project, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the HOME-SF by providing 25% affordable housing on-site, as rental units with a minimum of 10% of the units affordable to low-income households, 8% of the units as affordable to moderate income households, and the remaining 7% of the units affordable to middle-income households as defined by the Planning Code and Procedures Manual. Three (3) units (1 studio, 1 one-bedroom and 1 two-bedroom) of the 13 total units provided will be affordable. The Project sponsor will enter into a Regulatory Agreement with the City which records the number of required affordable units, the tenure of the units, and the term of restriction for the unit.

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

The Project proposes 13 new dwelling units and is therefore subject to the Child Care Fee. These fees must be paid prior to the issuance of the first construction document.

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

- A. The Project contains three or more residential units, as defined in Section 102, not including any

Group Housing as defined in Section 102, efficiency dwelling units with reduced square footage defined in Section 318, and Density Bonus Units permitted through this Section 206.3, or any other density bonus.

The Project proposes 13 dwelling units and does not contain any group housing units, nor does it include any efficiency dwelling units with reduced square footage.

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

The Project site is located in the Residential-Mixed, Low-Density (RM-1) Zoning District, which establishes a maximum dwelling unit density through a ratio of number of units to lot area and is not on property under the jurisdiction of the Port of San Francisco.

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

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

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

The Project proposes 13 dwelling units, equal to 325% of the Base Density, which in this instance would be a total of 4 dwelling units.

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

The Project new construction of a 11,661 gross square foot, five-story-over-basement, 45-foot 9-inch-

tall, 13 dwelling unit residential building on a vacant lot. The Project does not include an addition to any existing structure.

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

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

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

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

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

The Project site is not located north of the centerline of Post Street or east of the centerline of Van Ness Avenue, therefore this requirement does not apply.

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

The Project site is located within Supervisorial District 8, therefore this requirement does not apply.

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

- A. Tier Two HOME-SF Projects shall provide 25% of units in the HOME-SF Project as HOME-SF Units. Ten percent of Tier Two HOME-SF Units that are Owned Units shall have an average affordable

purchase price set at 80% of Area Median Income; eight percent shall have an average affordable purchase price set at 105% of Area Median Income; and seven percent shall have an average affordable purchase price set at 130% of Area Median Income. Ten percent of HOME-SF Units that are rental units shall have an average affordable rent set at 55% of Area Median Income; eight percent shall have an average affordable rent set at 80% of Area Median Income; and seven percent shall have an average affordable rent set at 110% of Area Median Income.

The Project proposes to provide 25% (3 units) of the onsite dwelling units as HOME-SF Units. 10% (1 unit) of the Rental Units will have an average affordable rent set at 55% of Area Median Income; 8% (1 unit) will have an average affordable rent set at 80% of Area Median Income; and 7% (1 unit) will have an average affordable rent set at 110% of Area Median Income.

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

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

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

The California Tax Credit Allocation Committee requires that one-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The Project proposes HOME-SF units that exceed the minimum unit sizes set forth by the California Tax Credit Allocation Committee. The Project provides a dwelling unit mix which includes some three bedroom or larger units such that 61% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom.

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

The Project site is vacant; therefore, it does not demolish, remove or convert any residential units.

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

The Project site is vacant; therefore, it does not demolish any neighborhood commercial use.

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

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

The Residential-Mixed, Low-Density (RM-1) Zoning District would allow a dwelling unit density of up to three units per lot or one unit for every 800 square feet of lot area. The Project Site would allow up to four dwelling units based on the lot area. The Project is receiving a development bonus to provide form-based density and is proposing a total of 13 dwelling units.

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

The Project site is located in the 40-X Height and Bulk District, which allows a maximum building height of 40-feet. The Project includes an additional 5-feet 9-inches of building height in order to accommodate one additional story beyond the 40-foot height limit.

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

The Project proposes a 24-foot 9-inch rear yard, which is equivalent to 20 percent of the lot depth.

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

The Project proposes 6 dwelling units that would gain exposure from the rear yard, which is 24-feet

9-inches in depth and 25-feet in width, and unobstructed to the sky and 6 dwelling units that face out onto 23rd Street. The Project is receiving a development bonus to allow 6 dwelling units to face out onto an open area that is 20% of the lot depth.

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

The Project proposes no minor exceptions beyond the development bonuses and modifications allowed in Section 206.3.

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

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

The Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. Various segments of the façade are treated differently, and the fifth floor is setback 25-feet from the front building wall to mitigate the prominence of the increased height and bulk of the building in relation to the abutting lower-scale residential buildings. As such, the Project is consistent with the bulk and massing AHBP Guidelines.

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

The Project will construct a new residential building that incorporates fine-grained detailing with various high quality and durable materials, including smooth stucco and horizontal wood siding, to pronounce building features (i.e. bay windows, residential building entrances) that reduce the building's height differential to adjacent residential buildings. The building is appropriately finished on all visible facades. As such, the Project is consistent with the Architectural Treatments, Façade Design, and Building Materials AHBP Guidelines.

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

The Project will design an active ground floor to create a pedestrian environment along the newly extended paved connection to 23rd Street. The proposal will construct a ground level that is dedicated to the ground floor residential unit and building lobby. The building entries are designed to be clearly identifiable and inviting. As such, the Project is consistent with the ground floor AHBP Guidelines.

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

The Project abuts 23rd Street, which is an unimproved right-of-way. The Project will extend the existing paved connection to the 23rd Street right-of-way, which will provide access the Project site, and add a new six-foot wide paved pedestrian connection to the adjacent pedestrian pathway, which will require the removal of one tree. The Project would also add an access gate from the rear yard on the first floor to provide a pedestrian connection to Argent Alley, which is a 10-foot-wide right-of-way that provides a connection between Market Street and Corbett Avenue.

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

Project does not involve the merging of two or more lots resulting in more than 125 feet in lot frontage on any one street.

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

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

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

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

The Project proposes a multi-family residential building, which is consistent with the stated purposed of the RM-1 Zoning District.

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

The Project site is a vacant lot; thus, no existing buildings will be demolished.

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

The Project site is a vacant residential lot, therefore, no existing commercial or retail uses will be removed.

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

The Project is located on a vacant lot in a residential neighborhood. Therefore, no commercial or retail uses will be removed.

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

The Project is residential in nature and does not include and retail or commercial uses.

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

The Project is located on a vacant lot in a residential neighborhood and as such will not result in and adverse impacts to the public health, safety, and general welfare due to the loss of commercial or retail uses.

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

The Project does not propose to remove any Legacy Business.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

Policy 1.7

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

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.6:

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 11:

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

Policy 11.3:

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

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project is a medium-density residential development, providing 13 new dwelling units on a site that is currently vacant. The Project includes three new on-site below-market rate units, which is a goal for the City's Housing Element. The Project will provide 5 two-bedroom units and 1 three-bedroom unit that would be suitable for families with children. The Project is in an area where existing and planned infrastructure can support residential growth. Future residents of the proposed building will be able to rely on public transit, walking and bicycling for the majority of their daily trips. The proposed residential building would provide 13 weather-protected bicycle parking spaces for its residents to encourage bicycling. The Project Site is located within walking distance to the 37, KTBU and LBUS MUNI transit lines. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high-quality designed exterior, which features a variety of materials, colors, and textures. The Project also improves the public rights of way with new streetscape and pedestrian improvements. In addition, the Project does not provide any off-street parking. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project site is located in the RM-1 Zoning District, which is predominantly a multi-family residential area. The Project provides 13 new dwelling units, which will 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.

The Project would not displace any existing housing or negatively affect the existing neighborhood character. The Project would improve the existing character of the neighborhood by redeveloping a vacant lot with a new residential building within an established residential neighborhood, including a mix of dwelling unit types on-site. The Project would provide 13 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project provides 25% affordable units and 6 family-sized units which consist of units with at least two bedrooms. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

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

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

The Project Site is served by nearby public transportation options. The Project is within walking distance to 37, KTBU and LBUS MUNI bus routes. The Project also provides code-compliant bicycle parking for residents.

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

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

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site is vacant and, therefore does not contain any City Landmarks or historic buildings.

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES HOME-SF Project Authorization Application No. 2019-019698AHB** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 31, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 21, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: October 21, 2021

EXHIBIT A

Authorization

This authorization is for a HOME-SF Project Authorization to allow the construction of a new five-story-over basement, 45-ft 9-inch tall, residential building with 13 dwelling units located at 4512 23rd Street, Block 2800, Lot 005 pursuant to Planning Code Section(s) 206.3 and 328 within the RM-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated August 31, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2019-019698AHB and subject to conditions of approval reviewed and approved by the Commission on October 21, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 21, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7320, www.sfplanning.org

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

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

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

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

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

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

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

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

www.sfplanning.org

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

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

Design – Compliance at Plan Stage

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

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

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

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

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

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

Parking and Traffic

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

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

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

- 11. Bicycle Parking.** The Project shall provide no fewer than 13 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

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

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

Provisions

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

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

- 14. 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

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

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

- 16. Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements

are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.

- i. **Regulatory Agreement.** Recipients of development bonuses under this Section 206.3 shall enter into a Regulatory Agreement with the City, as follows:
 - A. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
 - B. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
 - C. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
 - D. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - i. The total number of dwelling units approved for the Housing Project, including the number of HOME-SF Units or other restricted units;
 - ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing HOME-SF Units;
 - iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the HOME-SF Units;
 - iv. Term of use restrictions for the life of the project;¹
 - v. A schedule for completion and occupancy of HOME-SF Units;
 - vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
 - vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement); and
 - viii. Other provisions to ensure implementation and compliance with this Section.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

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

- A. Number of Required Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Project contains 13 units; therefore, 3 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 3 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
- B. Unit Mix.** The Project contains three (3) studios, four (4) one-bedroom units, five (5) two-bedroom units, and one (1) three-bedroom unit; therefore, the required affordable unit mix is 1 studios, 1 one-bedroom, and 1 two-bedroom. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
- C. Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 8% must be affordable to moderate income households, and at least 7% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
- D. Unit Location.** The affordable unit(s) shall be designated on a reduced set of plans recorded as part of a Regulatory Agreement prior to the issuance of the first Construction Document.
- E. Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.
- F. Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

- G. Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 25 percent (25%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.
- H. Duration.** Under Planning Code Section 206.3, all HOME-SF units constructed pursuant to Section 206.3 must remain affordable to qualifying households for the life of the project.
- I. Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

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

- A. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- B. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 8% to moderate-income households, and the remaining 7% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- C. The Project Sponsor is responsible for following the marketing, reporting, and monitoring

requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.

- D. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- E. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- F. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

Monitoring - After Entitlement

- 19. 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

- 20. 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

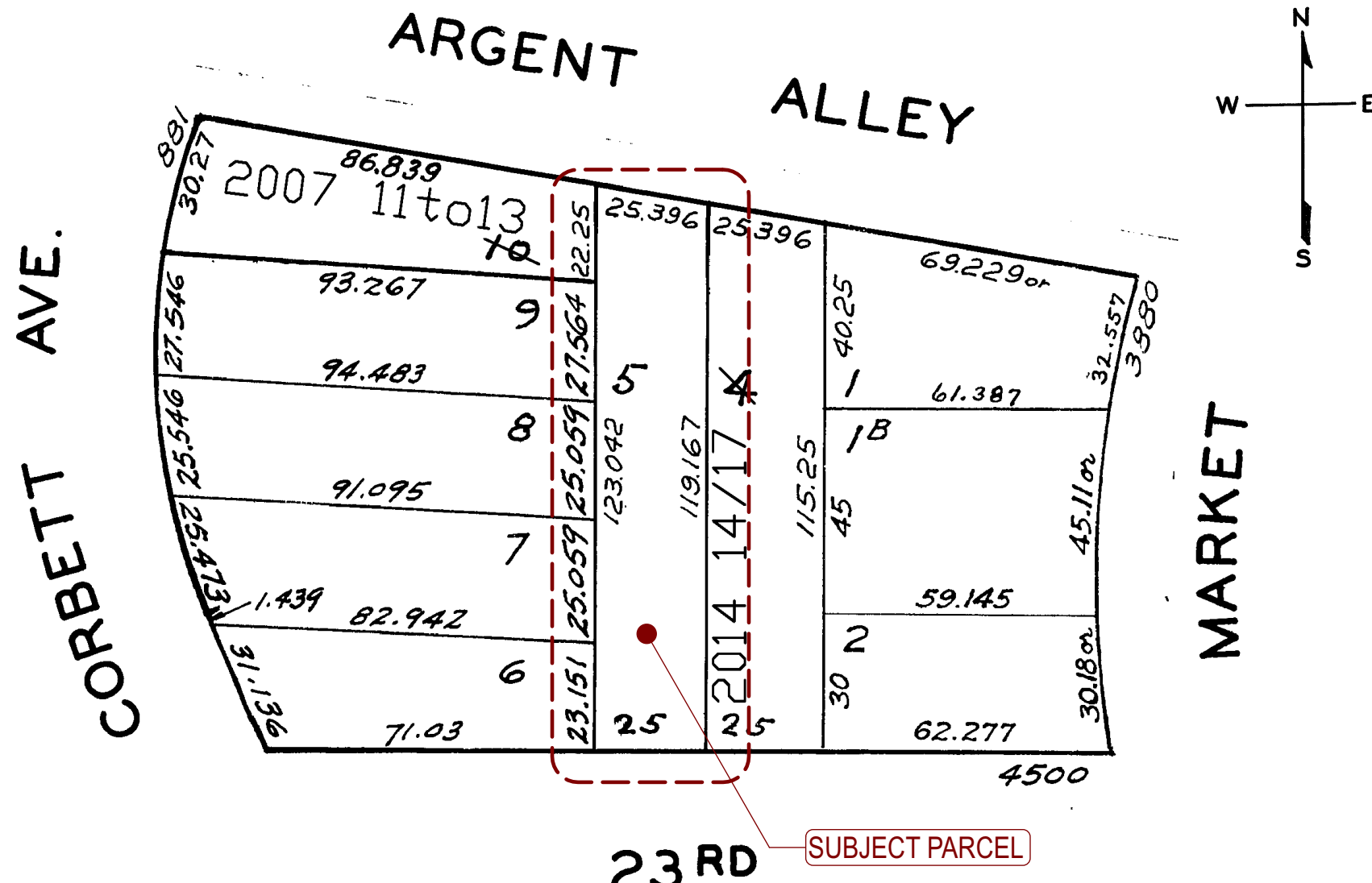
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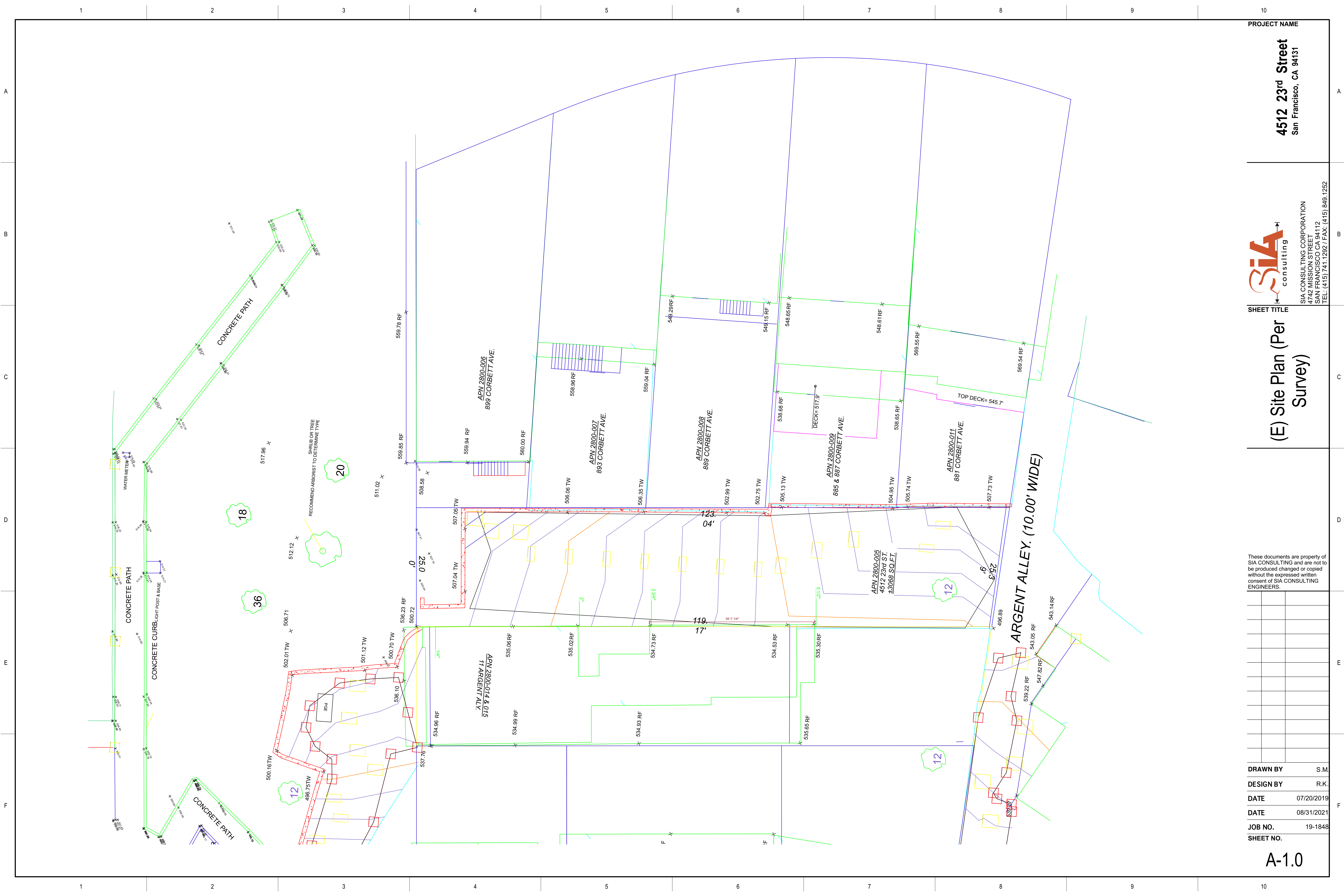
- 21. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

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

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

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A	<u>ARCHITECTURAL</u> A-0.1 COVER SHEET A-1.0 EXISTING SITE PLAN A-1.1 PROPOSED SITE PLAN A-1.2 ISOMETRIC VIEWS(1) A-1.3 ISOMETRIC VIEWS(2) A-2.1 BASEMENT & FIRST FLOOR PLANS A-2.2 SECOND & THIRD FLOOR PLANS A-2.3 FOURTH & FIFTH FLOOR PLANS A-2.4 ROOF PLAN A-3.1 FRONT & REAR ELEVATION A-3.2 LEFT ELEVATION A-3.3 RIGHT ELEVATION A-4.1 SECTION G-1.0 GREEN BUILDING CHECKLIST SW-1.1a STREET IMPROVEMENT PLAN					<div>- PROPOSED NEW 13 - UNIT APARTMENT BUILDING AS PER HOME - SF GUIDLINES W/ONE ADDITIONAL STORY ABOVE 40-X HIGHT LIMIT</div> <div>NOTES: - BLDG. TO BE FULLY SPRINKLERED, SPRINKLERS & STANDPIPE REQUIRED PER NFPA13-R, CBC & SFBC 2019 EDITIONS. SPRINKLER SYSTEM UNDER SEPARATE PERMIT. - WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS</div> <div>EXHIBIT B</div>				4512 23rd Street San Francisco, CA 94131																																																																																																																																																																																																																																																																																								
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C	<div>1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.</div> <div>2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.</div> <div>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.</div> <div>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.</div> <div>5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.</div> <div>6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.</div> <div>7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.</div> <div>8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.</div> <div>9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.</div> <div>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.</div> <div>11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.</div> <div>12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.</div> <div>13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.</div> <div>14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.</div> <div>15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.</div> <div>16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.</div> <div>17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.</div> <div>18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.</div>		<table><tr><td>#</td><td>POUND OR NUMBER</td><td>H.C.</td><td>HANDICAPPED</td></tr><tr><td>&</td><td>AND</td><td>HI</td><td>HIGH</td></tr><tr><td>@</td><td>AT</td><td>HM</td><td>HOLLOW METAL</td></tr><tr><td>ABV</td><td>ABOVE</td><td>HP</td><td>HIGH POINT</td></tr><tr><td>ACT</td><td>ACOUSTIC CEILING TILE</td><td>HR</td><td>HOUR</td></tr><tr><td>AD</td><td>AREA DRAIN</td><td>HVAC</td><td>HEATING, VENTILATING, AND AIR CONDITIONING</td></tr><tr><td>AFF</td><td>ABOVE FINISHED FLOOR</td><td>IRGWB</td><td>IMPACT RESISTANT</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td></td><td>GYPSUM WALLBOARD</td></tr><tr><td>APPROX</td><td>APPROXIMATE</td><td>ILO</td><td>IN LIEU 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SCALE</td></tr><tr><td>CLR</td><td>CLEAR</td><td>O.C.</td><td>ON CENTER</td></tr><tr><td>CNTR</td><td>COUNTER</td><td>OFF</td><td>OFFICE</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>OH</td><td>OPPOSITE HAND</td></tr><tr><td>COL</td><td>COLUMN</td><td>OZ</td><td>OUNCE</td></tr><tr><td>COMPR</td><td>COMPRESSIBLE</td><td>PCC</td><td>PRE-CAST CONCRETE</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>P.L.</td><td>PROPERTY LINE</td></tr><tr><td>CONT</td><td>CONTINUOUS</td><td>PLUMB</td><td>PLUMBING</td></tr><tr><td>CORR</td><td>CORRIDOR</td><td>PLYD</td><td>PLYWOOD</td></tr><tr><td>CPT</td><td>CARPET</td><td>PT</td><td>PRESSURE TREATED</td></tr><tr><td>CT</td><td>CERAMIC TILE</td><td>PNT</td><td>PAINT/PAINTED</td></tr><tr><td>CTR</td><td>CENTER</td><td>PVC</td><td>POLY/VINYL CHLORIDE</td></tr><tr><td>CTYD</td><td>COURTYARD</td><td>RBR</td><td>RUBBER</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>RCP</td><td>REFLECTED CEILING PLAN</td></tr><tr><td>DEMO</td><td>DEMOLISH</td><td>RD</td><td>ROOF DRAIN</td></tr><tr><td>DET</td><td>DETAIL</td><td>RDWD</td><td>REDWOOD</td></tr><tr><td>D.F.</td><td>DRINKING FOUNTAIN</td><td>REQD</td><td>REQUIRED</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>RM</td><td>ROOM</td></tr><tr><td>DIMS</td><td>DIMENSIONS</td><td>S.F.</td><td>SQUARE FOOT</td></tr><tr><td>DN</td><td>DOWN</td><td>SIM</td><td>SIMILAR</td></tr><tr><td>DR</td><td>DOOR</td><td>SPEC</td><td>SPECIFIED OR SPECIFICATION</td></tr><tr><td>DWG</td><td>DRAWING</td><td>SPK</td><td>SPRINKLER</td></tr><tr><td>(E)</td><td>EXISTING</td><td>SSTL</td><td>STAINLESS STEEL</td></tr><tr><td>EA</td><td>EACH</td><td>STC</td><td>SOUND TRANSMISSION</td></tr><tr><td>EL</td><td>ELEVATION</td><td></td><td>COEFFICIENT</td></tr><tr><td>ELEC</td><td>ELECTRICAL</td><td>STD</td><td>STANDARD</td></tr><tr><td>ELEV</td><td>ELEVATOR/ELEVATION</td><td>STL</td><td>STEEL</td></tr><tr><td>EQ</td><td>EQUAL</td><td>STRUCT</td><td>STRUCTURAL</td></tr><tr><td>EXCL</td><td>EXCLUDE</td><td>SQ.</td><td>SQUARE</td></tr><tr><td>EXP JT</td><td>EXPANSION JOINT</td><td>T&G</td><td>TONGUE AND GROOVE</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>TC</td><td>TOP OF CURB</td></tr><tr><td>F.D.</td><td>FLOOR DRAIN</td><td>TELE</td><td>TELEPHONE</td></tr><tr><td>FEC</td><td>FIRE EXTINGUISHER CABINET</td><td>TLT</td><td>TOILET</td></tr><tr><td>FIXT</td><td>FIXTURE</td><td>TO</td><td>TOP OF</td></tr><tr><td>FLR</td><td>FLOOR</td><td>TOC</td><td>TOP OF CONCRETE</td></tr><tr><td>FLUOR</td><td>FLUORESCENT</td><td>TOS</td><td>TOP OF STEEL</td></tr><tr><td>FM</td><td>FILLED METAL</td><td>TP</td><td>TOILET PAPER 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WATER HEATER	GYP	GYPSUM			<div>PLANNING DATA</div> <div>ADDRESS: 4512 23RD ST.</div> <div>LOTS AREA: 3,068 ± S.F.</div> <div>BLOCK / LOT: 2800 / 005</div> <div>ALLOWED BUILDING HEIGHT: 40-X</div> <div>ZONING: RM-1</div> <div>HABITABLE FLOOR AREA - PER PLANNING CODE</div> <div>BASEMENT RESIDENTIAL: 1,058 ± S.F.</div> <div>1ST FLOOR RESIDENTIAL: 1,448 ± S.F.</div> <div>2ND FLOOR RESIDENTIAL: 1,870 ± S.F.</div> <div>3RD FLOOR RESIDENTIAL: 1,848 ± S.F.</div> <div>4TH FLOOR RESIDENTIAL: 1,848 ± S.F.</div> <div>5TH FLOOR RESIDENTIAL: 1,211 ± S.F.</div> <div>RESIDENTIAL AREA SUBTOTAL: 9,283 ± S.F.</div> <div>GROSS FLOOR AREA - PER PLANNING CODE</div> <div>BASEMENT: 1,752 ± S.F.</div> <div>1ST FLOOR: 2,108 ± S.F.</div> <div>2ND FLOOR: 2,097 ± S.F.</div> <div>3RD FLOOR: 2,097 ± S.F.</div> <div>4TH FLOOR: 2,097 ± S.F.</div> <div>5TH FLOOR: 1,510 ± S.F.</div> <div>GROSS AREA SUBTOTAL: 11,661 ± S.F.</div> <div>USABLE OPEN SPACE</div> <div>REQUIRED: 1,729 S.F. COMMON OPEN SPACE (133 S.F. X 13 UNITS) -5% REDUCTION PER HOME SF EXCEPTION: 1,729 - (1,729 S.F. X 5%) = 1,642.6 S.F.</div> <div>PROVIDED: 1,782 ± S.F. COMMON OPEN SPACE (607 SF@ REAR YARD, 275 S.F. @ 5TH FLOOR, 900 S.F. @ ROOF DECK)</div> <div>PARKING SUMMARY</div> <div>CAR PARKING 0</div> <div>CLASS I BICYCLE PARKING 13 BICYCLE PARKING (REQ'D ONE PER DWELING)</div> <div>BUILDING CODE SUMMARY</div> <div># OF STORIES: 5 OVER BASEMENT</div> <div>BUILDING HEIGHT: 45'-9" (40'+5'-9")</div> <div>CONSTRUCTION TYPE TYPE "V-A" OVER TYPE "I-A"</div> <div>OCCUPANCY GROUP R-2</div> <div>APPLICABLE CODE</div> <div>2019 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS</div> <div>BMR: 25%</div>				SIA consulting SIA CONSULTING CORPORATION 4742 MISSION STREET SAN FRANCISCO CA 94112 TEL: (415) 741.1292 / FAX: (415) 849.1252
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CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND																																																																																																																																																																																																																																																																																															
COL	COLUMN	OZ	OUNCE																																																																																																																																																																																																																																																																																															
COMPR	COMPRESSIBLE	PCC	PRE-CAST CONCRETE																																																																																																																																																																																																																																																																																															
CONC	CONCRETE	P.L.	PROPERTY LINE																																																																																																																																																																																																																																																																																															
CONT	CONTINUOUS	PLUMB	PLUMBING																																																																																																																																																																																																																																																																																															
CORR	CORRIDOR	PLYD	PLYWOOD																																																																																																																																																																																																																																																																																															
CPT	CARPET	PT	PRESSURE TREATED																																																																																																																																																																																																																																																																																															
CT	CERAMIC TILE	PNT	PAINT/PAINTED																																																																																																																																																																																																																																																																																															
CTR	CENTER	PVC	POLY/VINYL CHLORIDE																																																																																																																																																																																																																																																																																															
CTYD	COURTYARD	RBR	RUBBER																																																																																																																																																																																																																																																																																															
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN																																																																																																																																																																																																																																																																																															
DEMO	DEMOLISH	RD	ROOF DRAIN																																																																																																																																																																																																																																																																																															
DET	DETAIL	RDWD	REDWOOD																																																																																																																																																																																																																																																																																															
D.F.	DRINKING FOUNTAIN	REQD	REQUIRED																																																																																																																																																																																																																																																																																															
DIA	DIAMETER	RM	ROOM																																																																																																																																																																																																																																																																																															
DIMS	DIMENSIONS	S.F.	SQUARE FOOT																																																																																																																																																																																																																																																																																															
DN	DOWN	SIM	SIMILAR																																																																																																																																																																																																																																																																																															
DR	DOOR	SPEC	SPECIFIED OR SPECIFICATION																																																																																																																																																																																																																																																																																															
DWG	DRAWING	SPK	SPRINKLER																																																																																																																																																																																																																																																																																															
(E)	EXISTING	SSTL	STAINLESS STEEL																																																																																																																																																																																																																																																																																															
EA	EACH	STC	SOUND TRANSMISSION																																																																																																																																																																																																																																																																																															
EL	ELEVATION		COEFFICIENT																																																																																																																																																																																																																																																																																															
ELEC	ELECTRICAL	STD	STANDARD																																																																																																																																																																																																																																																																																															
ELEV	ELEVATOR/ELEVATION	STL	STEEL																																																																																																																																																																																																																																																																																															
EQ	EQUAL	STRUCT	STRUCTURAL																																																																																																																																																																																																																																																																																															
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EXP JT	EXPANSION JOINT	T&G	TONGUE AND GROOVE																																																																																																																																																																																																																																																																																															
EXT	EXTERIOR	TC	TOP OF CURB																																																																																																																																																																																																																																																																																															
F.D.	FLOOR DRAIN	TELE	TELEPHONE																																																																																																																																																																																																																																																																																															
FEC	FIRE EXTINGUISHER CABINET	TLT	TOILET																																																																																																																																																																																																																																																																																															
FIXT	FIXTURE	TO	TOP OF																																																																																																																																																																																																																																																																																															
FLR	FLOOR	TOC	TOP OF CONCRETE																																																																																																																																																																																																																																																																																															
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FM	FILLED METAL	TP	TOILET PAPER DISPENSER																																																																																																																																																																																																																																																																																															
FND	FOUNDATION	T/D	TELEPHONE/DATA																																																																																																																																																																																																																																																																																															
FO	FACE OF	TST	TOP OF STAIRS																																																																																																																																																																																																																																																																																															
F.O.F.	FACE OF FININSH	TYP	TYPICAL																																																																																																																																																																																																																																																																																															
FURR	FURRING	U.N.O.	UNLESS NOTED OTHERWISE																																																																																																																																																																																																																																																																																															
GA	GAUGE	UIS	UNDERSIDE																																																																																																																																																																																																																																																																																															
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD																																																																																																																																																																																																																																																																																															
G.B.	GRAB BAR	VP	VISION PANEL																																																																																																																																																																																																																																																																																															
GND	GROUND	W/	WITH																																																																																																																																																																																																																																																																																															
GRP	GROUP	WD	WOOD																																																																																																																																																																																																																																																																																															
GWB	GYPSUM WALL BOARD	W.H.	WATER HEATER																																																																																																																																																																																																																																																																																															
GYP	GYPSUM																																																																																																																																																																																																																																																																																																	
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D						<table><tr><th rowspan="2">BUILDING LEVEL</th><th colspan="5">UNIT TYPE</th></tr><tr><th>STUDIO</th><th>1-BEDROOM</th><th>2-BEDROOM</th><th>3-BEDROOM</th><th>TOTAL</th></tr><tr><td>Basement</td><td>0</td><td>0</td><td>1</td><td>0</td><td>1</td></tr><tr><td>1st Floor</td><td>0</td><td>1</td><td>1</td><td>0</td><td>2</td></tr><tr><td>2nd Floor</td><td>0</td><td>1</td><td>0</td><td>1</td><td>2</td></tr><tr><td>3rd Floor</td><td>1</td><td>1</td><td>1</td><td>0</td><td>3</td></tr><tr><td>4th Floor</td><td>1</td><td>1</td><td>1</td><td>0</td><td>3</td></tr><tr><td>5th Floor</td><td>1</td><td>0</td><td>1</td><td>0</td><td>2</td></tr><tr><td>TOTAL</td><td>3 (23%)</td><td>4 (31%)</td><td>5 (38%)</td><td>1 (8%)</td><td>13</td></tr></table>						BUILDING LEVEL	UNIT TYPE					STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL	Basement	0	0	1	0	1	1st Floor	0	1	1	0	2	2nd Floor	0	1	0	1	2	3rd Floor	1	1	1	0	3	4th Floor	1	1	1	0	3	5th Floor	1	0	1	0	2	TOTAL	3 (23%)	4 (31%)	5 (38%)	1 (8%)	13																																																																																																																																																																																																																																		
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5th Floor	1	0	1	0	2																																																																																																																																																																																																																																																																																													
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									DRAWN BY S.M. DESIGN BY R.K. DATE 07/20/2019 DATE 08/31/2021 JOB NO. 19-1848 SHEET NO. A-0.1																																																																																																																																																																																																																																																																																									
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PROJECT NAME

4512 23rd Street
San Francisco, CA 94131



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

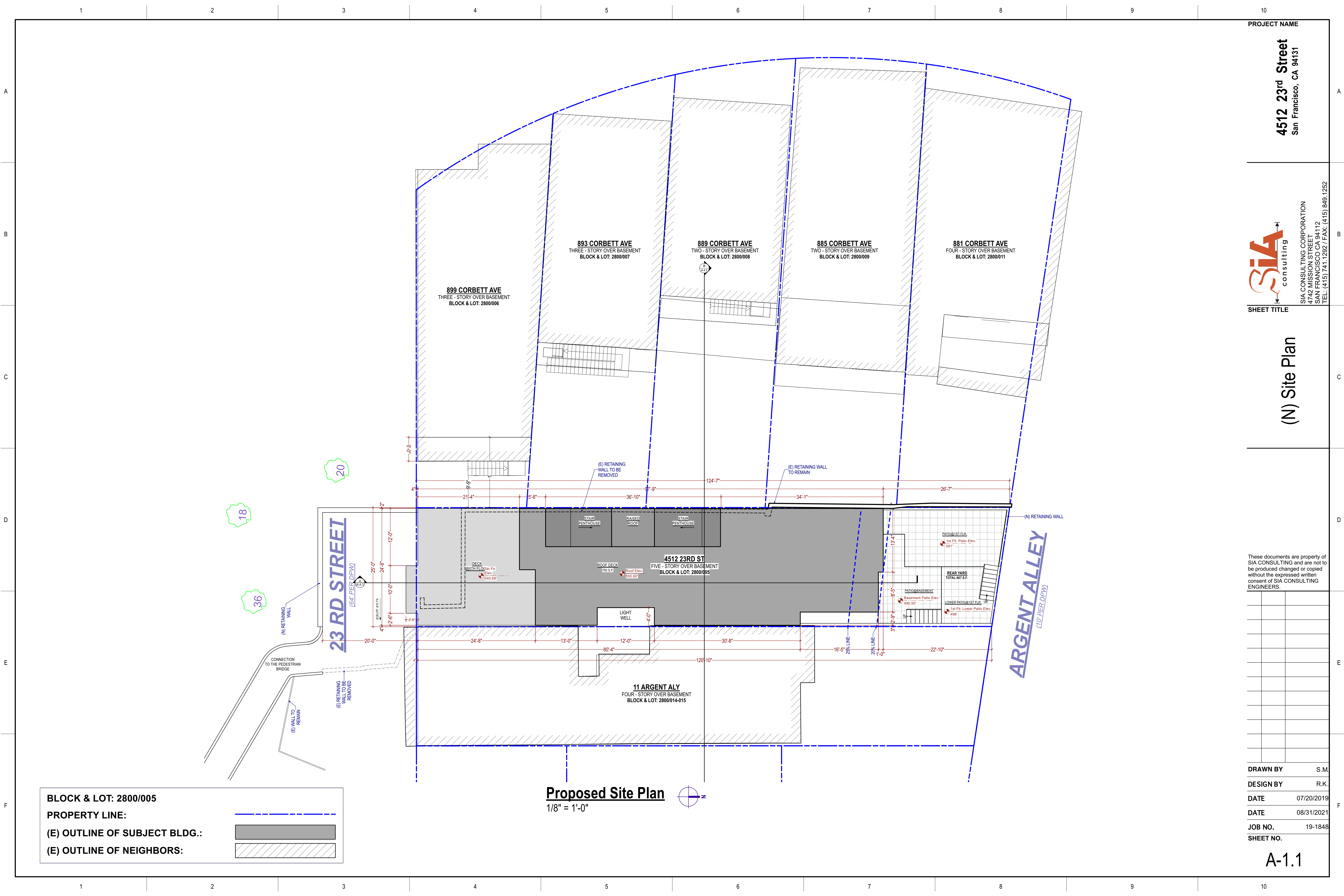
SHEET TITLE

(E) Site Plan (Per
Survey)

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SHEET NO.	

A-1.0



PROJECT NAME

4512 23rd Street
San Francisco, CA 94131



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4742 MISSION STREET
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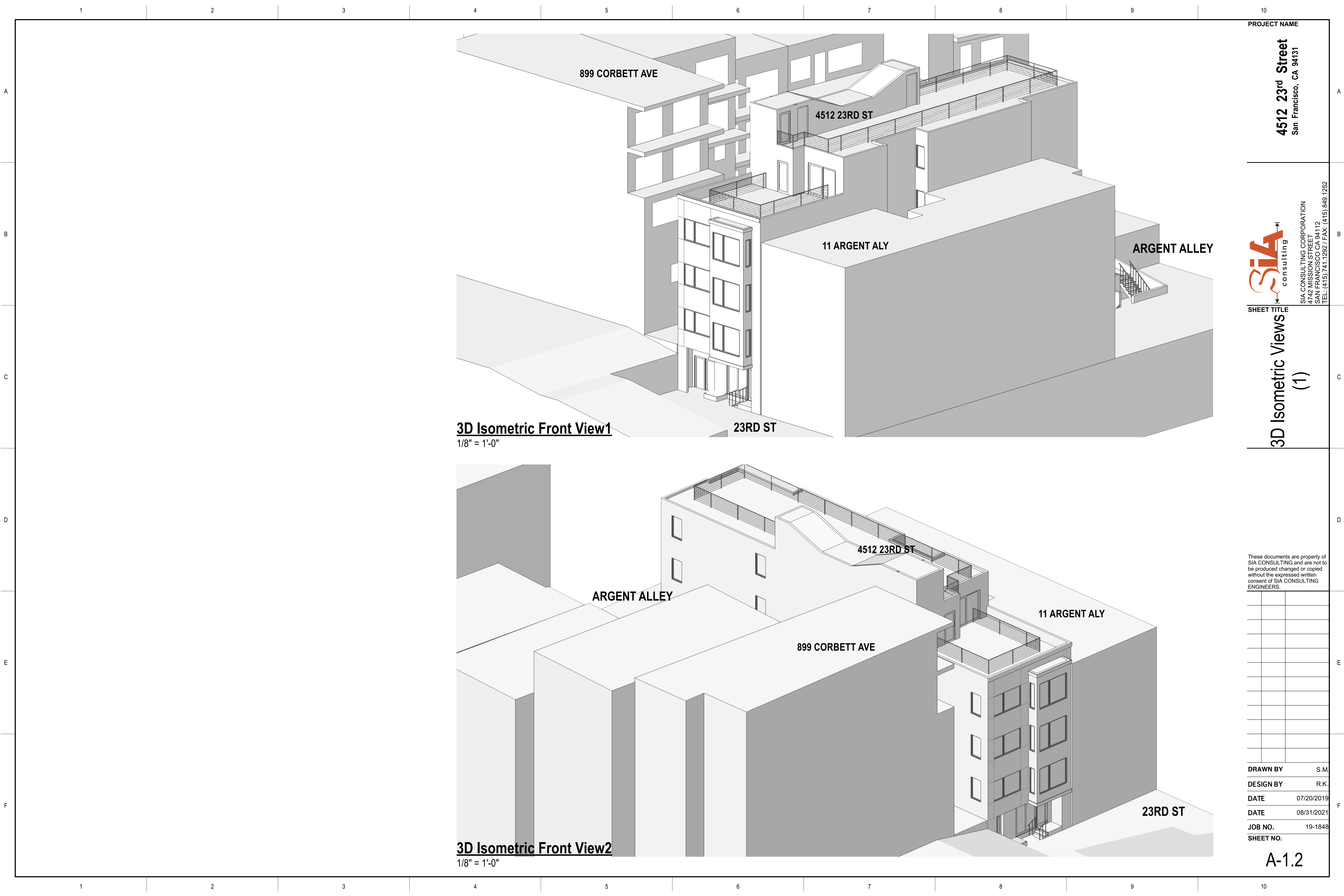
SHEET TITLE

(N) Site Plan

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PROJECT NAME

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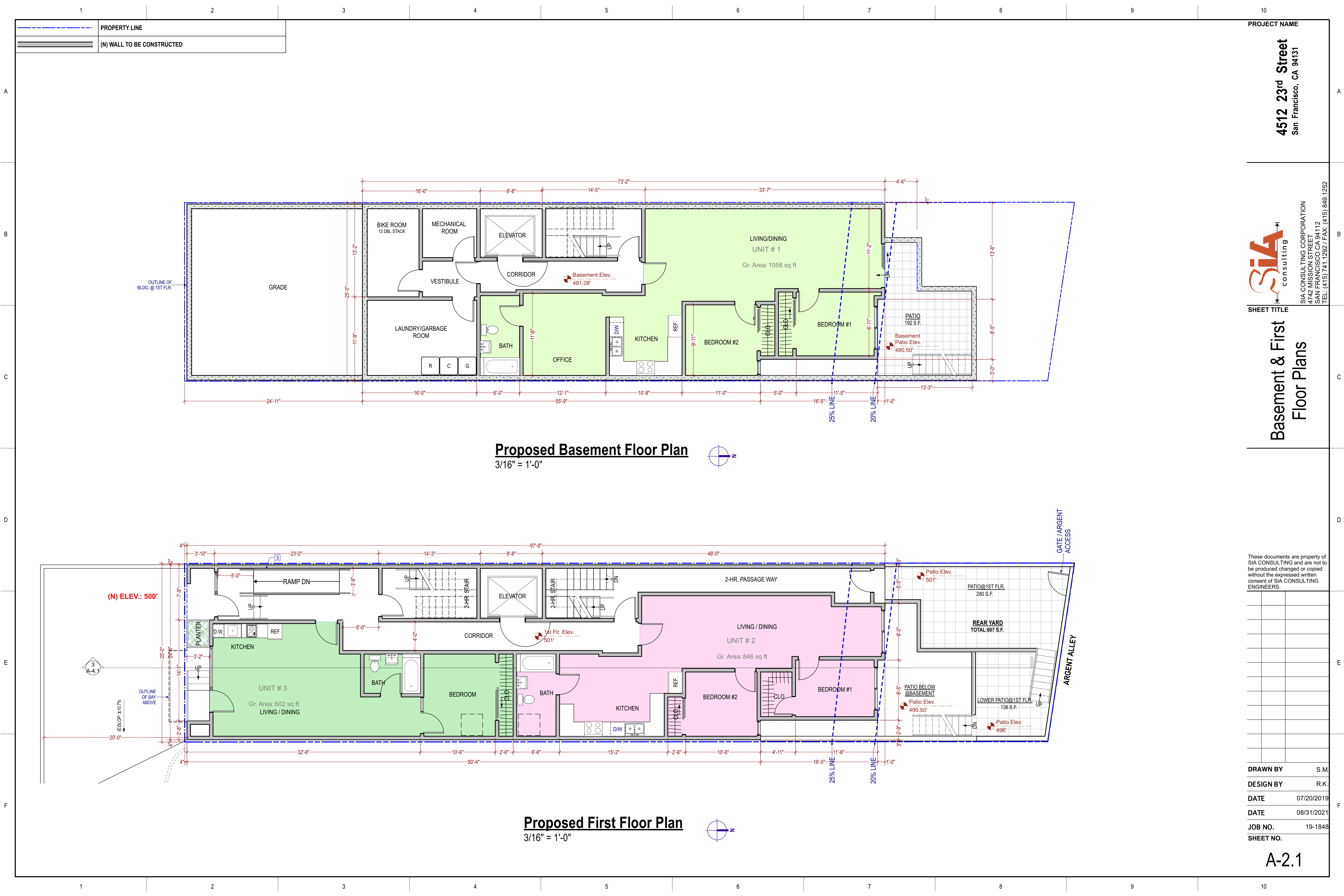
SHEET TITLE

3D Isometric Views
(1)

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JOB NO.	19-1848
SHEET NO.	

A-1.2



A

B

C

D

E

F

A

B

C

D

E

F

PROJECT NAME

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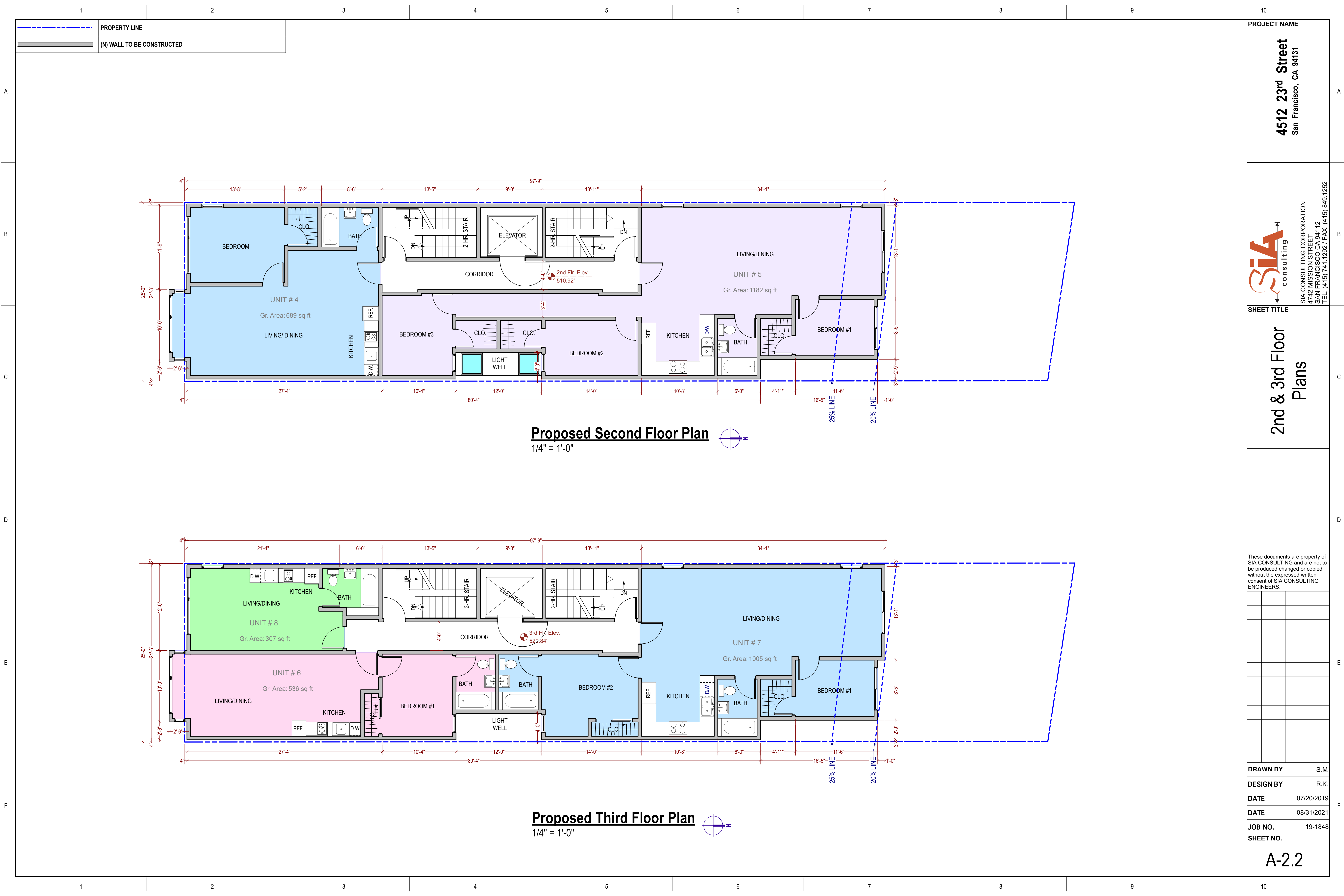
SHEET TITLE

Basement & First
Floor Plans

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SHEET NO.	

A-2.1



A

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E

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PROJECT NAME

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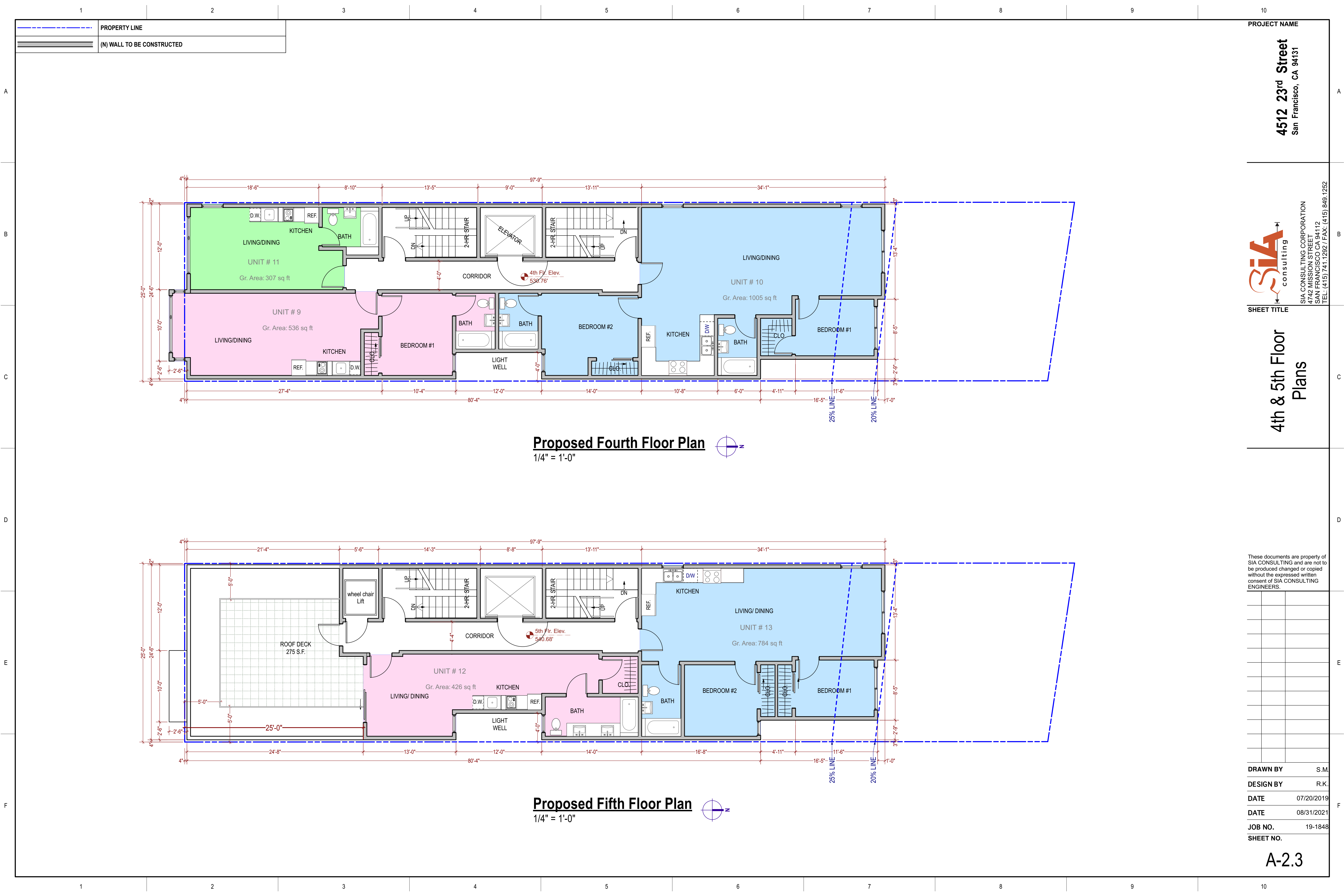
SHEET TITLE

2nd & 3rd Floor
Plans

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A-2.2



Proposed Fourth Floor Plan
1/4" = 1'-0"

Proposed Fifth Floor Plan
1/4" = 1'-0"

PROJECT NAME
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San Francisco, CA 94131

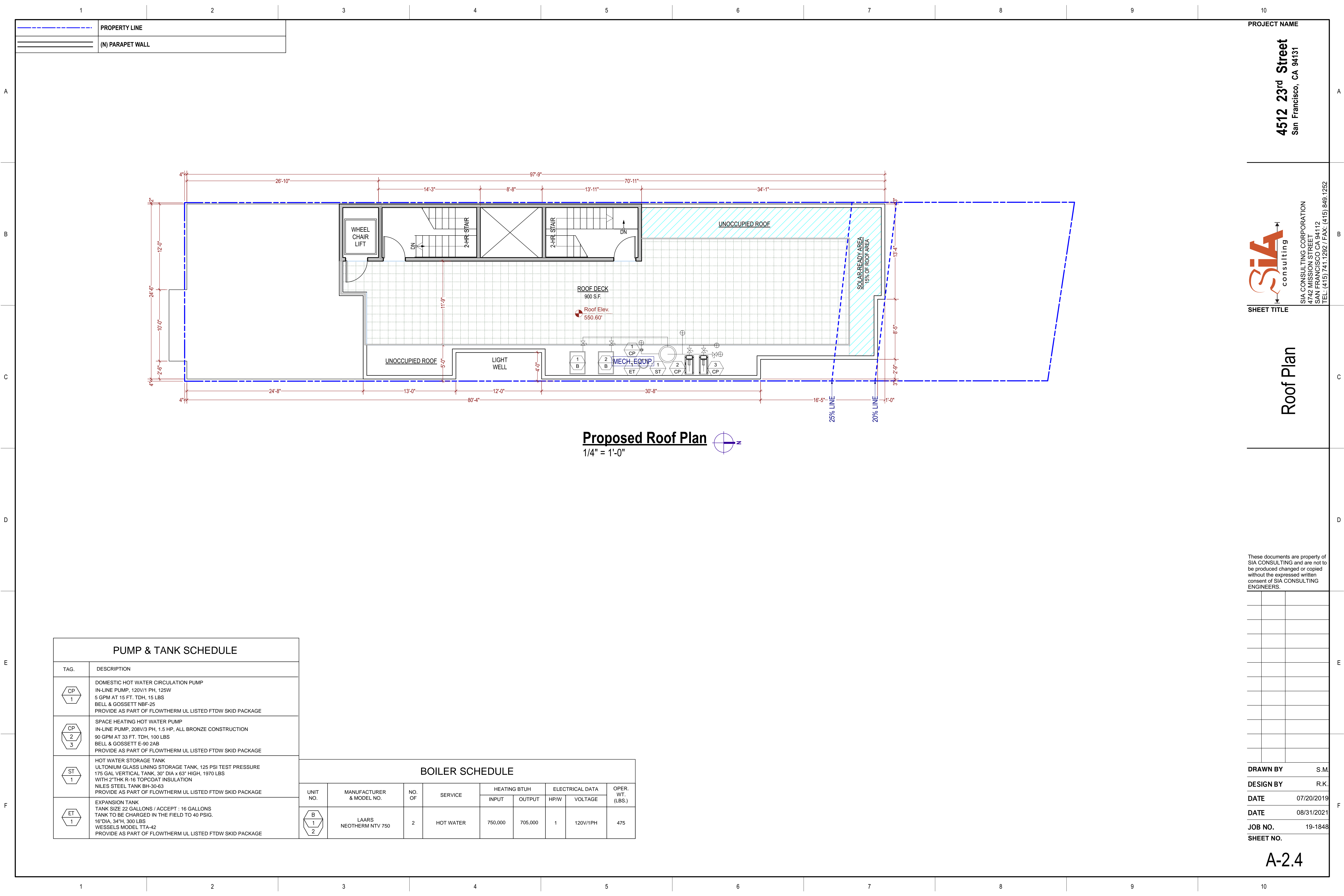
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SHEET TITLE
4th & 5th Floor Plans

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DATE 08/31/2021
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A-2.3



Proposed Roof Plan
1/4" = 1'-0"

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SHEET TITLE
Roof Plan

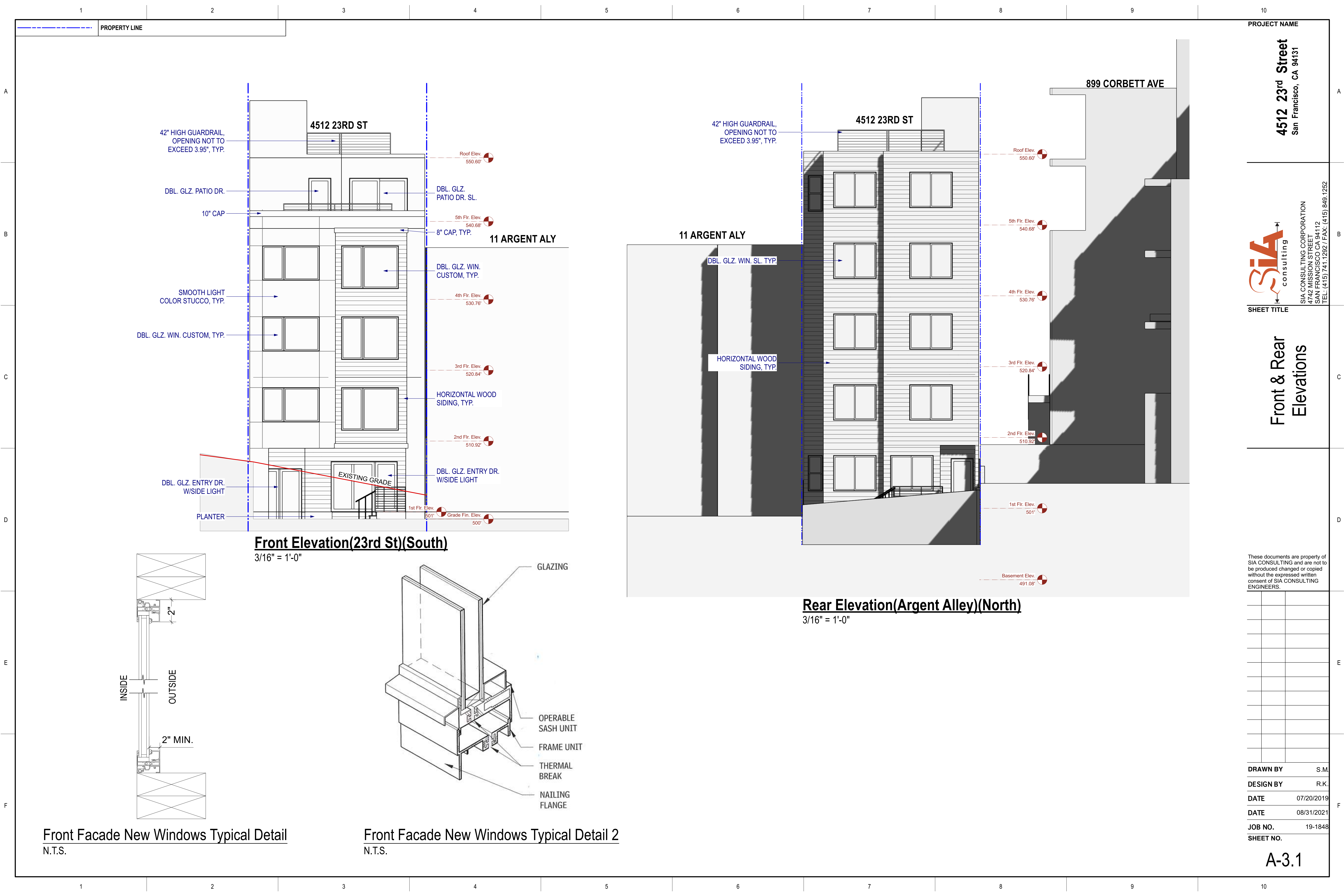
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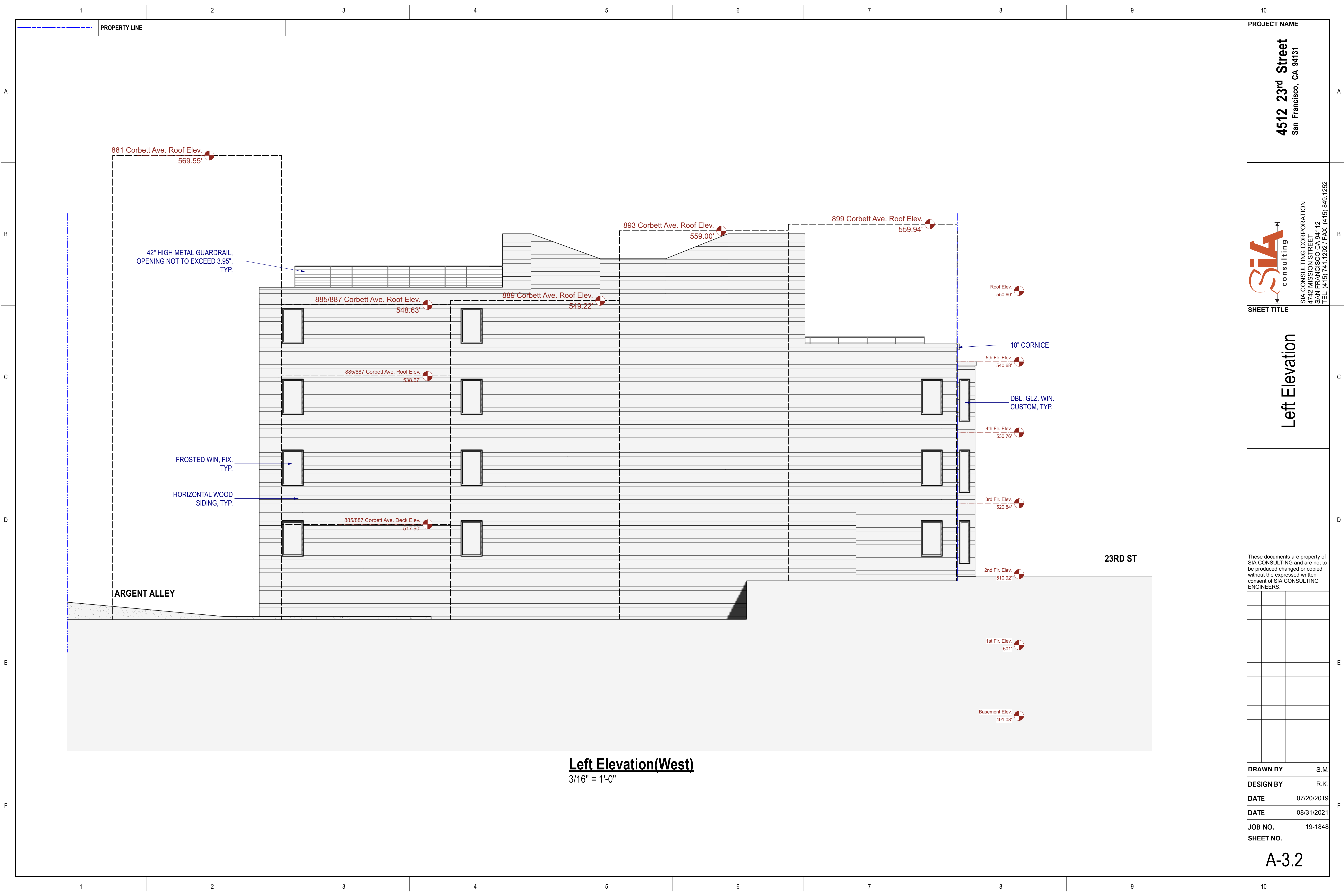
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DESIGN BY R.K.
DATE 07/20/2019
DATE 08/31/2021
JOB NO. 19-1848
SHEET NO.

A-2.4

PUMP & TANK SCHEDULE	
TAG.	DESCRIPTION
	DOMESTIC HOT WATER CIRCULATION PUMP IN-LINE PUMP, 120V/1 PH, 125W 5 GPM AT 15 FT. TDH, 15 LBS BELL & GOSSETT NBF-25 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
	SPACE HEATING HOT WATER PUMP IN-LINE PUMP, 208V/3 PH, 1.5 HP, ALL BRONZE CONSTRUCTION 90 GPM AT 33 FT. TDH, 100 LBS BELL & GOSSETT E-90 2AB PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
	HOT WATER STORAGE TANK ULTONIUM GLASS LINING STORAGE TANK, 125 PSI TEST PRESSURE 175 GAL VERTICAL TANK, 30" DIA x 63" HIGH, 1970 LBS WITH 2"THK R-16 TOPCOAT INSULATION NILES STEEL TANK BH-30-63 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
	EXPANSION TANK TANK SIZE 22 GALLONS / ACCEPT : 16 GALLONS TANK TO BE CHARGED IN THE FIELD TO 40 PSIG. 16" DIA, 34"H, 300 LBS WESSELS MODEL TTA-42 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE

BOILER SCHEDULE								
UNIT NO.	MANUFACTURER & MODEL NO.	NO. OF	SERVICE	HEATING BTUH		ELECTRICAL DATA		OPER. WT. (LBS.)
				INPUT	OUTPUT	HP/W	VOLTAGE	
	LAARS NEOTHERM NTV 750	2	HOT WATER	750,000	705,000	1	120V/1PH	475





PROJECT NAME
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San Francisco, CA 94131

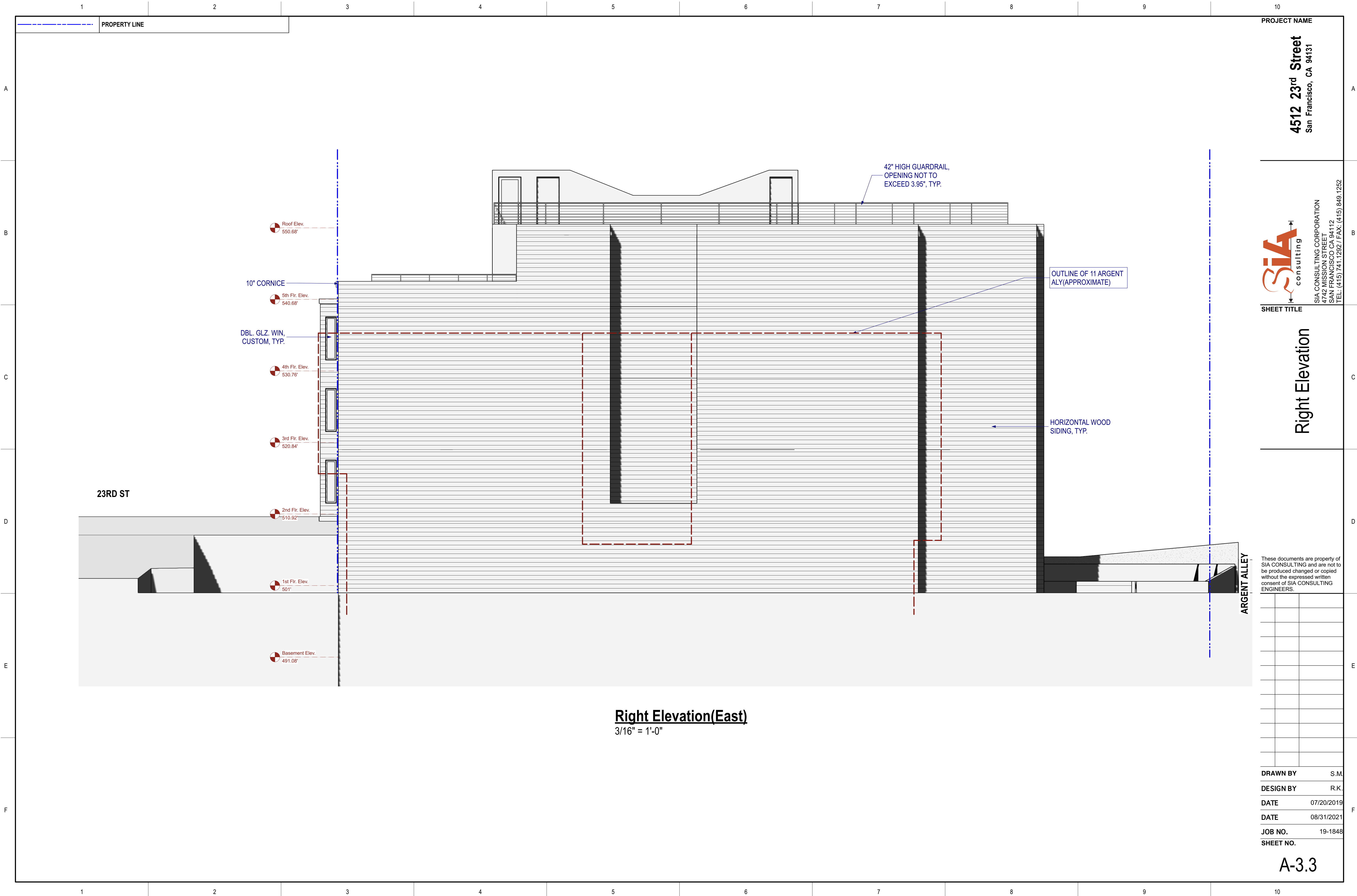
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SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 849.1252

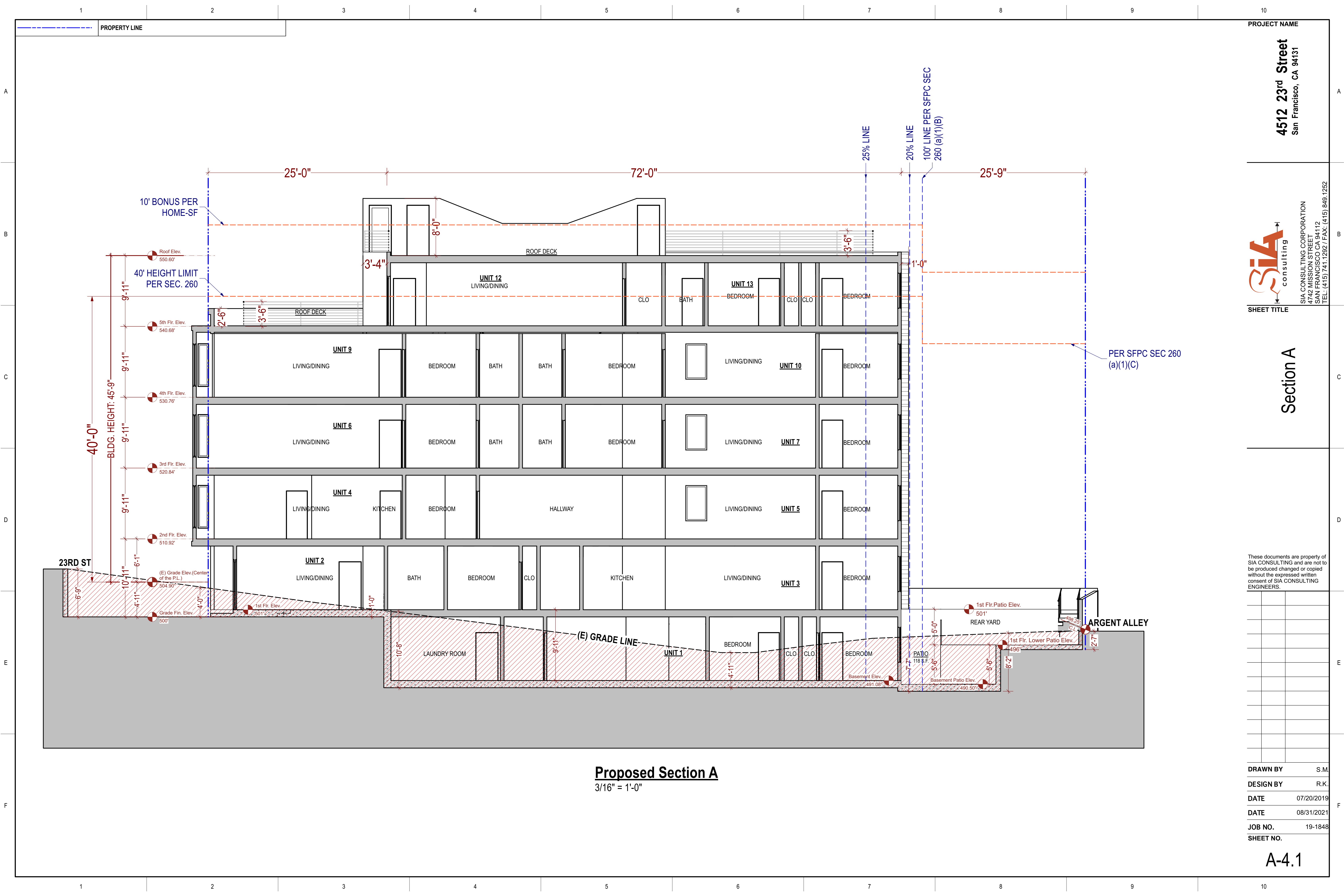
SHEET TITLE
Left Elevation

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A-3.2





PROJECT NAME
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SHEET TITLE

Section A

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DATE	07/20/2019
DATE	08/31/2021
JOB NO.	19-1848
SHEET NO.	

A-4.1

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

INSTRUCTIONS:

CHECK THE **ONE** COLUMN
THAT BEST DESCRIBES YOUR PROJECT 

INSTRUCTIONS:				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
<div>1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.</div> <div>2. Provide the Project Information in the box at the right.</div> <div>3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.</div> <div>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</div> <div>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93.</div> <div>For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</div>				<div>CHECK THE ONE COLUMN</div> <div>THAT BEST DESCRIBES YOUR PROJECT</div> <div></div>				<div><div><div></div><div>LOW-RISE RESIDENTIAL</div><div>R</div><div>1-3 Floors</div></div><div><div></div><div>HIGH-RISE RESIDENTIAL</div><div>R</div><div>4+ Floors</div></div><div><div></div><div>LARGE NON-RESIDENTIAL</div><div>A,B,E,I,M</div><div>25,000 sq.ft. or greater</div></div><div><div></div><div>OTHER NON-RESIDENTIAL</div><div>F,H,L,S,U</div><div>or A,B,E,I,M less than 25,000 sq.ft.</div></div></div> <div><div><div></div><div>RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div><div>R</div><div>25,000 sq.ft. or greater</div></div><div><div></div><div>OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</div><div>R</div><div>adds any amount of conditioned area</div></div><div><div></div><div>NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div><div>B,M</div><div>25,000 sq.ft. or greater</div></div><div><div></div><div>FIRST-TIME NON-RESIDENTIAL INTERIORS</div><div>A,B,I,M</div><div>25,000 sq.ft. or greater</div></div><div><div></div><div>OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS</div><div>A,B,E,F,H,L,I,M,S,U</div><div>more than 1,000 sq.ft. or \$200,000</div></div></div>				<div>4512 23rd St</div> <div>PROJECT NAME</div> <div>2800/005</div> <div>BLOCK/LOT</div> <div>4512 23rd St</div> <div>ADDRESS</div> <div>R-2</div> <div>PRIMARY OCCUPANCY</div> <div>11,661 ± S.F.</div> <div>GROSS BUILDING AREA</div> <div>DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)</div>	
TITLE		SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT										
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1-9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•	
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•	
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added	
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•	
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.13.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	75% diversion	•	•	
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•	
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•	
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•	
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•	
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•	
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•	
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•	
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r	

PROJECT NAME

4512 23rd Street
San Francisco, CA 94131

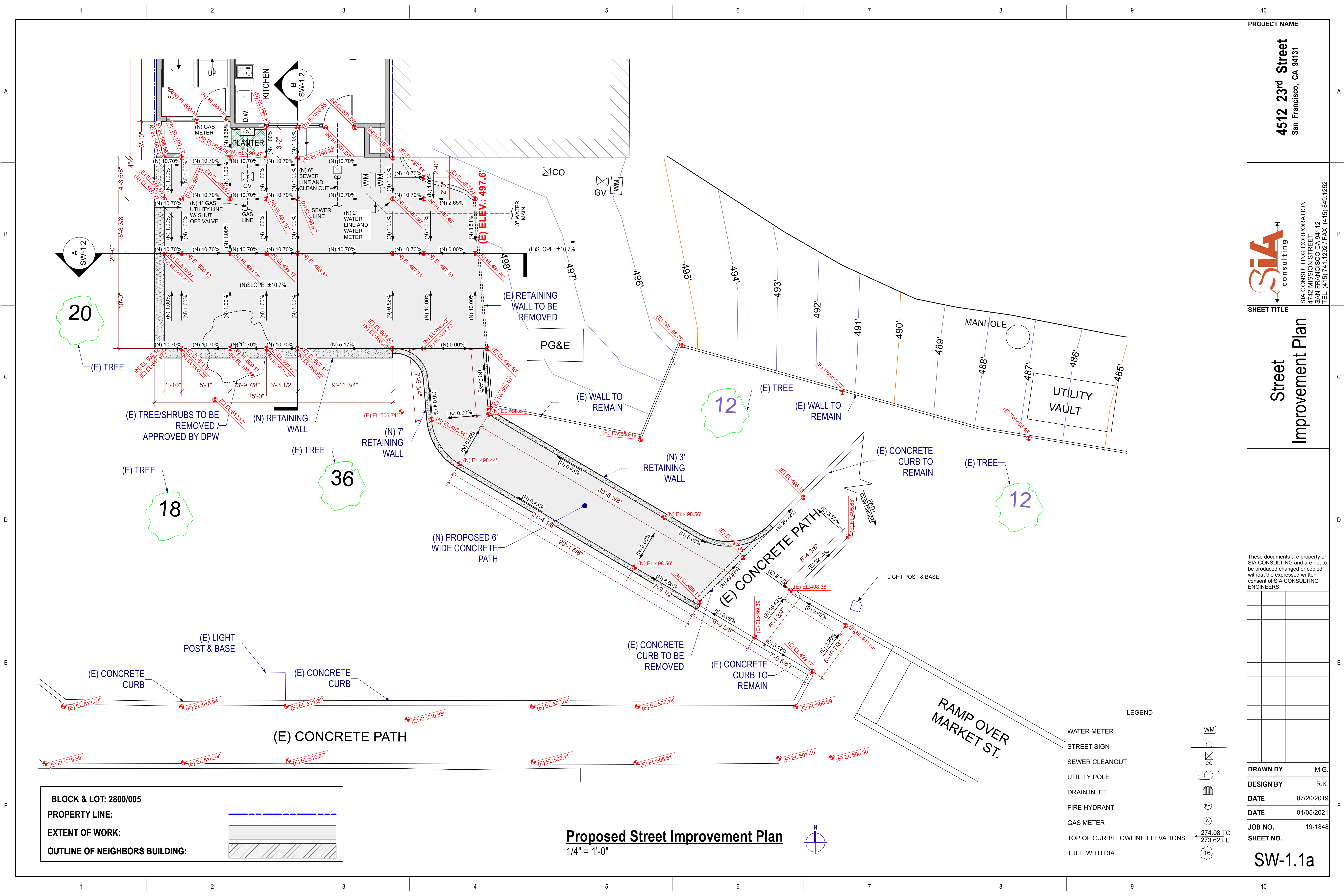


Green Building Checklist

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DRAWN BY	S.M
DESIGN BY	R.K
DATE	07/20/2019
DATE	08/31/2020
JOB NO.	19-184
SHEET NO.	

G-1.0



PROJECT NAME
4512 23rd Street
San Francisco, CA 94131

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

SHEET TITLE
Street Improvement Plan

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DRAWN BY	M.G.
DESIGN BY	R.K.
DATE	07/20/2019
DATE	01/05/2021
JOB NO.	19-1848
SHEET NO.	

SW-1.1a

BLOCK & LOT: 2800/005
PROPERTY LINE:
EXTENT OF WORK:
OUTLINE OF NEIGHBORS BUILDING:

Proposed Street Improvement Plan
1/4" = 1'-0"



- LEGEND
- WM WATER METER
 - CS STREET SIGN
 - SC SEWER CLEANOUT
 - UP UTILITY POLE
 - DI DRAIN INLET
 - FH FIRE HYDRANT
 - G GAS METER
 - TE TOP OF CURB/FLOWLINE ELEVATIONS
 - TD TREE WITH DIA.

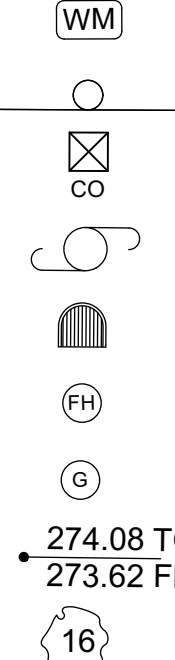




EXHIBIT
C

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4512 23RD ST		2800005
Case No.		Permit No.
2019-019698ENV		202002265479
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed project includes construction of a five-story over basement, 45-foot, 9 inches-tall (53-feet, 9-inches tall to the top of the stair penthouse), 11,661 square foot residential building on a 3,068 square foot vacant lot which currently contains concrete remnants of a former residential foundation. The building would provide 13 residential units, including three studios, four one-bedroom units, five two-bedroom units, and one three-bedroom unit. The project would include 13 Class I bicycle parking spaces at the basement level. No off-street vehicle parking is proposed. The project would also provide total of 1,782 square feet of common open space, including a 607 square foot rear yard, a 275 square foot deck on the 5th floor, and a 900 square foot roof deck. The project would remove an existing retaining wall on an adjacent parcel, install two new retaining walls, create a paved connection to the 23rd Street right of way requiring the removal of one tree, and add a new six foot wide paved connection to the adjacent pedestrian pathway. The project would also add an access gate from the rear yard on the first floor to provide a pedestrian connection to Argent Alley. The proposed project would require excavation of about 967 cubic yards of material to a depth of about 10 feet. A mat slab foundation is proposed for the FULL PROJECT DESCRIPTION ATTACHED		

STEP 1: EXEMPTION TYPE

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**TO BE COMPLETED BY PROJECT PLANNER**

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

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : This is a vacant lot besides a few structural walls and does not appear to be within a known historic district or within a cohesive collection of buildings that would qualify as an historic district, no built historic resources appear to be present, and no further historic review is needed.
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Kelly Yong	

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Kelly Yong
		09/20/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>		

Full Project Description

The proposed project includes construction of a five-story over basement, 45-foot, 9 inches-tall (53-feet, 9-inches tall to the top of the stair penthouse), 11,661 square foot residential building on a 3,068 square foot vacant lot which currently contains concrete remnants of a former residential foundation. The building would provide 13 residential units, including three studios, four one-bedroom units, five two-bedroom units, and one three-bedroom unit. The project would include 13 Class I bicycle parking spaces at the basement level. No off-street vehicle parking is proposed. The project would also provide total of 1,782 square feet of common open space, including a 607 square foot rear yard, a 275 square foot deck on the 5th floor, and a 900 square foot roof deck. The project would remove an existing retaining wall on an adjacent parcel, install two new retaining walls, create a paved connection to the 23rd Street right of way requiring the removal of one tree, and add a new six foot wide paved connection to the adjacent pedestrian pathway. The project would also add an access gate from the rear yard on the first floor to provide a pedestrian connection to Argent Alley. The proposed project would require excavation of about 967 cubic yards of material to a depth of about 10 feet. A mat slab foundation is proposed for the new building. The project is utilizing the Home-SF program for zoning modifications to the rear yard, dwelling unit exposure and open space and development bonuses for a one floor increase in height to the zoning height and bulk district zoning requirements.

Step 2: Environmental Screening Comments

GEOLOGY AND SOILS: A preliminary geotechnical report was prepared by Rockridge Geotechnical on January 29, 2020 finding that the recommended foundation would be adequate and consistent with the requirements of the building code. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required. **ARCHEOLOGICAL RESOURCES:** The department's staff archeologist conducted preliminary archeological review on November 17, 2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils. **HAZARDOUS MATERIALS:** The project is not subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. However, the project sponsor enrolled in the Maher Program on February 7, 2020. The project site is not included on the list compiled pursuant to Section 65962.5 of the California Government Code for hazardous materials. **TRAFFIC:** The department's transportation staff reviewed the proposed project on April 20, 2021 and determined that the project would have no significant transportation effects and that further transportation review is not required. **NOISE:** The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). **AIR QUALITY:** The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone. **WATER QUALITY:** The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit. **NATURAL HABITAT:** A focused biological resources assessment was conducted on August 11, 2021 by Coast Ridge Ecology, LLC which determined that rare, endangered and threatened species are not expected to occur on the site. The report indicates there are no distinct native soil types present within the project area that could potentially support rare, threatened or endangered plant species, the entire project site is dominated by highly invasive plant species that prevent colonization by native species, and wildlife observed during the survey included common birds and no active bat roosts. It is extremely unlikely that the Mission Blue butterfly or American Badger (with the exception of a rare event) would use the property as there are no host plants or suitable habitats. **SHADOW:** A consultant-prepared shadow fan by Fastcast dated July 2020 was prepared for the proposed project. The Planning Department reviewed the report and found no net new shadow will be cast upon Noe Valley Courts or any other public open space; the project is in compliance with Planning Code Section 295. No further shadow analysis is required. **PUBLIC NOTICE:** A "Notification of Project Receiving Environmental Review" was mailed on October 30, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Twin Peaks neighborhood group.

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



LAND USE INFORMATION

PROJECT ADDRESS: 4512 23RD ST
RECORD NO.: 2019-019698AHB

EXHIBIT
D

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	11,661	11,661
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	1,782	1,782
Public Open Space	0	0	0
Other ()			
TOTAL GSF	0	13,443	13,443
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	3	3
Dwelling Units - Market Rate	0	10	10
Dwelling Units - Total	0	13	13
Hotel Rooms	0	0	0
Number of Buildings	0	1	1
Number of Stories	0	5 over basement	5 over basement
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	13	13
Car Share Spaces	0	0	0
Other ()			


EXHIBIT
E



SAN FRANCISCO
PLANNING DEPARTMENT

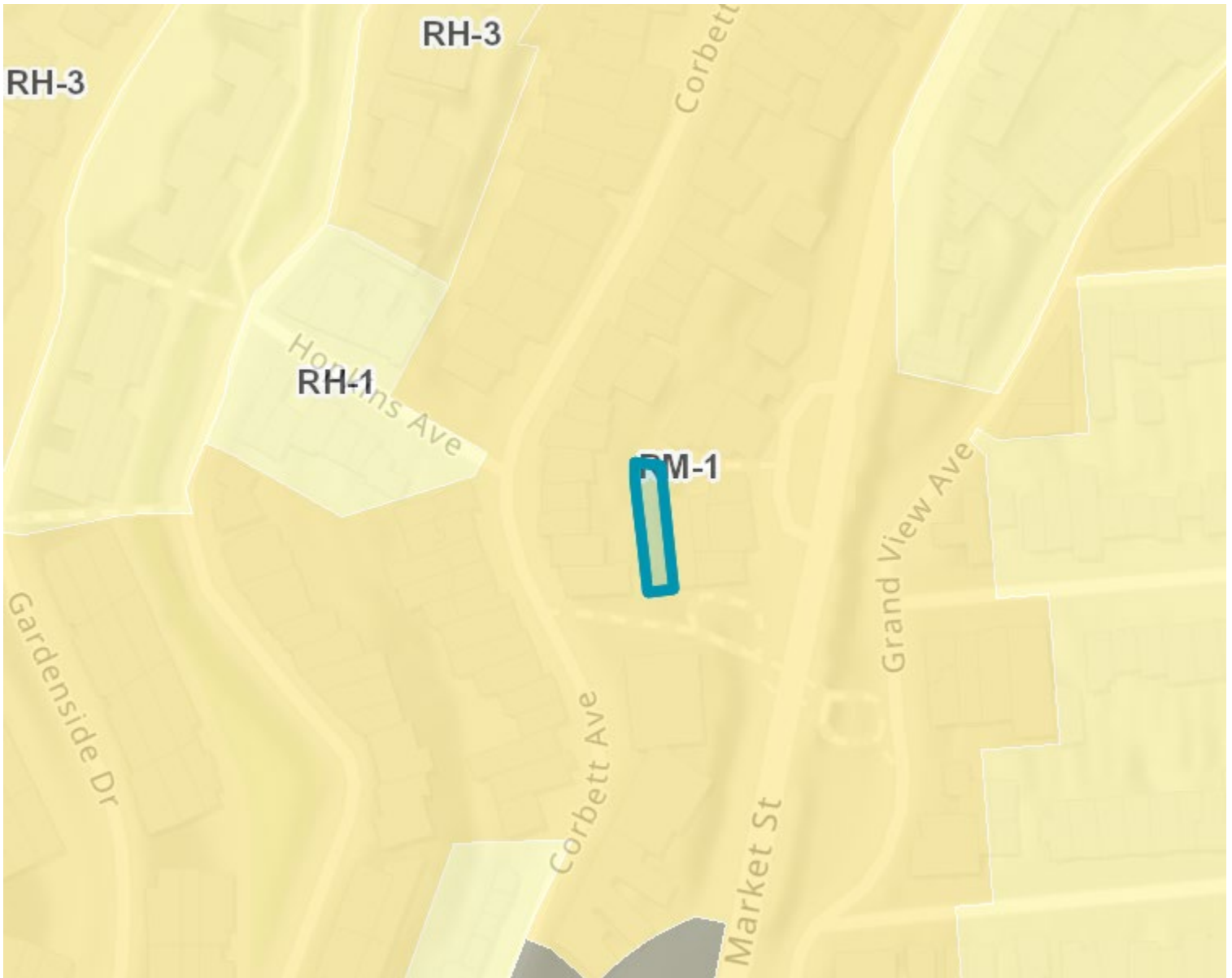
[illegible]

SAN FRANCISCO
PLANNING DEPARTMENT

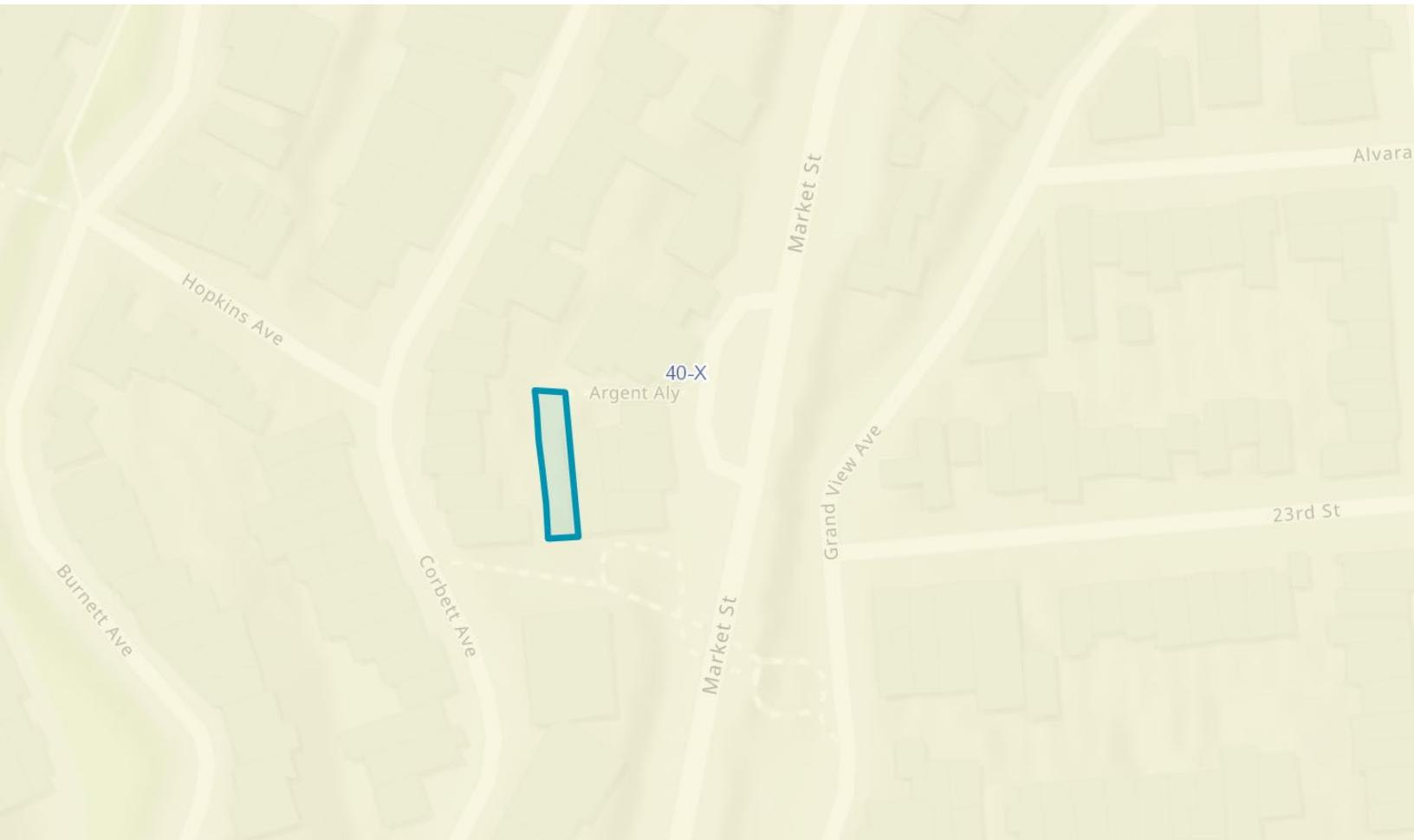


HOME-SF Project Authorization
Case Number 2019-019698AHB
4512 23rd Street

Zoning Map



Height and Bulk Map



Aerial Photo



Aerial Photo



SUBJECT PROPERTY



Context Photos

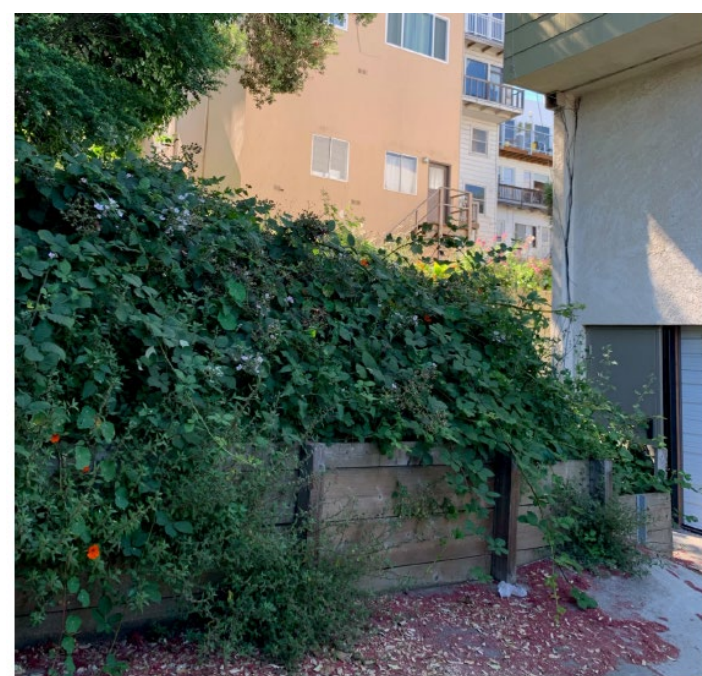
SUBJECT PROPERTY ON 23RD STREET



HOME-SF Project Authorization
Case Number 2019-019698AHB
4512 23rd Street

Site Photo

PORTION OF BLOCK ON 23RD STREET



**Existing Retaining Wall @
End of 23rd St. Right-of-Way**

HOME-SF Project Authorization
Case Number 2019-019698AHB
4512 23rd Street

Site Photo

PORTION OF BLOCK ON 23RD STREET



Project Site @23rd Street Right-of-Way

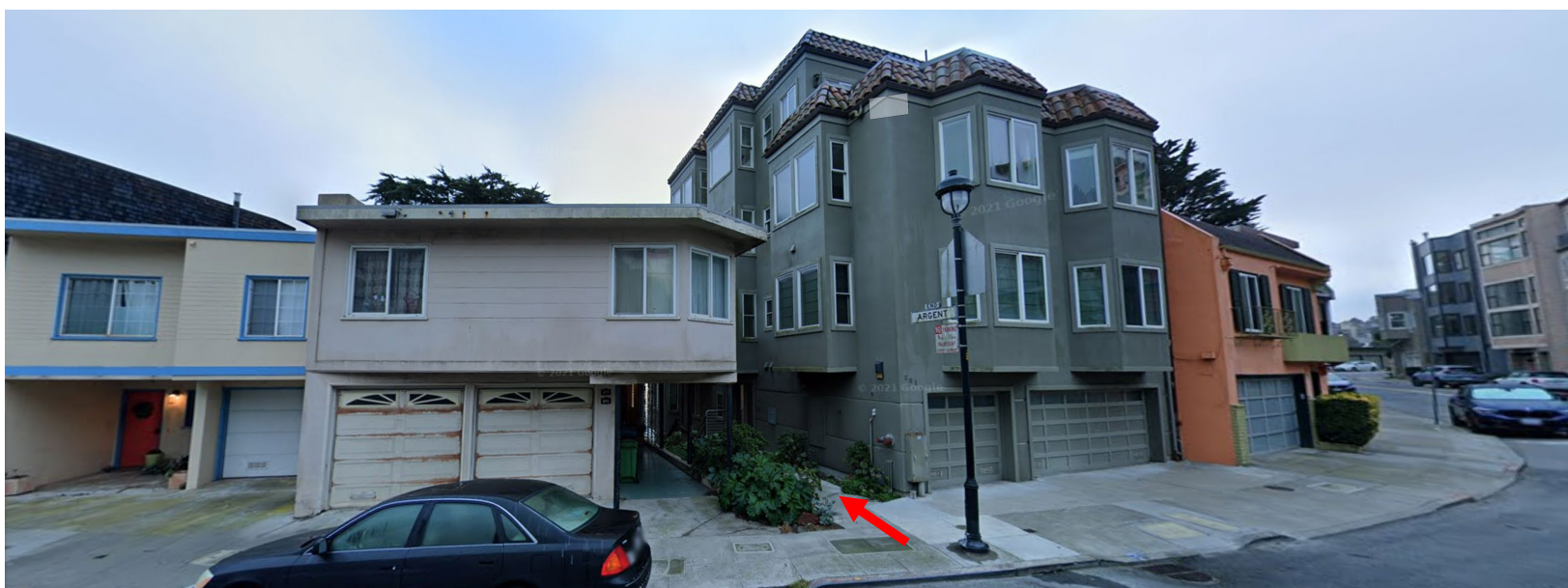


Opposite side of of 23rd St.

HOME-SF Project Authorization
Case Number 2019-019698AHB
4512 23rd Street

Site Photo

ARGENT ALLEY FROM CORBETT



ARGENT ALLEY FROM 23RD St.



HOME-SF Project Authorization
Case Number 2019-019698AHB
4512 23rd Street

COMPLIANCE WITH THE
INCLUSIONARY AFFORDABLE
HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419

San Francisco
Planning

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

March 1st 2020

Date

I, Anders Fung,
do hereby declare as follows:

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

4512 23rd St San Francisco

Address

2800/005

Block / Lot

The subject property is located within the following Zoning District:

RM1

Zoning District

40X

Height and Bulk District

None

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:

2019-019698PRJ, 2019-019698AHB

Planning Case Number

202002265479

Building Permit Number

This project requires the following approval:

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

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

Linda Ajello Hogaland

Planner Name

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

March 2nd 2020

Date

The project contains 13 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☒ Yes Tier 2 ☐ No

(If yes, please indicate HOME-SF Tier)

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

☐ Yes ☒ No

C Please indicate the tenure of the project.

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

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

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

The applicable inclusionary rate is:

25%

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

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

Residential Gross Floor Area

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

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

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

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
13	0	3	4	5	1

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

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

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
3	0	1	1	1	0

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	1	10%	55%
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	1	8%	80%
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	1	7%	110%

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

- ☐ **Combination** of payment of a **fee, on-site affordable units, or off-site affordable units** with the following distribution:

Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☒ No

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

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

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

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

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Paramount Estate LLC

Company Name

Anders Fung

Name (Print) of Contact Person

1601 Bayshore Highway Suite 240

Address

Burlingame CA 94010

City, State, Zip

650 2399260

Phone / Fax

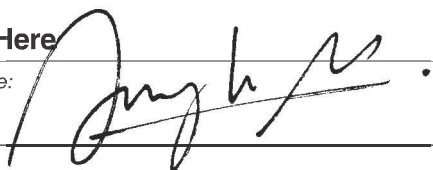
PM@maanglobal.com

Email

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

Sign Here

Signature:



Name (Print), Title:

Anders Fung, President

Executed on this day in:

Location:

Burlingame CA

Date:

03-01-2020

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Paramount Estate LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1601 Bayshore Highway Suite 240, Burlingame CA 94010	(650) 239 9260
	EMAIL:
	PM@maanglobal.com

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

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
4512 23rd St San Francisco CA		94114
CROSS STREETS:		
Market St		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2800 / 005	RM1	40X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	Zero	13 Units	13
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

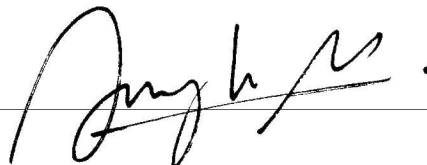
If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: March 4 2020

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

Anders Fung, for Paramount Estate LLC

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):

DATE FILED:

RECORD NUMBER:

DATE FILED:

VERIFIED BY PLANNER:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

ROUTED TO HRC:

DATE:

☐ Emailed to: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

**EXHIBIT
H**

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)	
4512 23rd St., San Francisco CA 94114		2800/005	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
202002265479			
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Paramount Estate LLC	Anders Fung	650-239-9260	
ADDRESS			
1601 Bayshore Hwy, Suite 240			
CITY, STATE, ZIP		EMAIL	
Burlingame CA 94010		PM@maanglobal.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
13	0	45' - 9" / 5fl+BSMT	\$3.3M
ANTICIPATED START DATE			
ASAA (As soon as approved)			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

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

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

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Anders Fung, Project Sponsor	PM@MAANGLOBAL.COM	650-239-9260
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)		Mar 5, 2020 (DATE)
FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org		