



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: April 15, 2021

CONTINUED FROM: March 25, 2021

Record No.: 2019-020740CUA
Project Address: 468 Turk Street
Zoning: RC-4 (Residential – Commercial, High Density) Zoning District
80-T Height and Bulk District
North of Market Residential 1 Special Use District
Block/Lot: 0336/006
Project Sponsor: Mark Macy
315 Linden Street
San Francisco, CA 94103
Property Owner: Turk Street, LLC
8 Dellbrook Ave
San Francisco, CA 94131
Staff Contact: Claudine Asbagh – (628) 652-7329
claudine.asbagh@sfgov.org

Recommendation: Approval with Conditions

Background

On March 25, 2021, the Planning Commission continued the item without hearing to allow time for the project sponsor to conduct community outreach. Since the hearing, the sponsor has met with representatives from Tenderloin Neighborhood Development Corporation (TNDC) and Tenderloin Housing Clinic (THC). There have not been any changes to the project and the community groups continue to express concerns related to the overconcentration of group housing in the Tenderloin.

Attachments:

Staff Report, March 25, 2021
Sponsor Brief, dated April 7, 2021



GOLDSTEIN, GELLMAN, MELBOSTAD, HARRIS & McSPARRAN LLP

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April 07, 2021

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

Re: April 15 hearing: New 101 Unit Building at 468 Turk Street.
Our File No.: 9969-00

Dear President Koppel and Commissioners:

I am writing you for a second time on behalf of Turk St. LLC, which is proposing the 101-unit building at 468 Turk Street near the corner of Larkin. Prior to the March 25 hearing (in which a continuance was granted for additional community outreach, without testimony), I sent you a lengthy letter describing the project. Since that time, we have received questions from the community and your staff, and both the developer and project architect had a 5th community meeting (which was attended by representatives of 7 community groups). My letter today is intended to address those same questions and to address additional information requested from your staff.

Size and Habitability of the Units.

Attached as **Exhibit A** (and on pages 15 and 16 of the full plan set at **Exhibit B**), you will find a floor plan of each unit, with dimensions. **Exhibit A** also contains photographs of an existing full-scale model of a unit to be built at another market rate group housing project (351 12th Street), a project designed by the same architect as the project before you today, Mark Macy. That model unit depicts the units your Commission approved on October 17, 2019 by a vote of 4-1 (including the votes of Commissioners Moore, Fung, Johnson and Melgar, with only Commissioner Richards opposed). The 12th Street building is being developed by Patrick Kennedy of Panoramic Interests and is currently going through the Building Permit approval process. The units your

Commission approved at 351 12th Street are on average 178 square feet in size and the units before you for approval today on average 220 square feet (the range is 215 to 230 gsf.)¹

Exhibit C contains a list of amenities of each unit, all of which will have approximately the same square footage (range: 215 to 230 gsf.)

Features of Unit Kitchenettes and the 1st Floor/2nd Floor Community Living, Kitchen & Dining Space.

1. **Unit Kitchenettes.** **Exhibit C** includes drawings of some of the kitchen appliances that will allow full meal preparation, including combination convection oven/microwaves large enough to cook and brown a turkey. The kitchenettes will also have a plug-in two-burner induction cooktop that will sit on the countertops, a 5.6 cubic foot undercounter refrigerator/freezer, sink with various accessories (cutting board, colander, etc.) and ample cabinetry/storage.²
2. **Common Area Kitchen and Recreation Space.** The Project features 1305 gsf of Community Living, Dining & Kitchen space which exceeds the requirements of the Housing Code by 21% (1277 nsf provided vs. 1050 nsf required). A floor plan of the Kitchen & Dining space on the 2nd Floor (“mezzanine”) can be found on **Exhibit C**, and a drawing of the double high space below can be found on page 10 of the plans at **Exhibit B**. While the interiors of these two floors have not been designed, Macy Architecture has provided photos of already built residential common space with cooking (see **Exhibit C**). These photos show the “feel” that is intended for the future design of that common area space. We have been asked about creating communal kitchens on each floor. Doing so would eliminate too many units and the owners feel that, given the capabilities of the Unit Kitchenettes, these small kitchens would be unnecessary/redundant and would not be used as much as a larger single kitchen as part of the 1st and 2nd floor community spaces.

Rent Levels of Market Rate Units and Below Market Rate Units.

The market rate units are targeted toward 110 percent of area medium income, based on unit size, project location and other factors. Given this targeted AMI level, this and the 12th Street project you approved may be the two most “affordable by design” market rate projects this Commission may see. In addition, there are 17 affordable units, and 10 of those will reach the lowest affordability level of any BMR units in a market rate project, which is 50% of AMI. An

¹ This 12th St. model unit was built at a significant cost, and thus a model unit was not built for the project before you. A model for 468 Turk was also deemed unnecessary because the two projects are being designed by the same architect, Macy Architecture, and have a great deal of features in common.

² The Zoning Administrator’s Interpretation of Group Housing/SRO unit features (attached to my first letter to you) does not allow a built-in range or full oven.

approximately \$200 per square foot affordable housing fee can help provide offsite BMR units as well.

Zoning Which Encourages the Construction of Small Sized Units

Almost 40 years ago, the City created the North of Market Special Use District in order to encourage the preservation of the Tenderloin as a location for very dense residential development with small dwellings. In fact, when many existing residential buildings were originally built around a century ago, they were designed as small units affordable to working single people of all income levels. The several decades old Special Use District rezoning created what is perhaps the densest zoning in the City, one allowing as little as 125 sf of lot area for each dwelling, and as little as 70 sf of lot area for each bedroom in a Group Housing setting.

This 40-year-old Special Use District section of your Code states that it created this dense zoning “to preserve the existing scale of development” of the time of the SUD’s creation. At the time of the SUD creation, the “existing scale of development” consisted of a large number of residents per building, in small units oriented toward single persons. The units proposed today are consistent with the intent of this Special Use District (which also created a 25% BMR requirement, well before City-wide percentages reached that high).

Comparisons to a Group Housing Project at 450 O’Farrell Street.

We understand that this O’Farrell St. project has been considered by your Commission and will be considered again in the near future. Some of those who oppose the O’Farrell project believe that the Turk Street project is almost identical and should be subject to the substantial redesign being considered for the 450 O’Farrell project. However, we respectfully suggest that the project at 468 Turk is very different from the project at 450 O’Farrell. These differences are listed at **Exhibit D**.

The consideration of these two projects have led a few community members to tell your staff that this zoning is outdated, and the City should stop these two projects and study a change to require family sized units. This would not be fair to a project that has been in the pipeline as long as this project, and a project which has never been approved with larger sized units. But most important, due to the enactment of **SB 330** last year, the City cannot legally apply new zoning rules to a project after the time the application for project approval is deemed complete by a City.

Absence of Retail Space.

Some community members have asked why there is no proposed retail space. The owners have tried and failed for two years to find true retail tenants. A huge number of retail spaces around the City are vacant, even in the fanciest neighborhoods, due to the weakness of the industry nationwide but also because of the overbuilding of retail spaces in the City. We believe that

Joel Koppel, President
San Francisco Planning Commission
April 07, 2021
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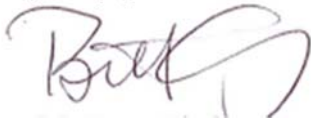
providing a gathering and cooking space for residents, which will be visible from the street at the ground level, will activate the ground level better than a retail space which has continual vacancy.

CONCLUSION.

Your Department's Housing Inventory for the year 2019-20 indicates that of the 2944 residential units you have approved during the analyzed year, only 1456 have been built. The numbers for 2020-21 are expected to be much worse. That reflects the large gap between rental levels (and condo prices) on the one hand, and the cost of land and construction on the other hand, in what newspapers report to be most expensive city in the nation for building. This project is more economically feasible and likely to be providing housing in the near future, for several reasons. Construction is less expensive because units are stacked and have same design; the design is so efficient that a larger number of units can be built using the Housing Density Bonus; this high density allows for enough rental income to justify the high construction costs and land purchased at the height of the market in 2018; the building does not contain the high-end amenities which are so costly to build; and the units will be affordable to a wider number of single persons than most new dwellings and thus there will be no lack of demand.

We respectfully request approval of this project at your April 15th hearing.

Very truly yours,



Brett Gladstone

CC: Claudine Asbagh, planner
Rich Hillis
Clients
Architect Mark Macy

EXHIBIT

A



① SOFA-WALL-BED
- QUEEN



② SHOWER / WATERCLOSET



③ KITCHENETTE
- "LIMITED COOKING FACILITIES"
PER ZA INTERPRETATION SEC. 209.2 (A)



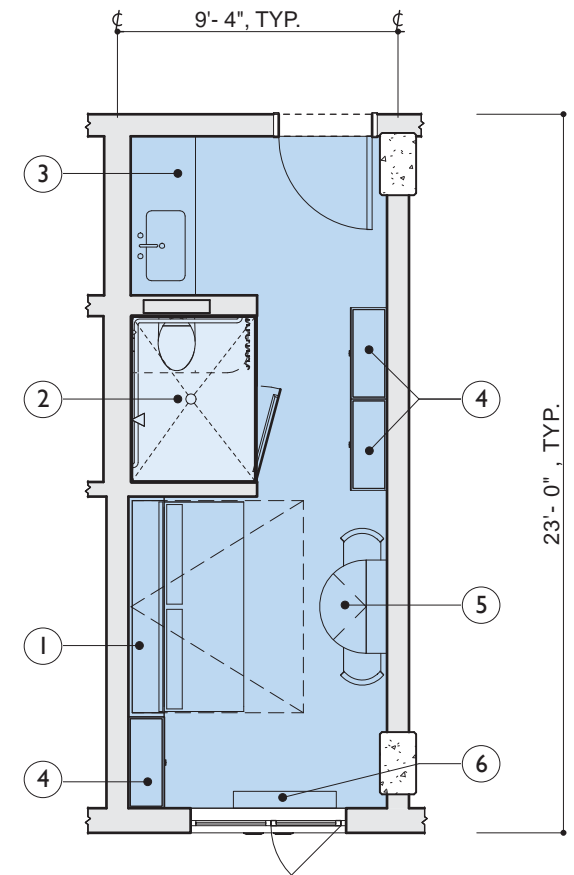
④ WARDROBE / STORAGE



⑤ FLIP-UP TABLE W/ CHAIRS



⑥ HEAT, COOLING & AIR-FILTERING UNIT



UNIT SIZE = 220 GSF

NOTE: SEE COMMENTS ON THESE PHOTOS; NEXT PAGE (P.16)



1/4" = 1'-0"

TYPICAL UNIT

04/07/2021

**MACY
ARCH
ITEC
TURE**

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2021 Macy Architecture

All Rights Reserved.
The ideas represented
are the proprietary
intellectual property
of Macy Architecture.

PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
(BLOCK 0366 LOT 006)

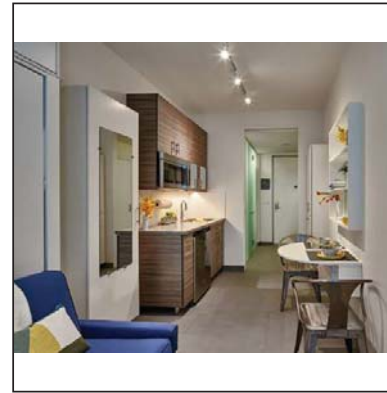
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VIEW TOWARDS LIVING AREA
-SHOWING SOFA-WALL-BED



VIEW TOWARDS LIVING AREA
-SHOWING SOFA-WALL-BED DEPLOYED



VIEW TOWARDS ENTRY



FLIP-UP TABLE WITH CHAIRS



WARDROBE / STORAGE



ENTRY
- SHOWING SHOWER / WATERCLOSET
ON THE RIGHT

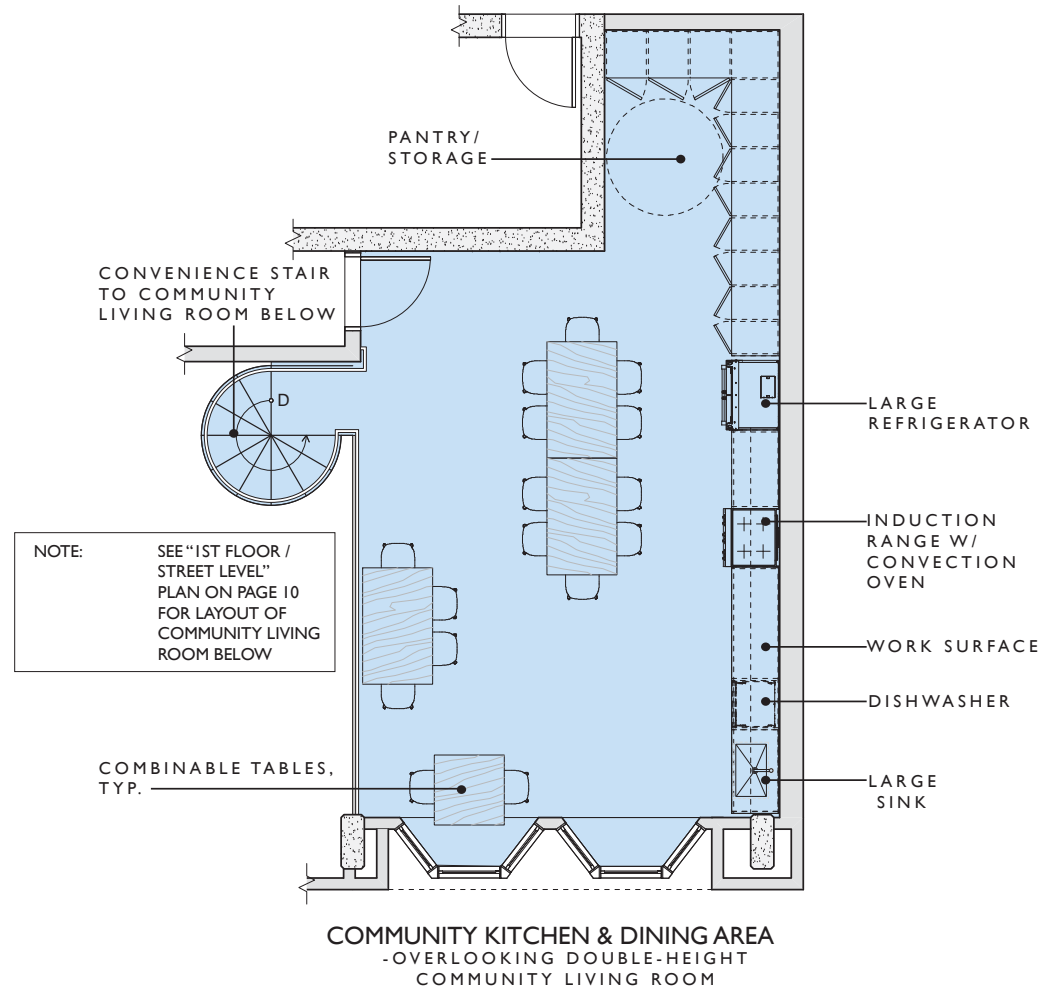


SHOWER / WATERCLOSET

- THESE ARE PHOTOGRAPHS OF A FULL-SIZED MOCK-UP OF A TYPICAL GROUP HOUSING UNIT FOR "351 12TH STREET".
- "351 12TH STREET" IS A GROUP HOUSING PROJECT APPROVED BY THE PLANNING COMMISSION ON OCTOBER 17, 2019.
- "468 TURK STREET" IS DESIGNED BY MACY ARCHITECTURE, THE SAME ARCHITECT THAT DESIGNED "351 12TH STREET".
- "351 12TH STREET" AVERAGE UNIT SIZE: = ±178 GSF
- "468 TURK STREET" AVERAGE UNIT SIZE: = ±220 GSF



SOME "LOOK AND FEEL" REFERENCE IMAGES FOR THE PROPOSED COMMUNITY KITCHEN AND DINING AREA



EXHIBIT

B

PROJECT DESCRIPTION

OVERVIEW

The Site is composed of a single 4,667 sf parcel (Block 0336 Lot 006.) It is located in the RC-4 “High Density Residential-Commercial” Zoning District, 80-T Height/Bulk District, “North of Market Special Use District-Subarea 1” and “Uptown Tenderloin Historic District”. It contains an existing 2-story 8,730 sf commercial building with no residential units and of no historic value (Survey Rating: 6X.)

Turk Street LLC, the Project Sponsor, proposes to demolish the existing structure and redevelop the property per the State’s Density Bonus Law (California Government Code Sections 65915-65918) into a rental group housing project. The project will consist of (101) Units with a street-level Community Room containing shared living facilities.

THE "BASE DENSITY"

Per Planning Director Bulletin 6 (July 2019), and the State Density Bonus Law (SDBL), the Base Density is (67) Group Housing Units (4,667 SF / 70 SF/Units = 66.67; round up to 67)

THE "BONUS PROJECT" (SEE P.6)

The Bonus Project proposes (101) Group Housing Units.

Per the SDBL (AB-2345 effective 01/01/2021), 15% of the Base Density Units are provided at 50% AMI, then a Bonus Density of 50% is allowed.
(67 Base Units x 1.5 = 100.5; round up to 101 per the SDBL)

THE ARCHITECTURE (SEE P. 18 & 19)

Per the “Urban Design Guidelines” the street façade has a clearly defined BASE, MIDDLE and TOP. The proposed materiality is drawn from the best examples within the surrounding Historic District and neighboring buildings.

The BASE has a double-height expression and is comprised of pilasters with rough composite stone pedestals, and smooth composite stone shafts. These pilasters are topped with a trabeated belt course in composite stone running the full width of the building.

PROPOSAL FOR CONCESSIONS, INCENTIVES, AND WAIVERS (SEE P. 7)

Under the State Density Bonus Law, the Project Sponsor is entitled to 2 Concessions/Incentives as well as an unlimited number of Waivers of any Development Standard that would physically preclude construction of the project at the density proposed. The following Waivers are required to achieve the density bonus:

1. HEIGHT LIMIT: Waive the building height limit per Sec. 250 (from 80’-0” to 86’-0”) because compliance with the height limit would preclude the development of a 50% increase in Unit density.

The proposed project is the “Bonus Project”, which includes the density to which the Project Sponsor is entitled per California State Law.

This is an application pursuant to the Mayor's Executive Directive 17-02, which mandates expedited approval and permitting of the Project. This is also an application of a development permit pursuant to the Permit and Streamlining Act (Section 65920 et seq. of the California Government Code) and Section 15101 of the CEQA Guidelines. State Law requires the City to determine whether the application is complete within 30 days from submittal. If no written determination is made within 30 days, the application is deemed complete by operation of the Law on the 30th day.

The building is 9 stories over 1 basement level with a height of 86’-0”.

The average Unit size is 220 gsf. The building has a (Residential) Gross Floor Area (GFA) of 32,722 sf. (45) Class I and (6) Class II bicycle parking spaces are provided. There is no automobile parking.

The MIDDLE is proposed in a smooth acrylic-coat stucco finish and generously-sized, high-performance windows.

The TOP consists of a substantial metal lintel & cornice with a solid parapet/guardrail enclosing the roof deck set back around the perimeter. Overall, the design constitutes a contemporary interpretation of features shared by the older buildings along the surrounding block face.

2. UPPER STORY SETBACK: Waive potential setback/height limitations above 50’-0” per Sec. 132.2 because compliance with these limitations would preclude the development of a 50% increase in Unit density.

3. REAR YARD: Waive rear yard requirements per Sec. 134 and Table 209.3 because providing a Code-compliant rear yard that is 25% the depth of the Lot would preclude the development of a 50% increase in Unit density.

468 TURK STREET

RENTAL GROUP HOUSING DEVELOPMENT

PROJECT ENTITLEMENT APPLICATION (CONDITIONAL USE)
FOR AN INDIVIDUALLY-REQUESTED STATE DENSITY BONUS PROJECT

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GS1: San Francisco Green Building Site Permit Submittal Form

INSTRUCTIONS:

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.

2. Provide the Project Information in the box at the right.

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.

4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

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.

For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

NEW CONSTRUCTION

LOW-RISE RESIDENTIAL

R

1-3 Floors

LEED SILVER (50+) or GPR (75+) CERTIFIED

HIGH-RISE RESIDENTIAL

R

4+ Floors

LEED SILVER (50+) or GPR (75+) CERTIFIED

LARGE NON-RESIDENTIAL

A,B,E,I,M

25,000 sq.ft. or greater

LEED GOLD (60+) CERTIFIED

OTHER NON-RESIDENTIAL

F,H,L,S,U

or A,B,E,I,M less than 25,000 sq.ft.

n/r

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

R

25,000 sq.ft. or greater

LEED GOLD (60+) or GPR (75+) CERTIFIED

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

R

adds any amount of conditioned area

n/r

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

B,M

25,000 sq.ft. or greater

LEED GOLD (60+) CERTIFIED

FIRST-TIME NON-RESIDENTIAL INTERIORS

A,B,I,M

25,000 sq.ft. or greater

LEED GOLD (60+) CERTIFIED

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

A,B,E,F,H,I,L,M,S,U

more than 1,000 sq.ft. or \$200,000

n/r

ALTERATIONS + ADDITIONS

PROJECT NAME

468 TURK ST.

BLOCK/LOT

0336-006

ADDRESS

468 TURK ST.

PRIMARY OCCUPANCY

R-2

GROSS BUILDING AREA

36,838 GSF

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

01/28/2020

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/GPR

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.

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).

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 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).

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.

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.).

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.

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).

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.

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.

DESIGNATED PARKING

CALGreen 5.106.5.2

Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.

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.

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 & 5.103.1.3.1, 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.

HVAC

HVAC INSTALLER QUALS

CALGreen 4.702.1

Installers must be trained and certified in best practices.

HVAC DESIGN

CALGreen 4.507.2

HVAC shall be designed to ACCA Manual J, D, and S.

REFRIGERANT MANAGEMENT

CALGreen 5.508.1

Use no halons or CFCs in HVAC.

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.

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.

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.

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.

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.

CONSTRUCTION IAQ MANAGEMENT PLAN

SFGBC 5.103.1.8

During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.

RESIDENTIAL

GRADING & PAVING

CALGreen 4.106.3

Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.

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.

FIREPLACES & WOODSTOVES

CALGreen 4.503.1

Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.

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.

MOISTURE CONTENT

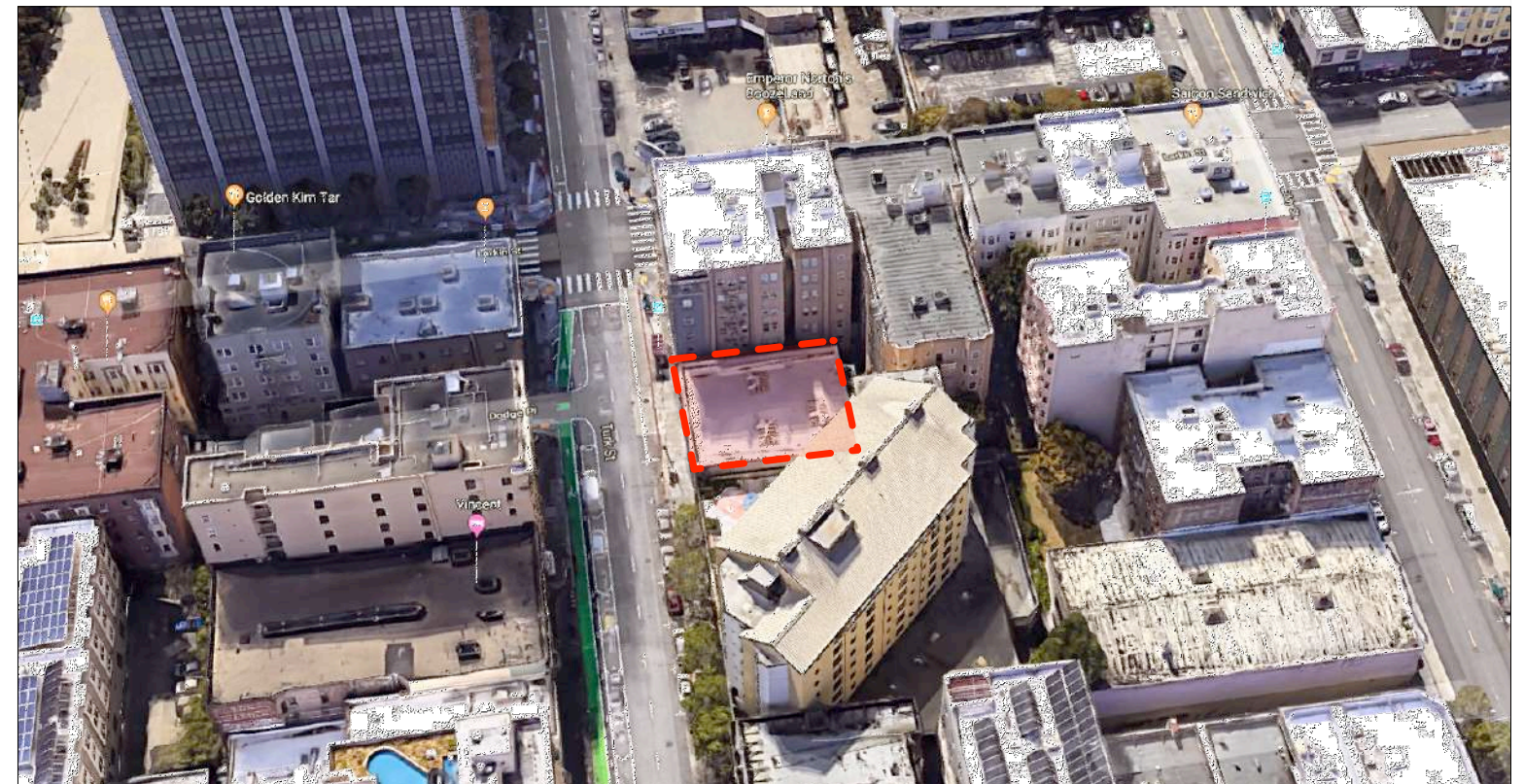
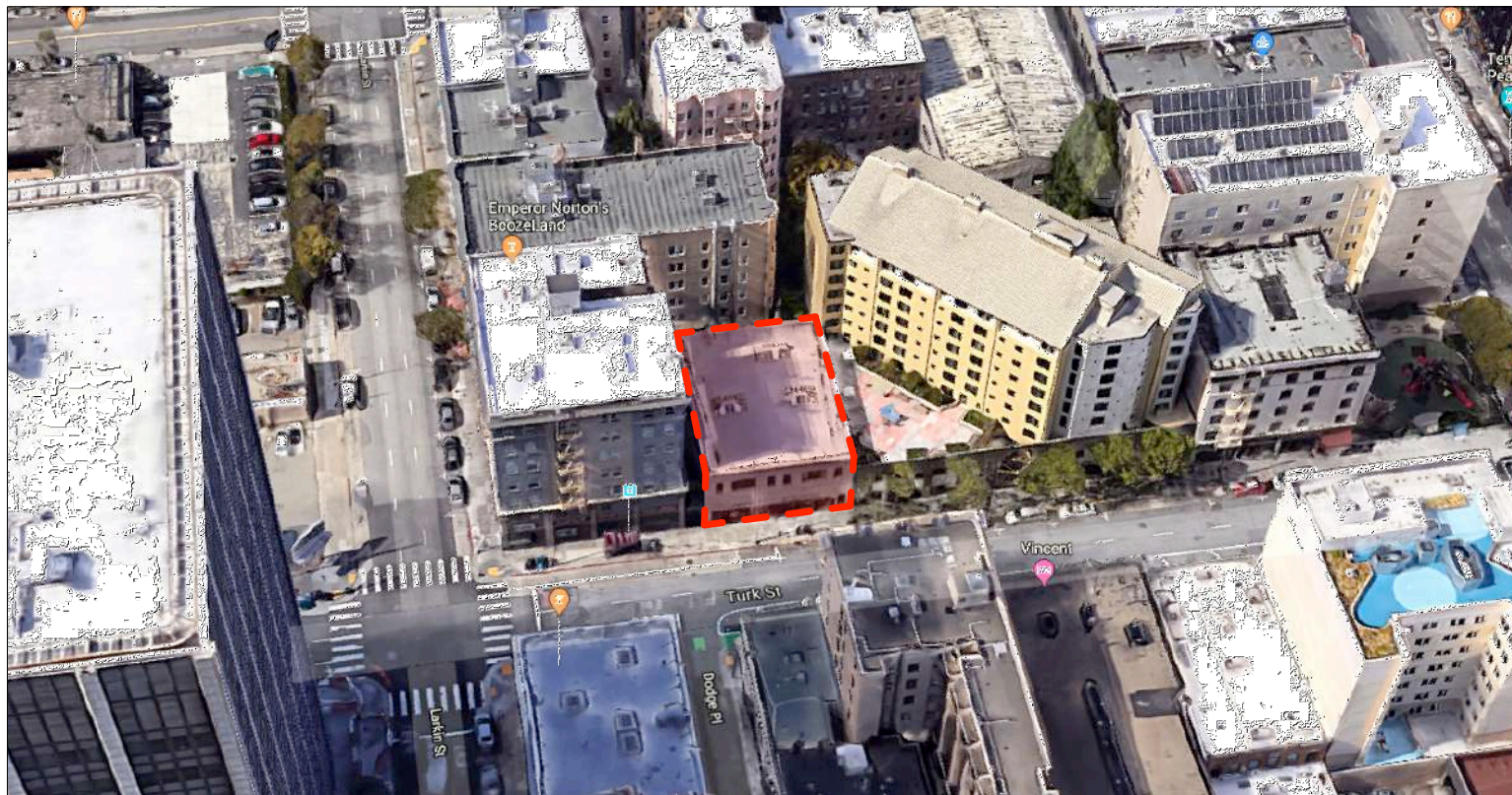
CALGreen 4.505.3

Wall and floor wood framing must have <19% moisture content before enclosure.

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).



SITE PHOTOS

04/07/2021

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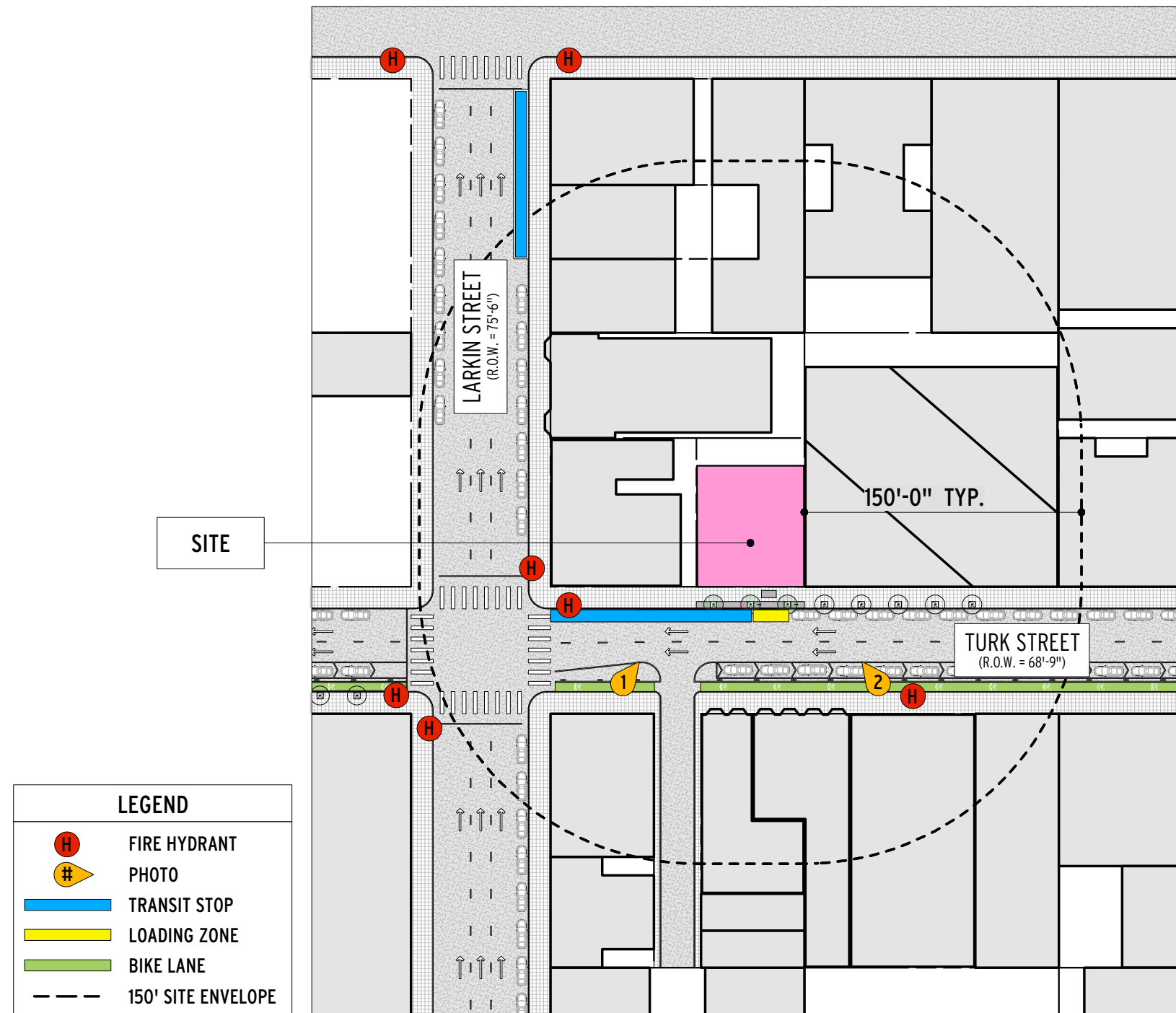
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VICINITY MAP 04/07/2021

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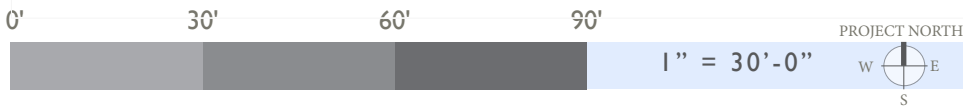
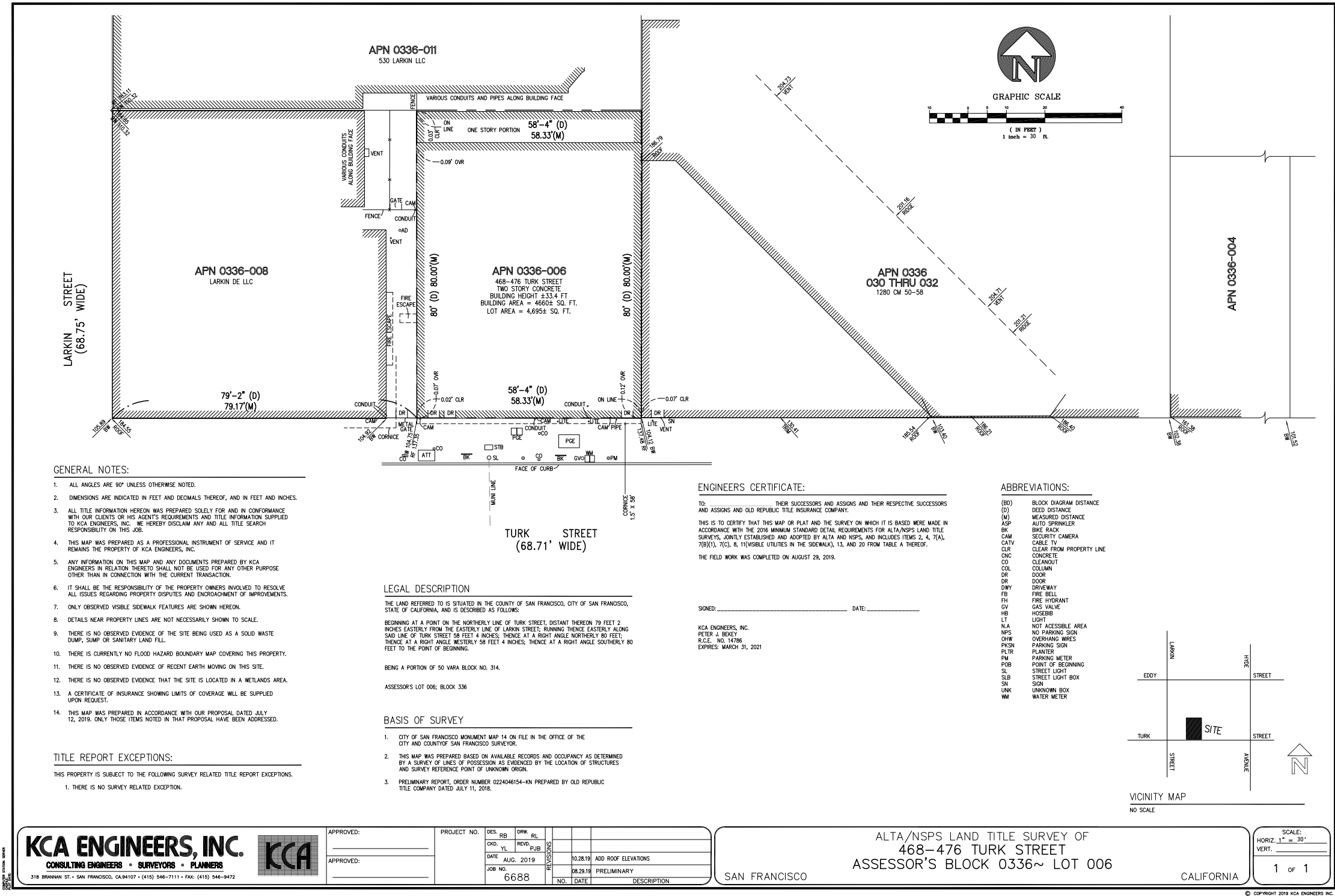
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SURVEY 11/13/2020

MACY
ARCHITECTURE

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PROPOSED BONUS PROJECT

04/07/2021

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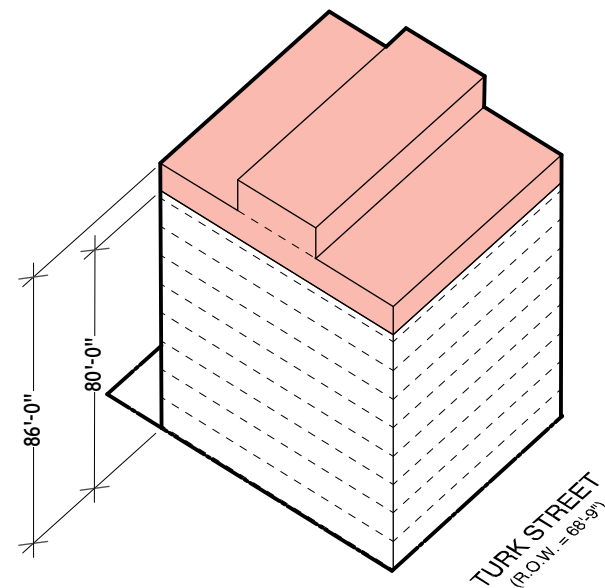
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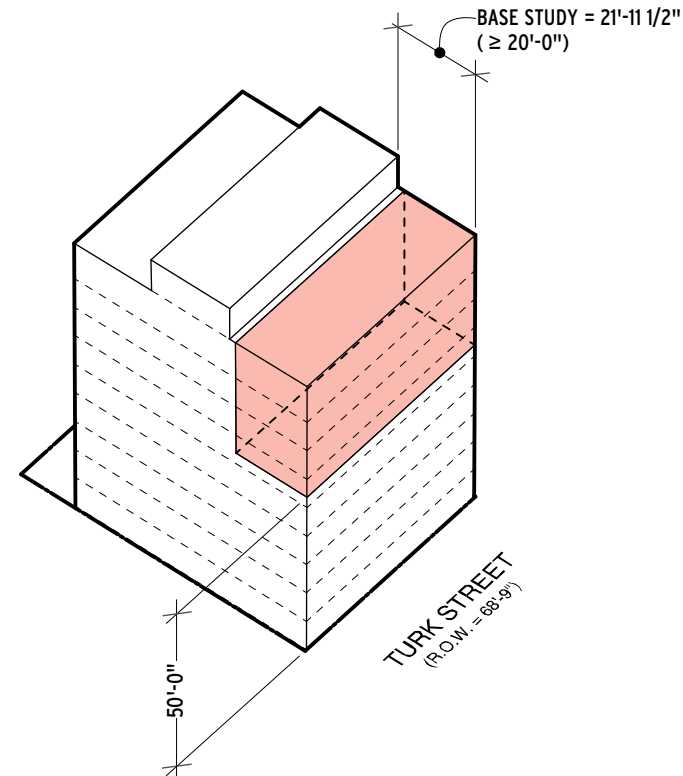
PAGE 6 OF 19



WAIVER 1

WAIVE BUILDING HEIGHT
REQUIREMENTS PER S.F.P.C. SEC. 250

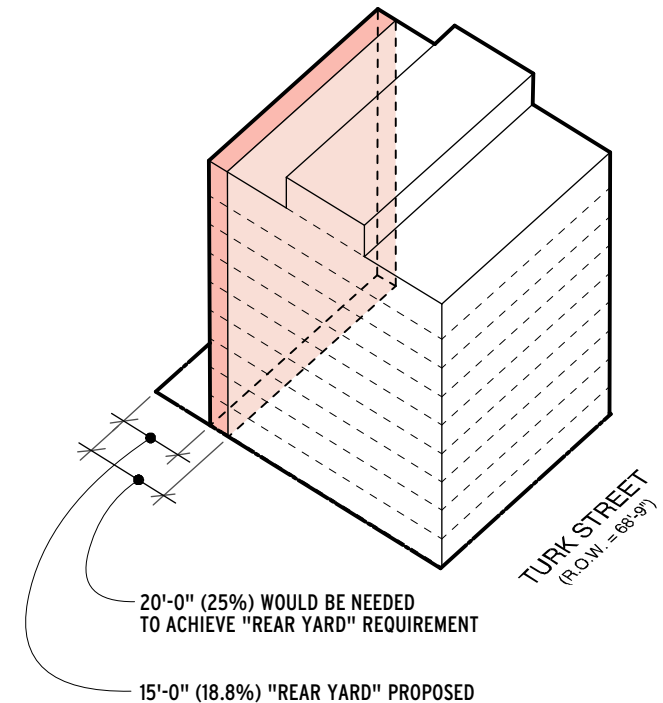
BUILDING HEIGHT REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



WAIVER 2

WAIVE UPPER STORY SETBACK
PER S.F.P.C. SEC. 132.2

SETBACK REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



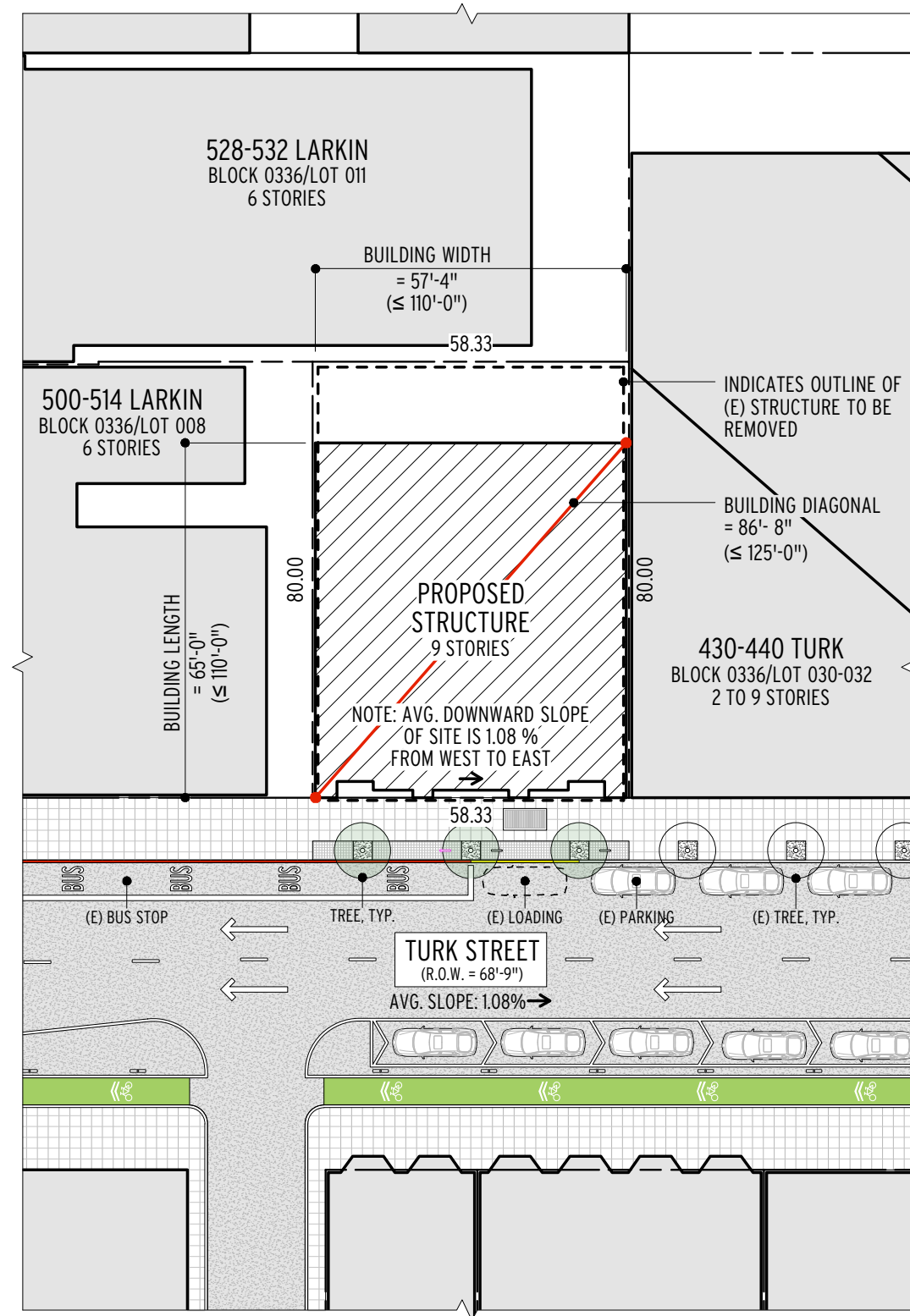
WAIVER 3

WAIVE REAR YARD
REQUIREMENT PER S.F.P.C. SEC. 134 & TABLE 209.3

NOTE: THE PROJECT IS STILL PROVIDING A
15'-0" (18.8%) REAR YARD SETBACK.

REAR YARD REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS

AREA SUMMARY															DESCRIPTION																
LEVEL		B	1	2	3	4	5	6	7	8	9	R	GSF	GSF%	GFA*	A STATE DENSITY BONUS LAW (SDBL) PROJECT CONSISTING OF RENTAL GROUP HOUSING.															
RESIDENTIAL		1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186	60%	22,186																
RESIDENTIAL SHARED LIVING SPACES		431	854	785	161	161	161	161	161	161	161	0	3,197	9%	3,197																
BICYCLE PARKING		386	0	0	0	0	0	0	0	0	0	0	386	1%	0																
UTILITY		823	352	95	63	63	63	63	63	63	63	228	1,939	5%	888																
CIRCULATION		842	1,126	789	866	866	866	866	866	866	866	333	9,152	25%	8,819	ASSESSOR PARCEL: ZONING: HEIGHT & BULK DISTRICT: LOT AREA: SPECIAL USE DISTRICT: HISTORIC DISTRICT GROSS SQUARE FEET OF CONSTRUCTION: GROSS FLOOR AREA: BLOCK 0336 / LOT 006 RC-4 HIGH DENSITY RESIDENTIAL-COMMERCIAL 80-T 4,667 +/- SF (0.107 AC) NOTE: SFPUC STORMWATER "SMALL PROJECT" NORTH OF MARKET RESIDENTIAL SUBAREA 1 UPTOWN TENDERLOIN HISTORIC DISTRICT 36,860 SF 35,090 SF (PER SFPC SEC. 102) "RESIDENTIAL" GROSS FLOOR AREA: 32,722 SF (PER PLANNING DIRECTOR BULLETIN 6, JULY 2019) UNITS: 101 (944 BDRM/AC) - MAX. TOTAL BEDS = 202 USABLE OPEN SPACE: 2,230 SF PROVIDED - (101) COMMON @ 48/3 SF = 1,616 SF REQ'D BICYCLE PARKING: 45 CLASS I SPACES (45 REQ'D.) - PLUS (6) CLASS II PROVIDED (4 REQ'D.) AUTOMOBILE PARKING: 0 SPACES -NONE REQUIRED															
TOTAL		3,571	3,651	2,988	3,727	3,727	3,727	3,727	3,727	3,727	3,727	561	36,860	100%	35,090																
* GFA per San Francisco Planning Code Sec. 102																															
UNIT SUMMARY																															
LEVEL		B	1	2	3	4	5	6	7	8	9	R	GSF	QTY%	GFA*																
UNIT TYPE		AVG. SF																													
BD		220	QTY	5	6	6	12	12	12	12	12	12	0	101	100%		22,186														
			SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186																	
TOTAL		220	QTY	5	6	6	12	12	12	12	12	12	0	101	100%		22,186														
			SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186																	
* GFA per San Francisco Planning Code Sec. 102																															
OPEN SPACE AREA SUMMARY																															
LEVEL		B	1	2	3	4	5	6	7	8	9	R	GSF																		
USABLE OPEN SPACE		860	0	0	0	0	0	0	0	0	0	1,370	2,230																		
																BUILDING DATA															
																STORIES:		9 + BASEMENT													
																CONSTRUCTION TYPE:		IB -FULLY SPRINKLERED													
																BUILDING HEIGHT:		86'-0" - TOP MOST OCCUPIED STORY I.E., 9TH FLOOR, @ 74'-6" (<+75'-0") THEREFORE, NOT A HIGHRISE													
BUILDING USE:		CONGREGATE RESIDENCE - 100% PRIVATELY FUNDED - SUBJECT TO S.F.B.C. CHAPTER 11A																													
OCCUPANCY TYPE:		R2																													



SITE PLAN

04/07/2021

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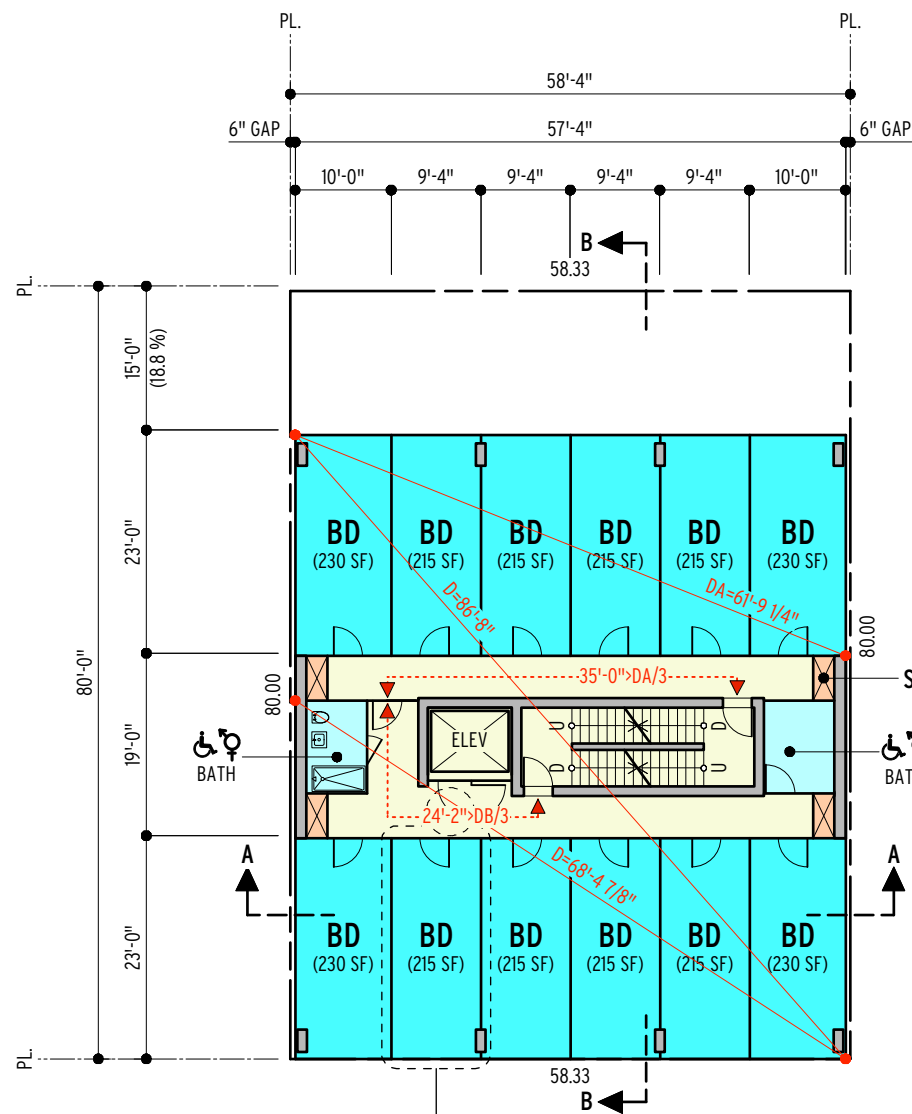
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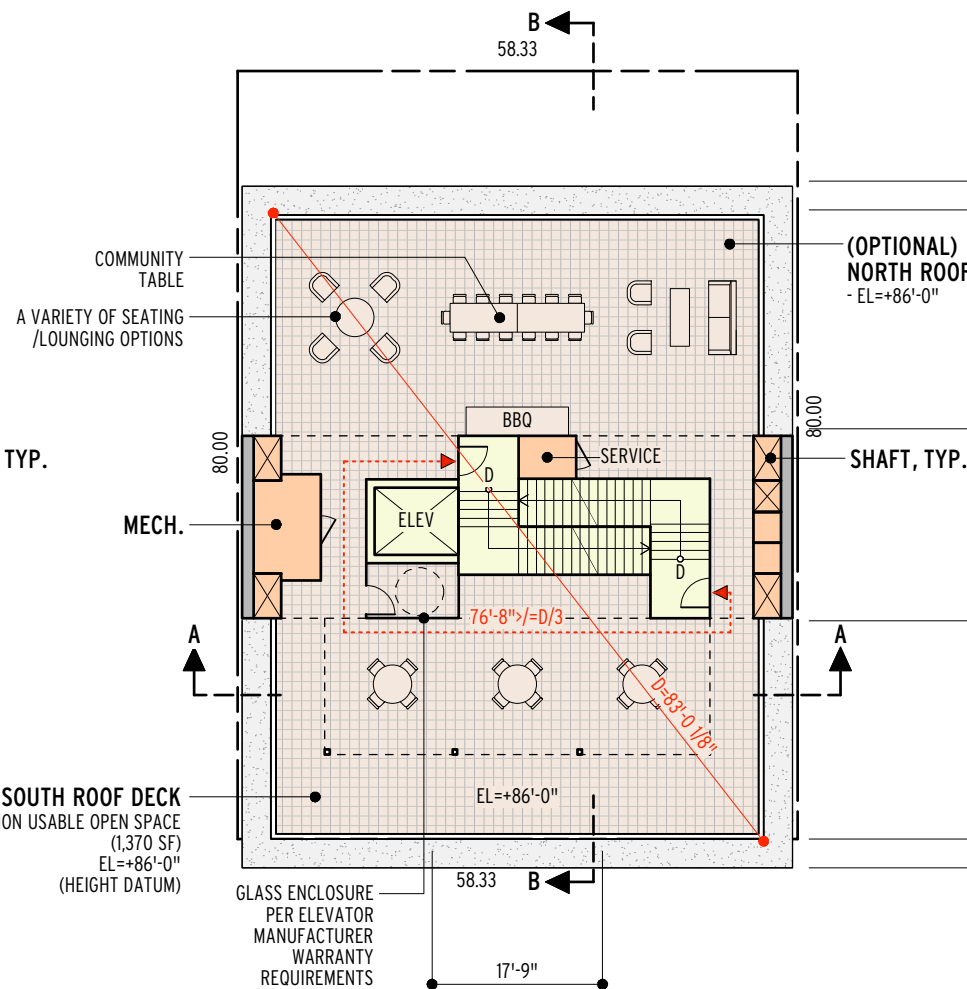
PAGE 9 OF 19



- TYPICAL UNIT** (SEE P. 15 & 16)
- SOFA-WALL BED
 - SHOWER-TOILET COMPARTMENT W/ EXHAUST FAN
 - LIMITED COOKING FACILITIES (PER Z.A. INTERPRETATION 209.2(a))
 - SINK
 - UNDERCOUNTER REFRIGERATOR/FREEZER
 - CONVECTION MICROWAVE W/ EXHAUST FAN
 - PLUG-IN 2-BURNER INDUCTION COOKTOP
 - STORAGE CABINETS
 - WARDROBE
 - DINING/WORKTABLE W/ 2-CHAIRS

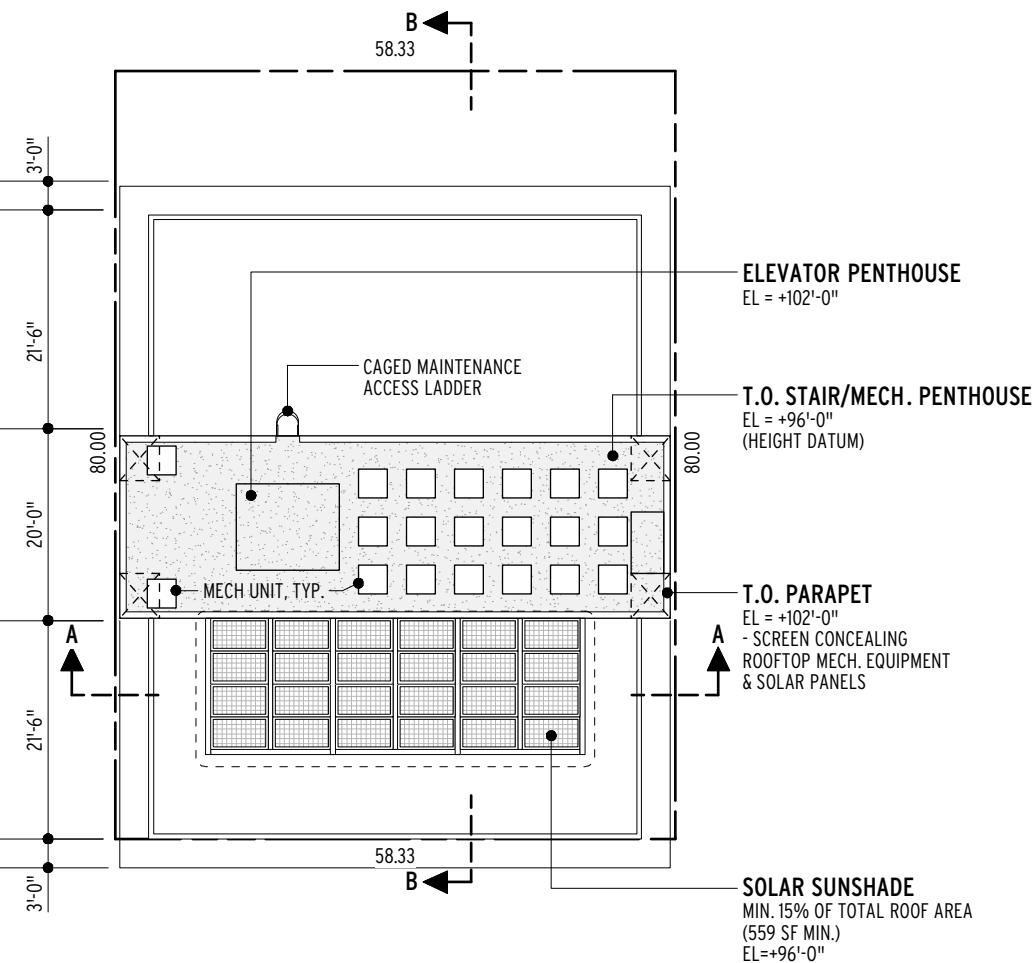
3RD FLOOR (4TH, 5TH, 6TH, 7TH, 8TH & 9TH SIM.)

EL. = +18'-7 1/2"/+27'-11 1/4"/+37'-3"/+46'-6 3/4"/+55'-10 1/2"/+65'-2 1/4"/+74'-6"



LOWER ROOF LEVEL

EL. = +86'-0"



UPPER ROOF LEVEL

EL. = +96'-0"/+102'-0"



BONUS PROJECT PLAN DIAGRAMS

04/07/2021

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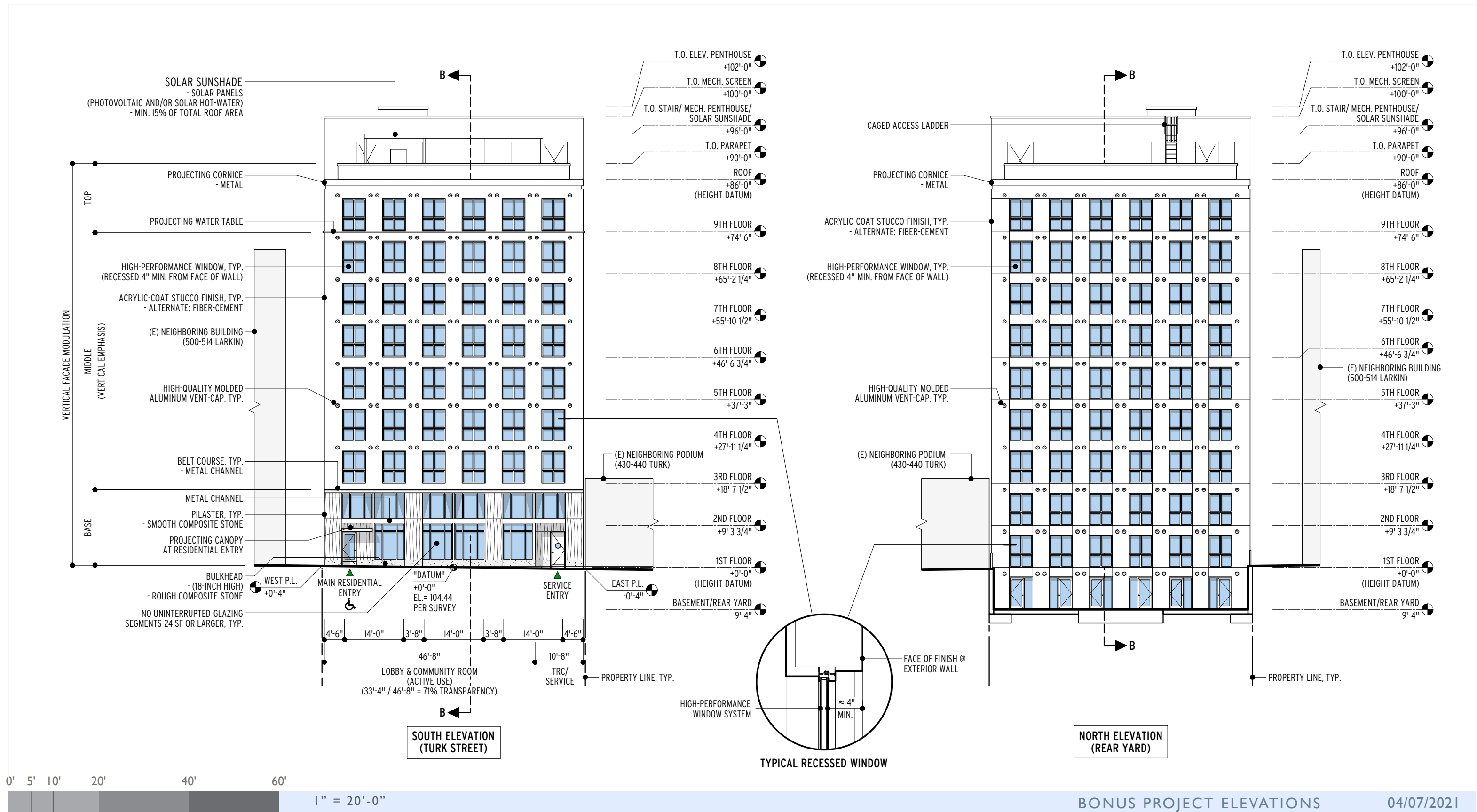
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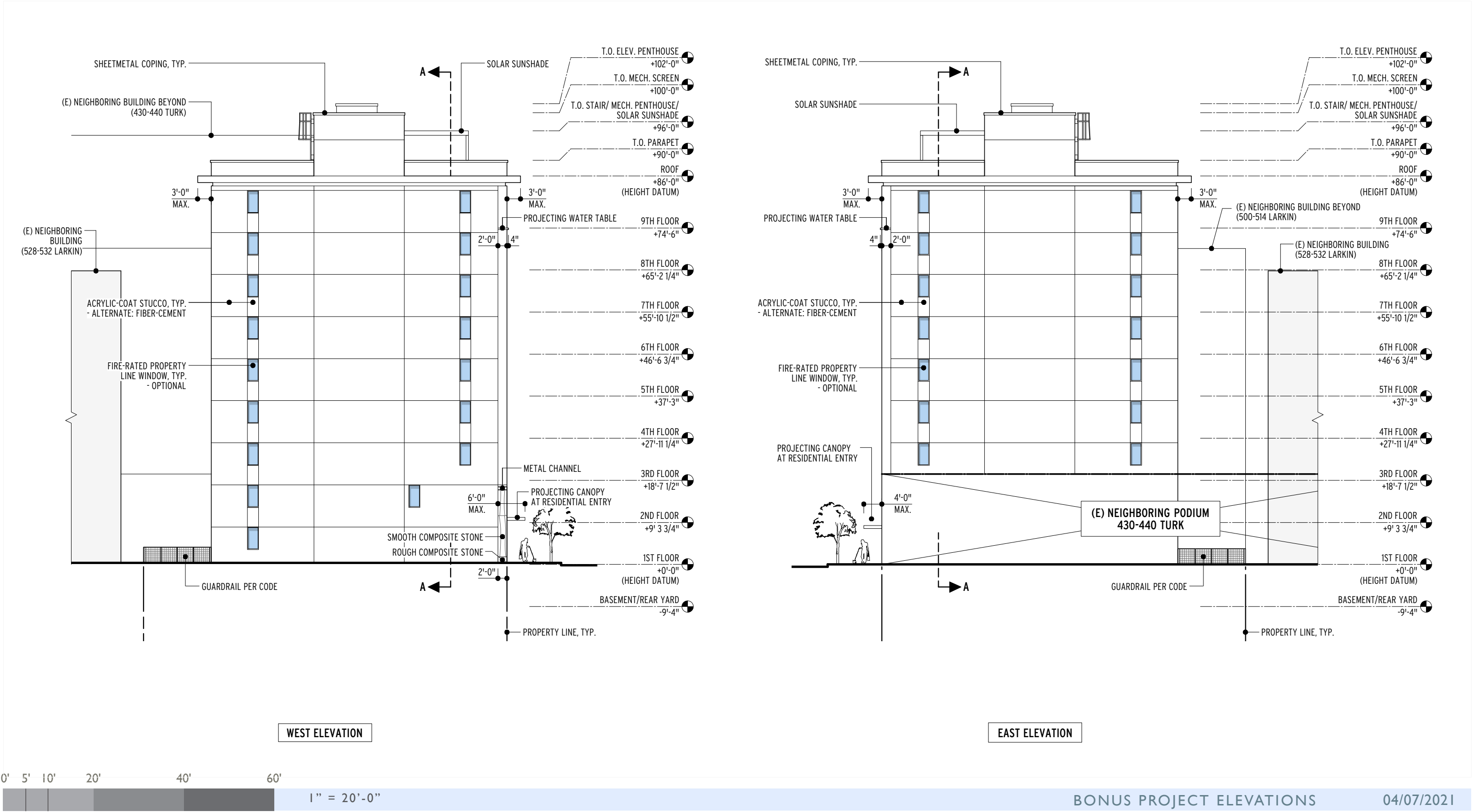
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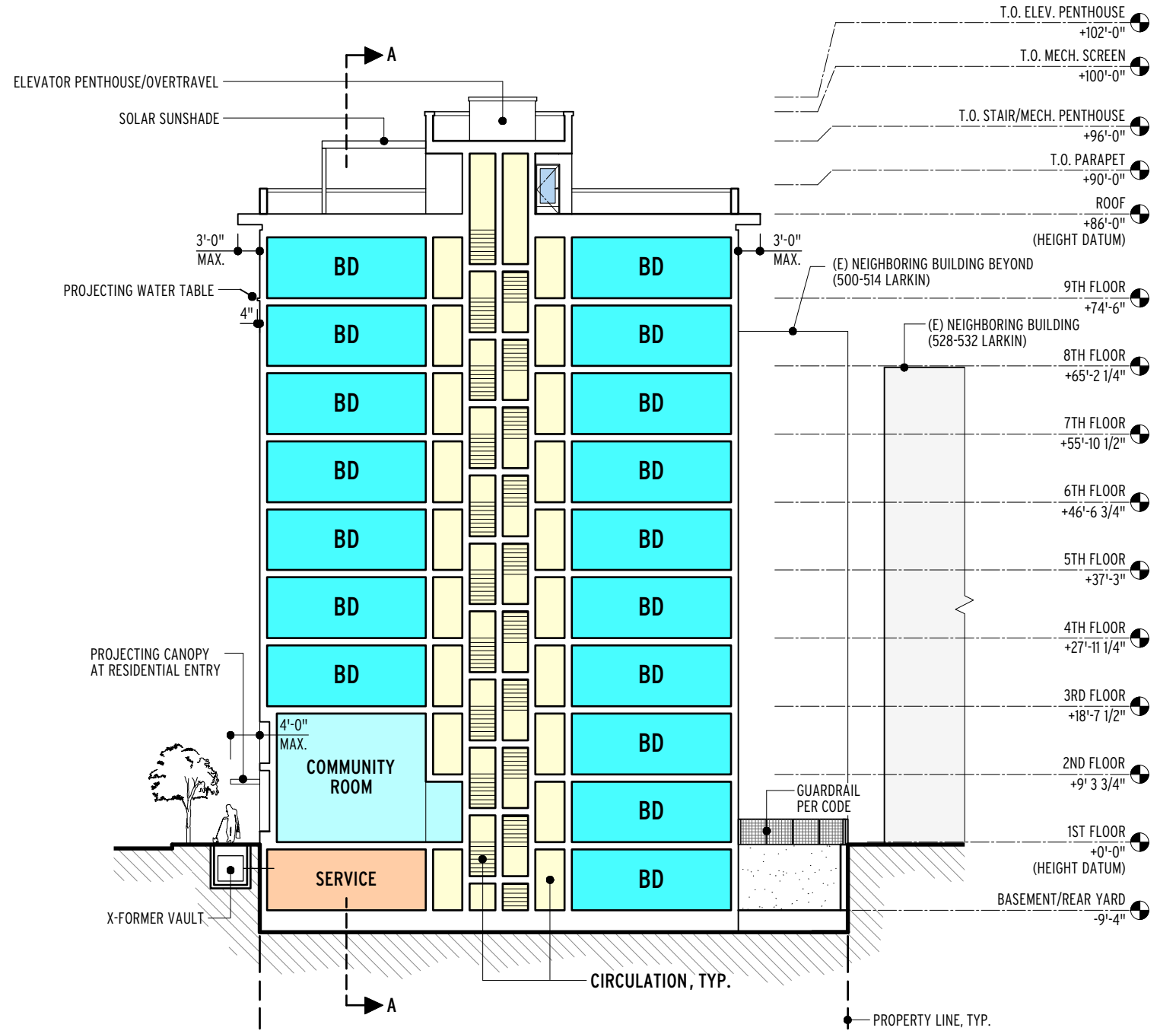
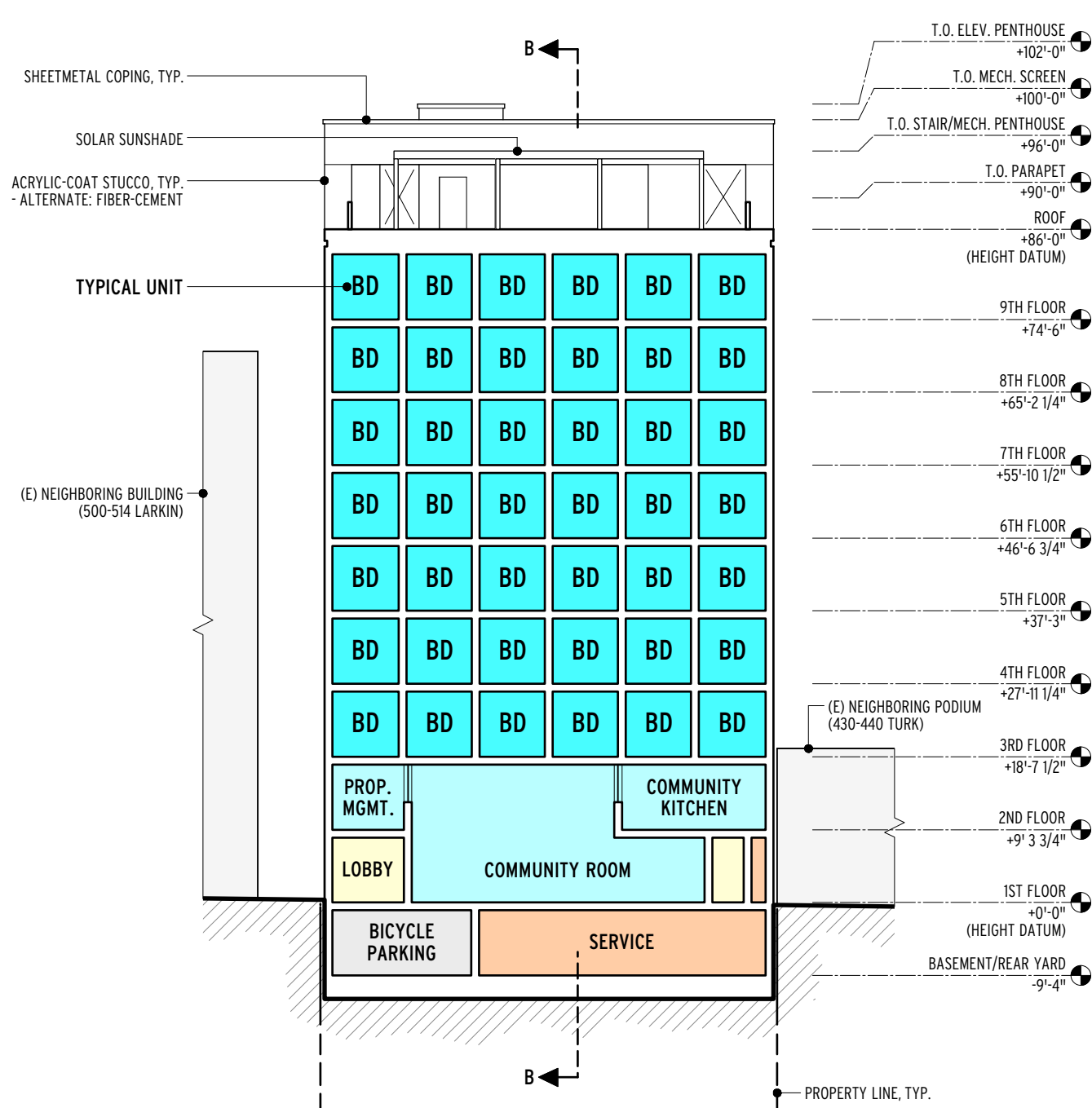
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0' 5' 10' 20' 40' 60'

1" = 20'-0"

BONUS PROJECT SECTIONS

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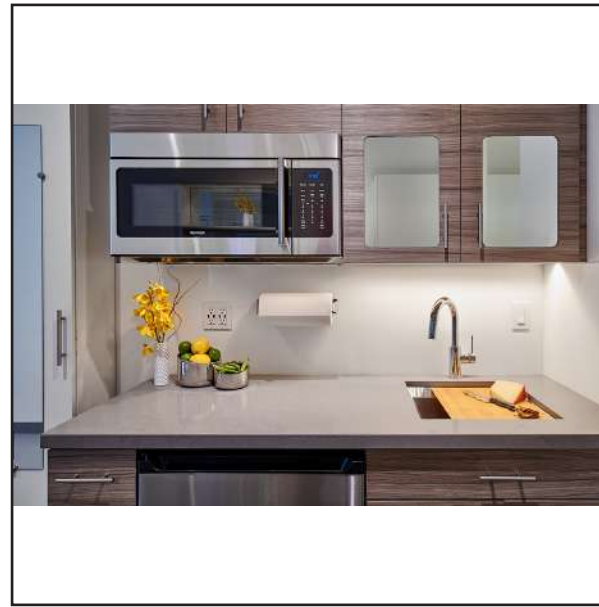
PAGE 14 OF 19



① SOFA-WALL-BED
- QUEEN



② SHOWER / WATERCLOSET



③ KITCHENETTE
- "LIMITED COOKING FACILITIES"
PER ZA INTERPRETATION SEC. 209.2 (A)



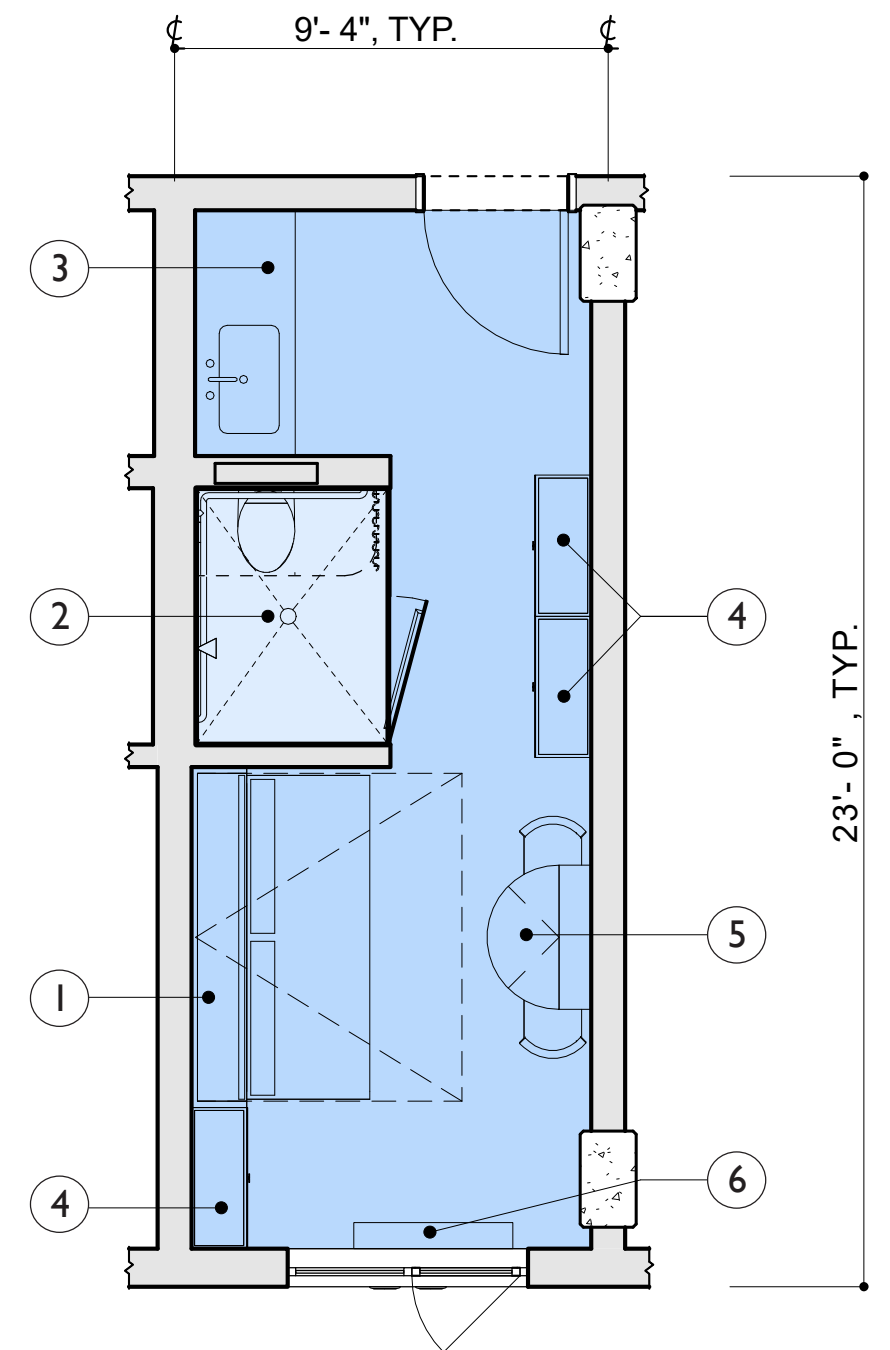
④ WARDROBE / STORAGE



⑤ FLIP-UP TABLE W/ CHAIRS



⑥ HEAT, COOLING & AIR-FILTERING UNIT



UNIT SIZE = 220 GSF

NOTE: SEE COMMENTS ON THESE PHOTOS; NEXT PAGE (P.16)

0' 1' 2' 4' 8' 12'

1/4" = 1'-0"

TYPICAL UNIT

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VIEW TOWARDS LIVING AREA
-SHOWING SOFA-WALL-BED



VIEW TOWARDS LIVING AREA
-SHOWING SOFA-WALL-BED DEPLOYED



VIEW TOWARDS ENTRY



FLIP-UP TABLE WITH CHAIRS



WAREDOBE / STORAGE

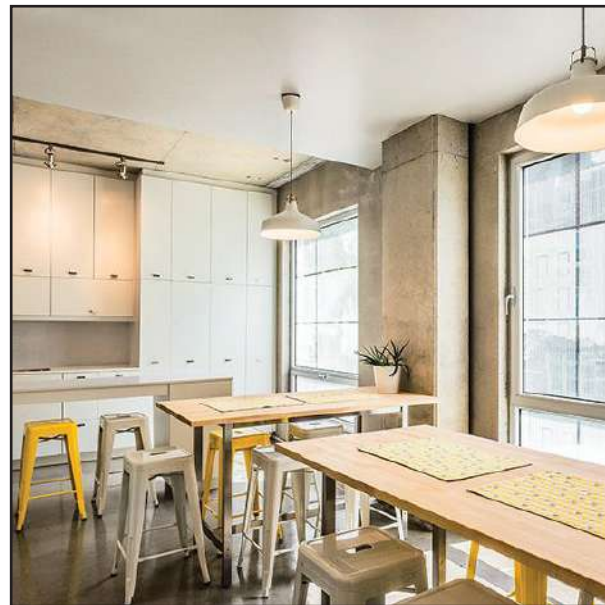
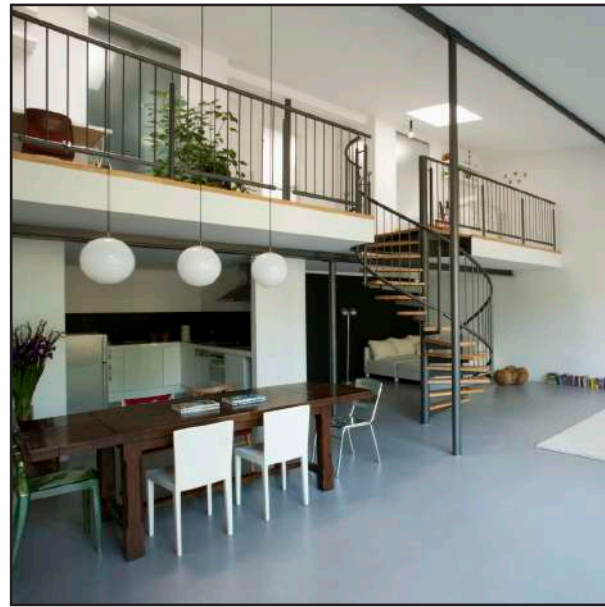


ENTRY
- SHOWING SHOWER / WATERCLOSET
ON THE RIGHT

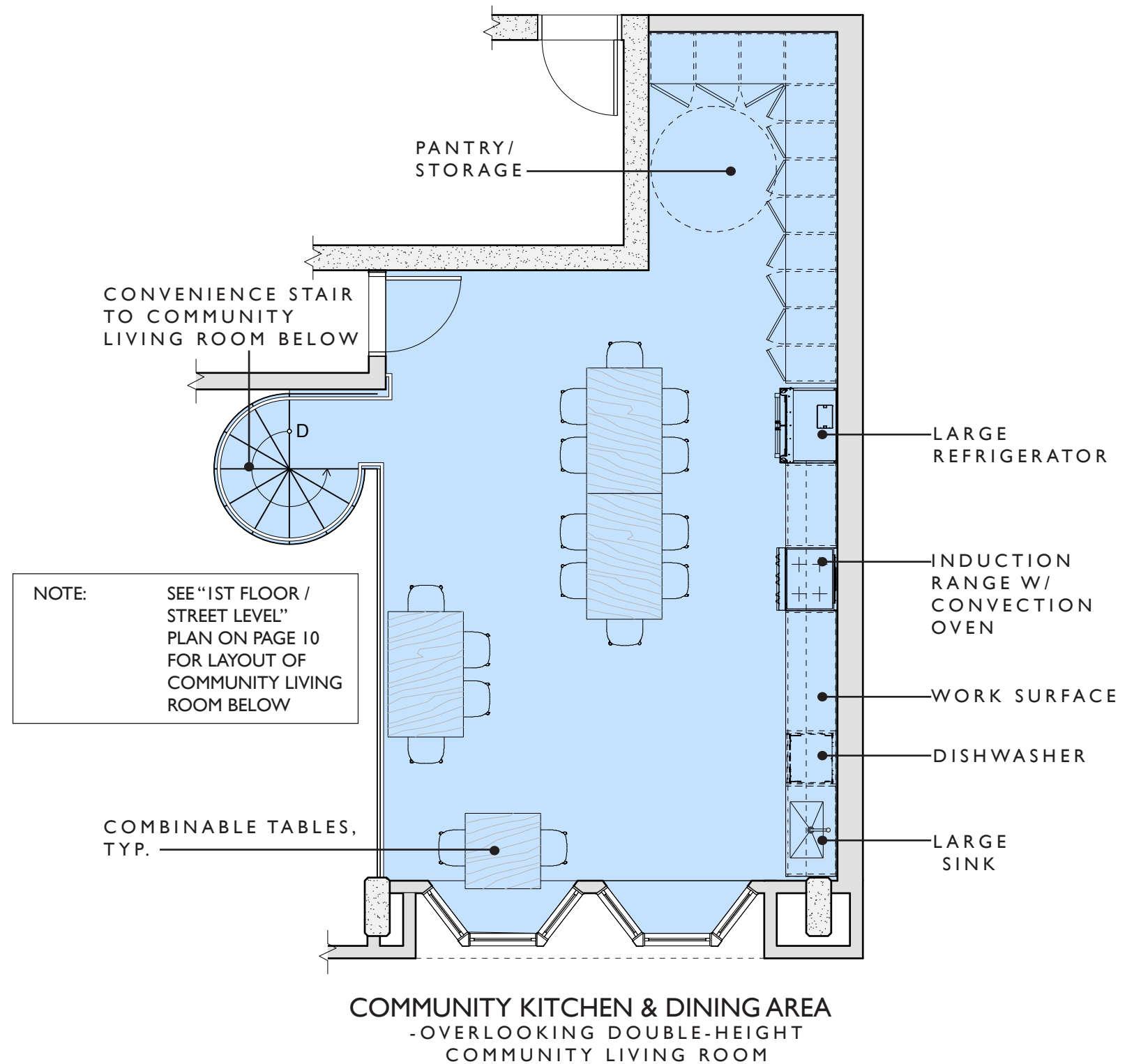


SHOWER / WATERCLOSET

- THESE ARE PHOTOGRAPHS OF A FULL-SIZED MOCK-UP OF A TYPICAL GROUP HOUSING UNIT FOR “351 12TH STREET”.
- “351 12TH STREET” IS A GROUP HOUSING PROJECT APPROVED BY THE PLANNING COMMISSION ON OCTOBER 17, 2019.
- “468 TURK STREET” IS DESIGNED BY MACY ARCHITECTURE, THE SAME ARCHITECT THAT DESIGNED “351 12TH STREET”.
- “351 12TH STREET” AVERAGE UNIT SIZE: = ±178 GSF
- “468 TURK STREET” AVERAGE UNIT SIZE: = ±220 GSF



SOME “LOOK AND FEEL” REFERENCE IMAGES FOR THE PROPOSED COMMUNITY KITCHEN AND DINING AREA

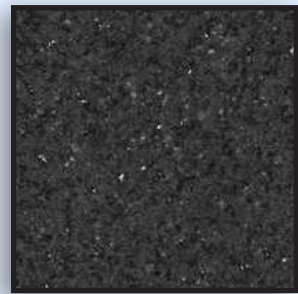




METAL



WINDOW SYSTEM
- HIGH PERFORMANCE



ROUGH COMPOSITE STONE



ACRYLIC COAT STUCCO
FINISH
- INTEGRALLY-COLORED



ALUMINUM VENT CAP
- AIR INTAKE & EXHAUST



SMOOTH COMPOSITE STONE



STREET VIEW

04/07/2021

EXHIBIT

C

Cuisinart ICT-60 Double Induction Cooktop, One Size, Black

Style Name: Cuisinart Induction Cooktop

Brand	Cuisinart
Material	Glass
Color	Black
Item Dimensions LxWxH	5.25 x 26.75 x 17 inches
Item Weight	11.6 Pounds
Heating Elements	2
Controls Type	Touch

About this item

- Induction technology for fast heat-up and consistent heat throughout cooking. Must use with induction-ready cookware
- Dual heat settings: 8 settings on the left burner, 5 settings on the right burner. Dimensions: LWH: 14.25" x 23.5" x 2.5"
- Individual 150-minute timers and ON/OFF switches for each burner
- Throws off less heat so kitchens stay cooler.MC Cubic Feet: 3.29
- Heat turns off 30 seconds after pot or pan is removed.UC Cubic Feet: 1.38



1. WINDOW SYSTEM

- HIGH-PERFORMANCE THERMAL ALUMINUM
- DARK BRONZE ANODIZED

2. MECHANICAL SOFFIT

- ENERGY RECOVERY VENTILATOR
- MERV 13 FILTRATION
- FIRE SPRINKLER PIPING
- SUB-METERING OF ALL UTILITIES

3. TV / SCREEN CABINET

- UPPER SHELVES
- SCREEN-HIDING PANELS
- FOLD-DOWN TABLE/DESK

4. SLIDING DOOR

- WITH INSET MIRROR

5. SINK / STORAGE CABINET

- UPPER CABINET W/ ETCHED MIRROR SLIDING DOORS & OPEN-BOTTOMED DISH-DRYING/ STORAGE SHELF
- CUSTOM S.S. SINK W/ INTEGRAL DRAIN BOARD & SLIDING, FLUSH CUTTING BOARD

6. WARDROBE / STORAGE CABINET

- WARDROBE/STORAGE CABINET W/ BI-PASSING SOLID-SURFACE DOOR PANELS

7. 2-HOUR FIRE-RATED SHAFT

- 90-MINUTE FIRE-RATE DOOR
- FLOOR-TO-CEILING FOR MAXIMUM ACCESS

8. TOILET / SHOWER COMPARTMENT

- WALL-HUNG TOILET W/ IN-WALL TANK
- SEMI-RECESSED STORAGE CABINET & WALL NICHE
- ADJUSTABLE-HEIGHT SHOWER HEAD
- GRAB/TOWEL/TOILETRIES BAR
- REMOVEABLE S.S. QUICK-DRY FLOOR GRATE OVER CUSTOM S.S. SHOWER PAN & FLOOR DRAIN

9. FIXED & SLIDING PANELS

- ACID-ETCHED FINGERPRINT FREE OBSCURE GLASS

10. PANTRY

- UPPER STORAGE CABINET
- MICROWAVE/CONVECTION WITH BUILT-IN LIGHT & EXHAUST FAN
- COUNTERTOP (+ PLUG-IN PORTABLE INDUCTION COOKTOP)
- UNDER-COUNTER REFRIGERATOR/FREEZER

11. DRESSER / STORAGE CABINET

- UPPER SHELVES OVER DRAWERS

12. CLERESTORY MIRRORS

- VISUAL EXPANSION OF SPACE

13. DIMMABLE LED INDIRECT LIGHT FIXTURE WITHIN COVE

- UPLIGHTING MAKING THE ENTIRE CEILING A REFLECTOR

14. MECHANICAL VENT CAP

- ANODIZED ALUMINUM

15. FOLD-DOWN SOFA / WALL-BED

- WITH UPPER STORAGE CABINET

16. 20-MINUTE FIRE-RATED ENTRY DOOR

- WITH ADA-COMPLIANT "DOORSCOPE" VIEWER

17. SLIMTECH CERAMIC FLOORING

- SUPER-DURABLE (FLOOD PROOF)

- LIGHTWEIGHT, LOW/NO MAINTENANCE

18. BIG WINDOW

- INCREASE SENSE OF SPACIOUSNESS & CONNECTION TO OUTDOORS

- MAXIMIZE NATURAL LIGHT

- MODULATE PRIVACY WITH

TOP/DOWN - BOTTOM/UP SHADE

EXHIBIT

D

DIFFERENCES BETWEEN 468 TURK STREET PROJECT AND 450 O'FARRELL PROJECT:

1. O'Farrell's site is about 5 times the size of Turk's very small site (4667 square feet), and its gross floor area is about 6 times that of Turk Street. The O'Farrell building will be 130-feet tall and as such, a high-rise; whereas Turk is not, and will be built on one of the smallest lots on its block.
2. O'Farrell was approved last year with family-sized dwellings.
3. O'Farrell has a better location than Turk and thus one expects it will receive higher rents, thus making O'Farrell more able to afford larger units.
4. O'Farrell requires a conditional use permit because of its enormous size.
5. O'Farrell is tearing down a listed historic resource (the church) and triggers an EIR. Turk Street is CEQA exempt as a "Type 3 - Clean Construction Project", subject to Priority Processing.
6. O'Farrell is demolishing 5 existing non-SRO dwelling units and is proposing to replace them with group housing units. Turk Street will not require the demolition of any dwelling units.
7. O'Farrell is "grandfathered in" at a (low) 13.5% Inclusionary Rate and is not paying an Affordable Housing Fee in addition to its BMR units. Turk Street is not only providing a full 25% of its base density as on-site Inclusionary Units but is also paying a large enough Affordable Housing Fee (over \$200 per square foot) that an organization such as TNDC could (by leveraging loans, grants etc.) build several units off-site.
8. The O'Farrell is not getting the protections of state law SB-330 since it did not file its applications under that law. That law limits the number of hearings a project can be subject to, and thus the O'Farrell project does not get the expedited approval procedure of SB-330.



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: March 25, 2021

Record No.: 2019-020740CUA
Project Address: 468 Turk Street
Zoning: RC-4 (Residential – Commercial, High Density) Zoning District
80-T Height and Bulk District
North of Market Residential 1 Special Use District
Block/Lot: 0336/006
Project Sponsor: Mark Macy
315 Linden Street
San Francisco, CA 94103
Property Owner: Turk Street, LLC
8 Dellbrook Ave
San Francisco, CA 94131
Staff Contact: Claudine Asbagh – (628) 652-7329
claudine.asbagh@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes demolition of the existing two-story mixed-use building and new construction of a nine-story-over basement, 86-ft tall, residential building (approximately 35,090 square feet (sq. ft.)) with 101 group housing units, 45 Class 1 bicycle parking spaces, and 6 Class 2 bicycle parking spaces.

Pursuant to California Government Code Section 65400, and 65915-65918 as revised under AB2345, the Project Sponsor has elected to utilize the State Density Bonus Law and has requested waivers from the Planning Code volumetric requirements for: Height (Planning Code Section 260) Upper Story Setback (Planning Code Section 132.2), and Rear Yard (Planning Code Section 134).

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.3, 253 and 303 to allow the construction of a building that exceeds 50 feet in height at the street frontage within the RM-4 (Residential – Commercial, High Density) Zoning District and 80-T Height and Bulk District. The Commission must also make findings related to the waivers from development standards for the Height (Section 260) Upper Story Setback (Section 132.2), and Rear Yard (Section 134) pursuant to State Density Bonus Law and Planning Code Section 206.6.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received three emails in opposition to the Project from a nearby neighbor and two employees of the adjacent property at 440 Turk Street. Opposition to the Project is centered on:
 - The lack of existing essential services such as grocery stores for the surrounding community;
 - Concerns about impacts of the construction noise and pollution on the residents of the adjacent senior housing facility at 440 Turk Street and reduction of their access to sunlight at the existing roof deck;
 - Concerns of gentrification and over-densification of the area.
- **Outreach:** The Sponsor held a pre-application meeting on October 30, 2019 and attended one meeting with the Tenderloin Housing Clinic Land Use Committee on February 23, 2021. The Tenderloin Housing Clinic and Tenderloin Neighborhood Development Corporation have both encouraged that the project include family-sized units, as the immediate area contains a high saturation of SROs, student housing, and other group housing models.

- **Affordable Housing:** The Environmental Evaluation Application was accepted on November 4, 2019; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirements for the On-Site Affordable Housing Alternative is to provide a minimum of 25% of the total base project as affordable. The on-site inclusionary rate is broken into three separate income tiers: 15% of the units must be made available to very-low-income households, at 50% AMI, 5% must be made available to low-income households at 80% AMI, and 5% must be made available to moderate-income households at 110% AMI. The Sponsor may use their on-site inclusionary units to qualify for a density bonus under the State Density Bonus Law.

- **State Density Bonus Law:** The Project is invoking the California State Density Bonus (California Government Code Sections 65400 and 65915-65918, as amended under AB-2345) to increase the development capacity of the site. As such, the Project is required to provide on-site below market rate units, pursuant to Planning Code Section 415, for the base project (portion of the development permissible under existing zoning), and must pay fees for units and floor area gained by the density bonus. Per the submitted Inclusionary Housing Affidavit, the Project Sponsor is providing 17 below market rate dwelling units on-site (25% of the base density). The inclusion of 15% of the 67 base density units below 50% AMI allows for a density bonus of 50%, or 34 units for a total of 101 group housing units.

Under the State Density Bonus Law, the Project is seeking waivers from development standards for the Height (Section 260) Upper Story Setback (Section 132.2), and Rear Yard (Section 134). No concessions are being sought.

Environmental Review

On October 20, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project proposes a substantial amount of new rental housing, including new on-site below-market rate units for rent. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: March 25, 2021

Record No.: 2019-020740CUA
Project Address: 468 Turk Street
Zoning: RC-4 (Residential – Commercial, High Density) Zoning District
80-T Height and Bulk District
North of Market Residential 1 Special Use District
Block/Lot: 0336/006
Project Sponsor: Mark Macy
315 Linden Street
San Francisco, CA 94103
Property Owner: Turk Street, LLC
8 Dellbrook Ave
San Francisco, CA 94131
Staff Contact: Claudine Asbagh – (628) 652-7329
claudine.asbagh@sfgov.org

ADOPTING FINDINGS: 1) TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3, 253 AND 303, TO CONSTRUCT A BUILDING THAT EXCEEDS 50 FEET IN HEIGHT AT THE STREET FRONTAGE, LOCATED AT 468 TURK STREET, LOT 006 IN ASSESSOR'S BLOCK 0336; 2) OF ELIGIBILITY FOR THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS; AND 3) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE PROJECT WOULD DEMOLISH THE EXISTING TWO-STORY COMMERCIAL BUILDING AND CONSTRUCT A NINE-STORY, 86-FT TALL, RESIDENTIAL BUILDING (APPROXIMATELY 35,090 SQUARE FEET) WITH 101 GROUP HOUSING UNITS. THE PROJECT WOULD UTILIZE THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918) AND RECEIVE WAIVERS FROM THE PLANNING CODE REQUIREMENTS FOR: MAXIMUM HEIGHT LIMIT (SECTION 260), MINIMUM UPPER STORY SETBACKS (SECTION 132.2), AND MINIMUM REAR YARD (SECTION 134).

PREAMBLE

On November 19, 2019, Mark Macy of Macy Architecture (hereinafter "Project Sponsor") filed Application No. 2019-020740CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new nine-story, 86-ft tall, residential building with 101 Group Housing units (hereinafter "Project") at 468 Turk Street, Block 0336 Lot 006 (hereinafter "Project Site").

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"), as amended under AB-2345. Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with "Base Project" including approximately 24,749 square feet of Residential gross floor area that would include housing affordable to very-low income households. Because the Project Sponsor is providing 15% of base project units of housing affordable to very-low income households, the Project seeks a density bonus of 50% and waivers of the following development standards: 1) Height (Planning Code Sections 260); 2) Upper Story Setback (Planning Code Section 132.2); and Rear Yard (Planning Code Section 134).

On March 17, 2021, the Project was issued a Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15322). Approval of the Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

On March 25, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2019-020740CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-020740CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-020740CUA, 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 demolition of the existing two-story mixed-use building on the project site, and new construction of a nine-story, 86-foot tall, residential building (approximately 36,860 gross square feet) with 101 Group Housing units, 45 Class 1 bicycle parking spaces, and six Class 2 bicycle parking spaces. The Project includes 2,230 square feet of common open space via ground floor courtyard and roof deck, and 3,197 square feet of interior common spaces at the ground floor and mezzanine levels.
3. **Site Description and Present Use.** The Project is located on a lot with a lot area of approximately 4,667 square feet, and frontage of approximately 58 feet at Turk Street. The Project Site contains a two-story mixed-use building that is presently vacant. The ground floor was historically occupied by restaurants, delis, and markets, and the upper floor was typically occupied by various office uses.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 Zoning District and North of Market Special Use District Subarea 1, and within the boundaries of the Uptown Tenderloin Historic District, which is listed on the National Register. The immediate context is mixed in character with residential, industrial, and institutional uses. The immediate context is primarily multi-unit residential with neighborhood-serving commercial uses at the ground floor. The immediate vicinity includes buildings ranging from two to eight stories in height. Other zoning districts in the vicinity of the project site include: P (Public), the Lower Polk St NCD (Neighborhood Commercial District), and C-3-G (Downtown-General) Zoning District.
5. **Public Outreach and Comments.** The Department has received three emails in opposition from members of the public citing the lack of critical services such as grocery stores in the area, concerns about gentrification and over-densification of the immediate neighborhood, and concerns about impacts to the senior residents of the adjacent housing facility at 440 Turk Street. The project sponsor presented for the land use committee of the Tenderloin Housing Clinic on February 23, 2021.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 209.3 principally permits Group Housing uses within the RC-4 Zoning Districts. Group Housing density is limited to one unit per 70 square feet of lot area. Per the State Density Bonus law, revised under AB-2345, if 15% of the Base Density Units are provided at 50% AMI, then a Bonus Density of 50% is permitted.

The subject lot has an area of 4,696 square feet, allowing for a base density of 67 units. The proposal includes 15% of the Base Density Units at 50% AMI, allowing for a bonus of 34 (50% of the Base project) units for a total of 101 Group Housing units.
 - B. **Upper Floor Setback.** Within the North of Market Residential Special Use District, Planning Code

Section 132.2 requires a setback of the front façade at 50 feet to maintain continuity of the prevailing streetwall.

The Base Project proposes a setback of approximately 22 feet and complies with Section 132.2 of the Planning Code. The Project proposes a height of 86 feet at the streetwall, which would extend approximately 16 feet above the height of the adjacent property to the west at 500 Larkin Street and minimally above the total height of 440 Turk Street, the adjacent eight-story supportive housing facility constructed circa 1984 located to the immediate east of the Project site.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and requests a waiver from the development standards for the upper floor setback requirements, which are defined in Planning Code 132.2. Waiving this requirement allows for the proposed increase in density, as provided by Government Code Section 65915.

- C. **Rear yard.** Within the RC-4 Zoning District, Planning Code Section 134 establishes that the minimum rear yard depth shall be equal to 25% of the total lot depth on which the lot is situated but in no case less than 15 feet.

The Project site is 80 feet in depth and therefore requires a minimum rear yard of 20 feet, or 25%. The Project proposes a rear yard depth of 15 feet.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and requests a waiver from the development standards for rear yard requirements, which are defined in Planning Code 134. This reduction of the rear yard depth allows for the proposed increase in density, as provided by Government Code Section 65915.

- D. **Usable Open Space.** Within the RC-4 Zoning District, Planning Code Section 135 requires the Group Housing structures provide one third of the required area of usable open space per dwelling unit, or 16 square feet of common usable open space per Group Housing unit.

The Planning Code requires a total of 1,616 square feet of usable open space for the proposed 1010 Group Housing units. The project proposes 860 square feet of usable open space at the rear courtyard, which meets the minimum area requirements, and 1,370 square feet of open space at the shared roof deck for a total of 2,230 square feet. Therefore, the Project meets the Open Space requirement.

- E. **Dwelling Unit Exposure.** Planning Code Section 140(b) requires that either each Group Housing bedroom or at least one interior common area that meets the 120 square-foot minimum superficial floor area shall include windows that face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions.

The project contains 59 units that face the rear yard area, which does not meet the minimum 25-foot dimension requirements per Planning Code Section 140(a)(1); however, the 1,639 square foot common space at the ground floor and mezzanine face onto Turk Street, which does meet the dimension requirements. The remaining 49 units have exposure over Turk Street. Therefore, the Project meets the requirements of Section 140 of the Planning Code.

- F. **Street Frontage in Residential-Commercial Districts.** Planning Code Section 145.1 requires that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. The Project features an active common space use at a depth of 28 feet at the ground floor with a height of approximately 18 feet 7 inches (including the glazed mezzanine) adjacent to the front property line that is more than 60% glazed.

- G. **Bicycle Parking** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for every four beds or, for buildings containing over 100 beds, 25 Class 1 spaces plus one Class 1 space for every five beds over 100. It additionally requires two Class 2 spaces for every 100 beds.

The Project, which includes 202 group housing beds, meets the requirements of Planning Code Section 155.2. The basement level will contain 45 Class 1 bicycle parking spaces and six Class 2 spaces are proposed at the front of the property, although only four are required.

- H. **Height and Bulk.** The project is located in an 80-T Height and Bulk District, which allows for a maximum height of 80 feet. For buildings in the "T" Bulk District, bulk controls apply beginning at 80 feet, and the maximum length dimension is 110 feet, while the maximum diagonal dimension is 125 feet. Per Section 253 of the Planning Code, buildings within the RC zoning districts that exceed a height of 50 feet are subject to Conditional Use Authorization.

The height of the Base Project exceeds the 50-foot height limit by 30 feet, thereby requiring Conditional Use Authorization before the Planning Commission. The specific findings related to the Conditional Use Authorization are analyzed in item 7 below.

Beginning at the height of the bulk controls (80 feet) for the Project Site, the proposed Project would have a maximum length dimension of 65 feet and a maximum diagonal dimension of 99 feet. Given that both dimensions are below the bulk limit thresholds, the Project is in compliance with Code Section 270.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and requests a waiver from the 80-foot height limit, which the project exceeds by 6 feet. This waiver in height limit is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- I. **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.

The Project submitted a completed Environmental Evaluation Application on May 15, 2020. Therefore, the Project must only achieve 100% of the point target established in the TDM Program Standards,

resulting in a required target of 10 points. As currently proposed, the Project will achieve a total of 14 points through the following TDM measures:

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

- J. **Shadows.** Planning Code Section 295 requires a shadow analysis for projects over 40 feet in height to ensure that new buildings would not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department.

A shadow analysis was completed that examined the project as it is currently proposed. The analysis found that no net shadow would be added to any Recreation and Park Department Properties and thus the Project complies with Planning Code Section 295.

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

The Project includes approximately 36,860 gross square feet of new residential use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

- L. **Residential Child-Care Impact fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The project includes approximately 36,860 gsf of new residential use associated with the new construction of 101 Group Housing units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- M. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Sections 415.3 and 419.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on November 4, 2019; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the On-Site Affordable Housing Alternative is to provide 25% of the proposed base density units as affordable.

Pursuant to Planning Code Section 415.5, the Project may pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. Alternatively, the Project can designate a certain number of dwelling units as part of the inclusionary affordable housing program. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. In addition, under the State Density Bonus Law, Government Code section 65915 et seq, a project is entitled to a density bonus, concessions and incentives, and waivers of development standards only if it provides on-site affordable units.

The Project Sponsor has demonstrated that the Project is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on February 5, 2021. The applicable percentage is dependent on the total number of units in the base project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 4, 2019; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site Affordable Housing Alternative is to provide 25% of the total proposed dwelling units in the Base Project as affordable within the North of Market Residential Special Use District for projects of 25 or more units. Seventeen (17) of the total 67 Base Density units provided will be affordable units and payment of the affordable housing fee on remaining square footage; the total number of net new units with the State Density Bonus is 101 Group Housing units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

The provisions of Planning Code Section 415 apply to the entirety of the Project, including the bonus square footage gained under the State Density Bonus. The inclusionary housing fee will apply to the square footage of the Project that is attributable to the bonus.

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

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

The Downtown/Civic Center neighborhood contains a mix of predominantly three- to seven-story high-density residential buildings with commercial or institutional uses at the street level. The proposed residential building will be compatible with the existing neighborhood mix of uses. The Project will demolish an existing, vacant, non-residential mixed-use building to construct a new residential building containing 101 Group Housing units with a total capacity of 202 beds. 17 of the proposed units will be affordable.

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

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

The Project's proposed massing is generally consistent with the character and design of the neighborhood, and will not impede any development of surrounding properties. The proposed design is contemporary yet compatible, referencing character-defining features of the surrounding Uptown Tenderloin Historic District and is compatible with the district's size, scale, composition, and details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. The design features a composite stone-clad double-height base, glazed storefront system at the ground floor and mezzanine, acrylic coat stucco siding at the shaft, and a pronounced metal cornice. Windows will be recessed no less than 4" and designed to relate to the typical paired double-hung windows on surrounding historic properties. Ventilation caps will be powder-coated to reflect iron brick ties and a belt course is proposed below the top floor for additional depth, as is common in surrounding properties.

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

The Planning Code does not require parking or loading within the RC-4 zoning district, and none is proposed. The project includes 45 Class 1 bicycle parking spaces and is well-situated for easy access to numerous public transit modes including numerous MUNI lines (31-Balboa, 19-Polk, 7X – Noriega) and the Civic Center BART station. The proposed residential use will not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The Project will not introduce operational noises or odors that are detrimental, excessive, or atypical for the area and glazing and other reflective materials are not excessive to generate glare.

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

The Project will add three new street trees where there are currently none and six Class 2 bicycle parking spaces in place of the existing four. No modifications are proposed to the existing adjacent loading zone or MUNI bus stop.

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

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

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

the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposed of NC-1 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. Individually Requested State Density Bonus Required Findings. Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission shall make the following findings as applicable:

A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project provides at least 15% of the proposed rental dwelling units (10 units) as affordable to very low-income households, defined as those earning 50% of area median income, and is therefore entitled to a 50% density bonus under California Government Code Sections 65915-95918, as revised under AB 2345.

B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project does not request any Concessions from the Planning Code.

C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The Project requests the following waivers from the Planning Code Development Standards: 1) Height (Planning Code Section 250); 2) Upper Story Setback (Planning Code Section 132.2); and 3) Rear Yard (Planning Code Section 134).

The Project provides a total residential floor area equal to the square footage afforded to a base project (one which complies with all development standards), plus the 50% floor area bonus afforded under the Individually State Density Bonus. The additional floor area is obtained by increasing the total height of the building by one floor, not providing an upper story setback, and by reducing the required rear yard by five feet to accommodate additional floor area for the Group Housing units.

D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Project does not include a donation of land, and this is not the basis for the Density Bonus.

E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The project does not include a Child Care Facility, and this is not the basis for the Density Bonus.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k) have been met.

The project does not include mixed-use development, Concessions, or Incentives.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

OBJECTIVE 12

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

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

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

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

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.

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

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

The project site does not possess any neighborhood-serving retail uses. The Project provides 101 new Group Housing 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 site does possess any existing housing. The Project would provide 101 new Group Housing units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood and Uptown Tenderloin Historic District. 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,

The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 17 below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

- 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 located along three Muni bus lines (31-Balboa, 19-Polk, 7X – Noriega), and is within walking distance of the BART Station at Civic Center. The Project also provides sufficient 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 does not include commercial office development but would provide a high-density housing option for numerous residents within proximity to the City's commercial center.

- 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. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The property is located within the Uptown Tenderloin Historic District; however, the existing building was identified as a non-contributor to the district due to its non-residential use and numerous façade alterations. The proposed design of the new Project reflects the character-defining features of the surrounding district in massing, materials and design, yet would not create a false sense of historicism due to its use of contemporary materials. The Project does not pose any impacts to surrounding historic properties.

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

The Project would not affect any adjacent parks' access to sunlight or vistas.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-020740CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 28, 2021. and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

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

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 25, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to construct a building that exceeds 50 feet in height at the street frontage, located at 468 Turk Street pursuant to Planning Code Section(s) **209.3, 253, and 303** within the **RC-4 and North of Market Residential Special Use Districts** and an **80-T** Height and Bulk District; in general conformance with plans, dated **January 28, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2019-020740CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 25, 2021** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 25, 2021** under Motion No **XXXXXX**.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

www.sfplanning.org

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

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

- 7. Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

Entertainment Commission – Noise Attenuation Conditions

- 8. Chapter 116 Residential Projects.** The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
- B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
- C. **Design Considerations.** Adopt and implement project window specifications, STC ratings, and recommended HVAC system per official Acoustical Study that will be conducted before the start of construction and share findings and implementation plans with the Entertainment Commission.
- D. **Disclosure Requirements.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.

- iii. During the design phase, project sponsor shall consider an outdoor lighting plan at the development site to protect residents as well as patrons of surrounding Places of Entertainment.
- E. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
- F. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.
- G. Adopt and implement project window specifications, STC ratings, and recommended HVAC system per official Acoustical Study that will be conducted before the start of construction and share findings and implementation plans with the Entertainment Commission.
- H. **Disclosure of Requirements.** In addition to including required language from Administrative Code Chapter 116.8 “Disclosure Requirements for Transfer of Real Property for Residential Use,” the disclosure shall also include the disclosure of potential noise exposure to low-frequency (bass) noise levels that will be noticeable inside some of the residences.

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7329, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7329, www.sfplanning.org

11. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop

mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

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

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

Parking and Traffic

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

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

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

- 21. Bicycle Parking.** The Project shall provide no fewer than 45 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

- 14. 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

- 15. 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 628.652.7329, www.sfplanning.org

- 16. 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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7329, www.sfplanning.org

- 18. 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 628.652.7329, www.sfplanning.org

- 19. State Density Bonus Regulatory Agreement.** Recipients of development bonuses under this Section 206.6 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 restricted affordable 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 restricted affordable units;
 - iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the restricted affordable units;
 - iv. Term of use restrictions for the life of the project;
 - v. A schedule for completion and occupancy of restricted affordable 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 Section 206.6.

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

- 20. Number of Required Units.** The Subject Property is located in the North of Market Residential Special Use District Pursuant to Planning Code Section 415.3, the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Base Project contains 67 units; therefore, 17 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 17 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").

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

- 21. Mixed Income Levels for Affordable Units.** The Subject Property is located in the North of Market Residential Special Use District. Pursuant to Planning Code Section 415.3, the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. At least 15% must be affordable to low-income households, at least 5% must be affordable to moderate income households, and at least 5% 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").

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

- 22. Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

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

- 23. Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

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

- 24. 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) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- 25. Inclusionary Affordable Housing 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.

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

- a. The 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 15% of the units affordable to low-income households, 5% to moderate-income households, and the remaining 5% 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 affordable units that satisfy both the Density Bonus Law and the Inclusionary Affordable Housing Program shall be rented to very low-income households, as defined as households earning 50% of AMI in the California Health and Safety Code Section 50105 and/or California Government Code Sections 65915-65918, the State Density Bonus Law. The income table used to determine the rent and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. If the resultant rent or income levels at 50% of AMI under the table required by the State Density Bonus Law are higher than the rent and income levels at 55% of AMI under the Inclusionary Affordable Housing Program, the rent and incomes levels shall default to the maximum allowable rent and income levels for affordable units under the Inclusionary Affordable Housing Program. After such Density Bonus Law units have been rented for a term of 55 years, the subsequent rent and income levels of such units may be adjusted to (55) percent of Area Median Income under the Inclusionary Affordable Housing Program, using income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco," and shall remain affordable for the remainder of the life of the Project. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. The remaining units being offered for rent shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; and (iii) subleasing are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- d. 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.
- e. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- f. 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.
- g. 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 interest and penalties, if applicable.

Monitoring - After Entitlement

26. 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

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

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

Operation

- 28. 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

- 29. 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

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

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

PROJECT DESCRIPTION

OVERVIEW

The Site is composed of a single 4,667 sf parcel (Block 0336 Lot 006.) It is located in the RC-4 “High Density Residential-Commercial” Zoning District, 80-T Height/Bulk District, “North of Market Special Use District-Subarea 1” and “Uptown Tenderloin Historic District”. It contains an existing 2-story 8,730 sf commercial building with no residential units and of no historic value (Survey Rating: 6X.)

Turk Street LLC, the Project Sponsor, proposes to demolish the existing structure and redevelop the property per the State’s Density Bonus Law (California Government Code Sections 65915-65918) into a rental group housing project. The project will consist of (101) Units with a street-level Community Room containing shared living facilities.

THE "BASE DENSITY"

Per Planning Director Bulletin 6 (July 2019), and the State Density Bonus Law (SDBL), the Base Density is (67) Group Housing Units (4,667 SF / 70 SF/Units = 66.67; round up to 67)

THE "BONUS PROJECT" (SEE P.6)

The Bonus Project proposes (101) Group Housing Units.

Per the SDBL (AB-2345 effective 01/01/2021), 15% of the Base Density Units are provided at 50% AMI, then a Bonus Density of 50% is allowed.
(67 Base Units x 1.5 = 100.5; round up to 101 per the SDBL)

THE ARCHITECTURE (SEE P. 17 & 18)

Per the “Urban Design Guidelines” the street façade has a clearly defined BASE, MIDDLE and TOP. The proposed materiality is drawn from the best examples within the surrounding Historic District and neighboring buildings.

The BASE has a double-height expression and is comprised of pilasters with rough composite stone pedestals, and smooth composite stone shafts. These pilasters are topped with a trabeated belt course in composite stone running the full width of the building.

PROPOSAL FOR CONCESSIONS, INCENTIVES, AND WAIVERS (SEE P. 7)

Under the State Density Bonus Law, the Project Sponsor is entitled to 2 Concessions/Incentives as well as an unlimited number of Waivers of any Development Standard that would physically preclude construction of the project at the density proposed. The following Waivers are required to achieve the density bonus:

1. HEIGHT LIMIT: Waive the building height limit per Sec. 250 (from 80'-0" to 86'-0") because compliance with the height limit would preclude the development of a 50% increase in Unit density.

The proposed project is the “Bonus Project”, which includes the density to which the Project Sponsor is entitled per California State Law.

This is an application pursuant to the Mayor's Executive Directive 17-02, which mandates expedited approval and permitting of the Project. This is also an application of a development permit pursuant to the Permit and Streamlining Act (Section 65920 et seq. of the California Government Code) and Section 15101 of the CEQA Guidelines. State Law requires the City to determine whether the application is complete within 30 days from submittal. If no written determination is made within 30 days, the application is deemed complete by operation of the Law on the 30th day.

The building is 9 stories over 1 basement level with a height of 86'-0".

The average Unit size is 220 gsf. The building has a (Residential) Gross Floor Area (GFA) of 32,722 sf. (45) Class I and (6) Class II bicycle parking spaces are provided. There is no automobile parking.

The MIDDLE is proposed in a smooth acrylic-coat stucco finish and generously-sized, high-performance windows.

The TOP consists of a substantial metal lintel & cornice with a solid parapet/guardrail enclosing the roof deck set back around the perimeter. Overall, the design constitutes a contemporary interpretation of features shared by the older buildings along the surrounding block face.

2. UPPER STORY SETBACK: Waive potential setback/height limitations above 50'-0" per Sec. 132.2 because compliance with these limitations would preclude the development of a 50% increase in Unit density.

3. REAR YARD: Waive rear yard requirements per Sec. 134 and Table 209.3 because providing a Code-compliant rear yard that is 25% the depth of the Lot would preclude the development of a 50% increase in Unit density.

468 TURK STREET

RENTAL GROUP HOUSING DEVELOPMENT

PROJECT ENTITLEMENT APPLICATION (CONDITIONAL USE)
FOR AN INDIVIDUALLY-REQUESTED STATE DENSITY BONUS PROJECT

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- 15. TYPICAL UNIT - OVERVIEW
- 16. TYPICAL UNIT - INTERIOR VIEWS
- 17. TURK STREET FACADE & MATERIAL PALETTE
- 18. STREET VIEW



GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:

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.

2. Provide the Project Information in the box at the right.

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.

4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

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. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

NEW CONSTRUCTION

LOW-RISE RESIDENTIAL

R

1-3 Floors

HIGH-RISE RESIDENTIAL

R

4+ Floors

LARGE NON-RESIDENTIAL

A,B,E,I,M

25,000 sq.ft. or greater

OTHER NON-RESIDENTIAL

F,H,L,S,U

or A,B,E,I,M less than 25,000 sq.ft.

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

R

25,000 sq.ft. or greater

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

R

adds any amount of conditioned area

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

B,M

25,000 sq.ft. or greater

FIRST-TIME NON-RESIDENTIAL INTERIORS

A,B,I,M

25,000 sq.ft. or greater

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

A,B,E,F,H,I,L,M,S,U

more than 1,000 sq.ft. or \$200,000

ALTERATIONS + ADDITIONS

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

R

25,000 sq.ft. or greater

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

R

adds any amount of conditioned area

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

B,M

25,000 sq.ft. or greater

FIRST-TIME NON-RESIDENTIAL INTERIORS

A,B,I,M

25,000 sq.ft. or greater

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

A,B,E,F,H,I,L,M,S,U

more than 1,000 sq.ft. or \$200,000

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

R

25,000 sq.ft. or greater

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

R

adds any amount of conditioned area

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

B,M

25,000 sq.ft. or greater

FIRST-TIME NON-RESIDENTIAL INTERIORS

A,B,I,M

25,000 sq.ft. or greater

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

A,B,E,F,H,I,L,M,S,U

more than 1,000 sq.ft. or \$200,000

PROJECT INFO

468 TURK ST.

PROJECT NAME

0336-006

BLOCK/LOT

468 TURK ST.

ADDRESS

R-2

PRIMARY OCCUPANCY

36,838 GSF

GROSS BUILDING AREA

01/28/2020

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

TITLE			SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION					ALTERATIONS + ADDITIONS					PROJECT INFO
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	468 TURK ST. PROJECT NAME 0336-006 BLOCK/LOT 468 TURK ST. ADDRESS R-2 PRIMARY OCCUPANCY 36,838 GSF GROSS BUILDING AREA 01/28/2020 DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)	
	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 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	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	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 (EA-c2).	n/r	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 EA-c1 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	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	•	•	•	•		
	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 SF 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	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 & 5.103.1.3.1, 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	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	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	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	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	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	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	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	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	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	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	n/r		

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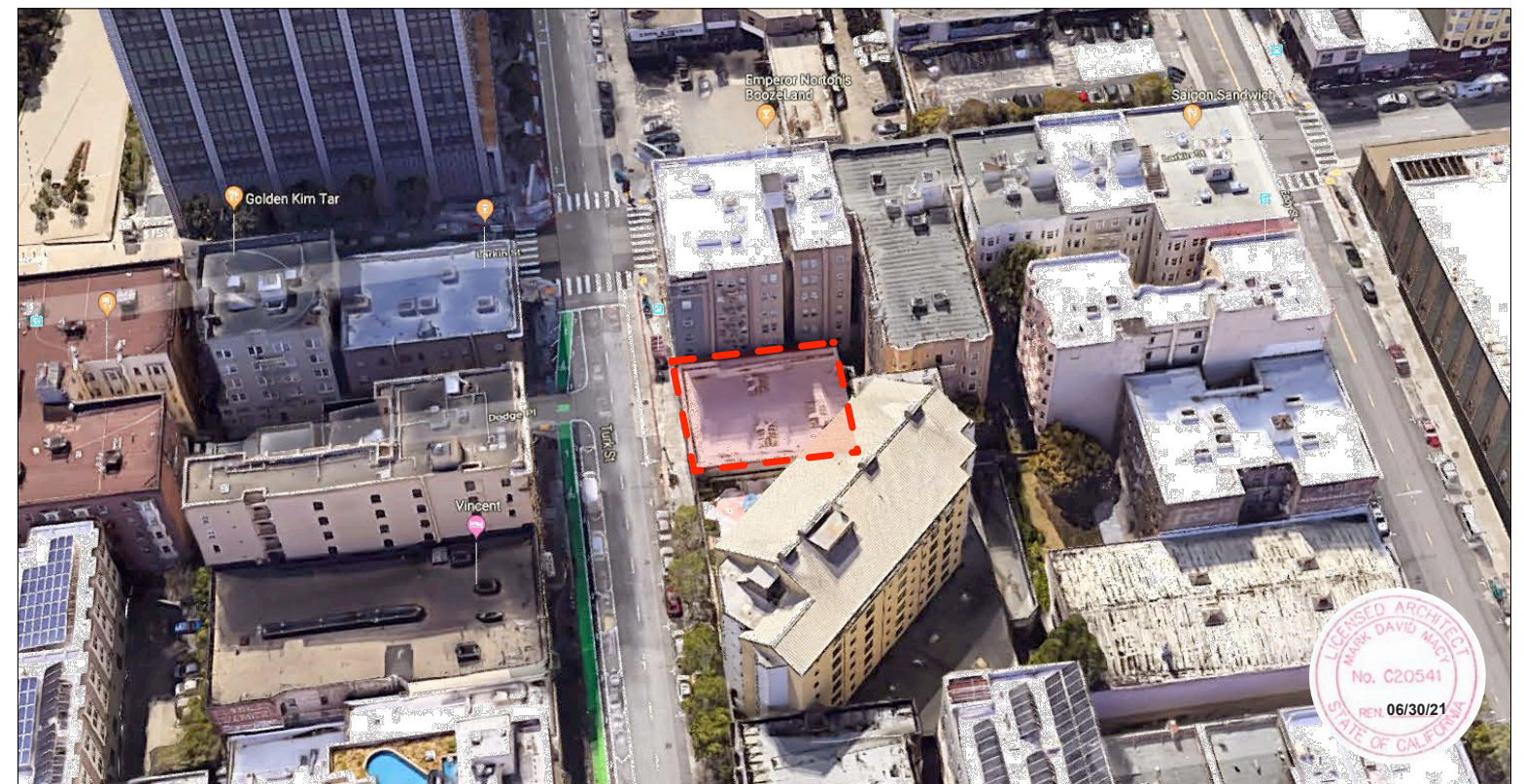
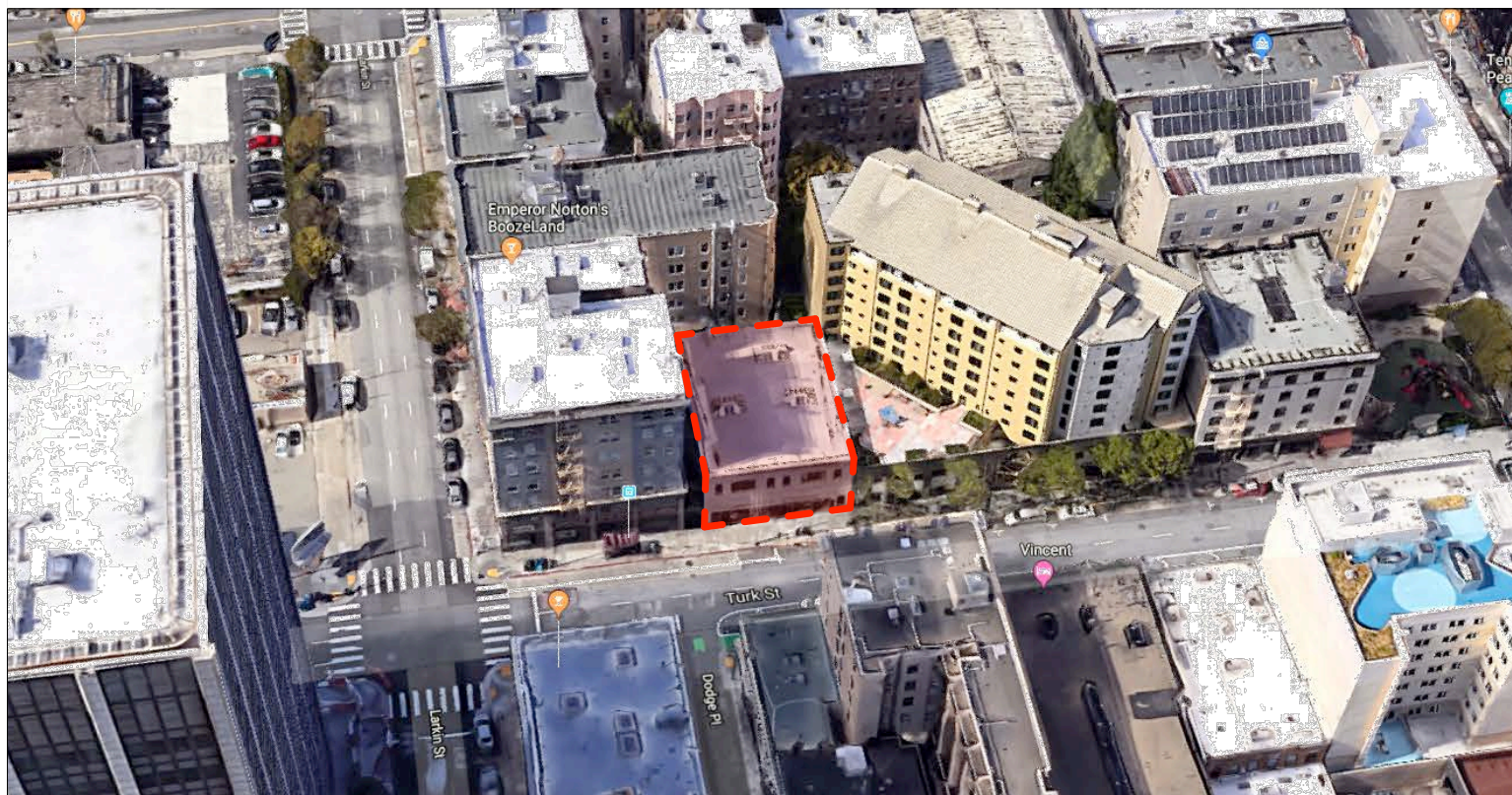
GREEN BUILDING CHECKLIST

01/28/2021

PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
(BLOCK 0366 LOT 006)

PAGE 2 OF 18



SITE PHOTOS 01/28/2021

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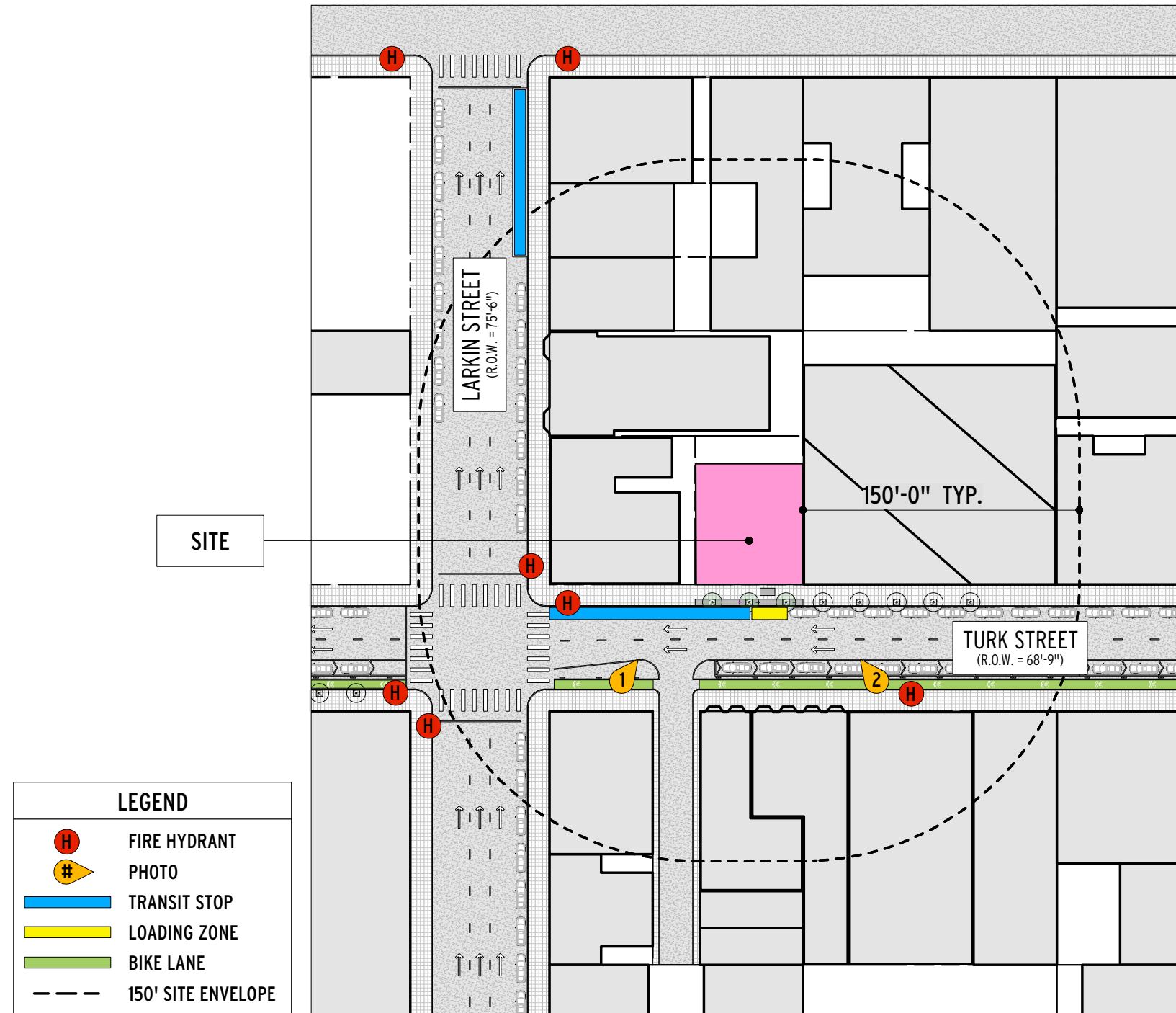
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PROJECT ENTITLEMENT APPLICATION (CU)

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(BLOCK 0366 LOT 006)

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VICINITY MAP 01/28/2021

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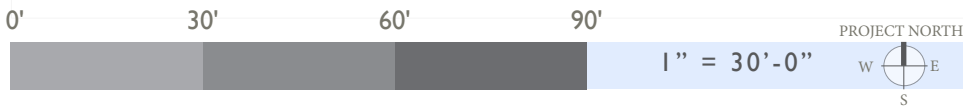
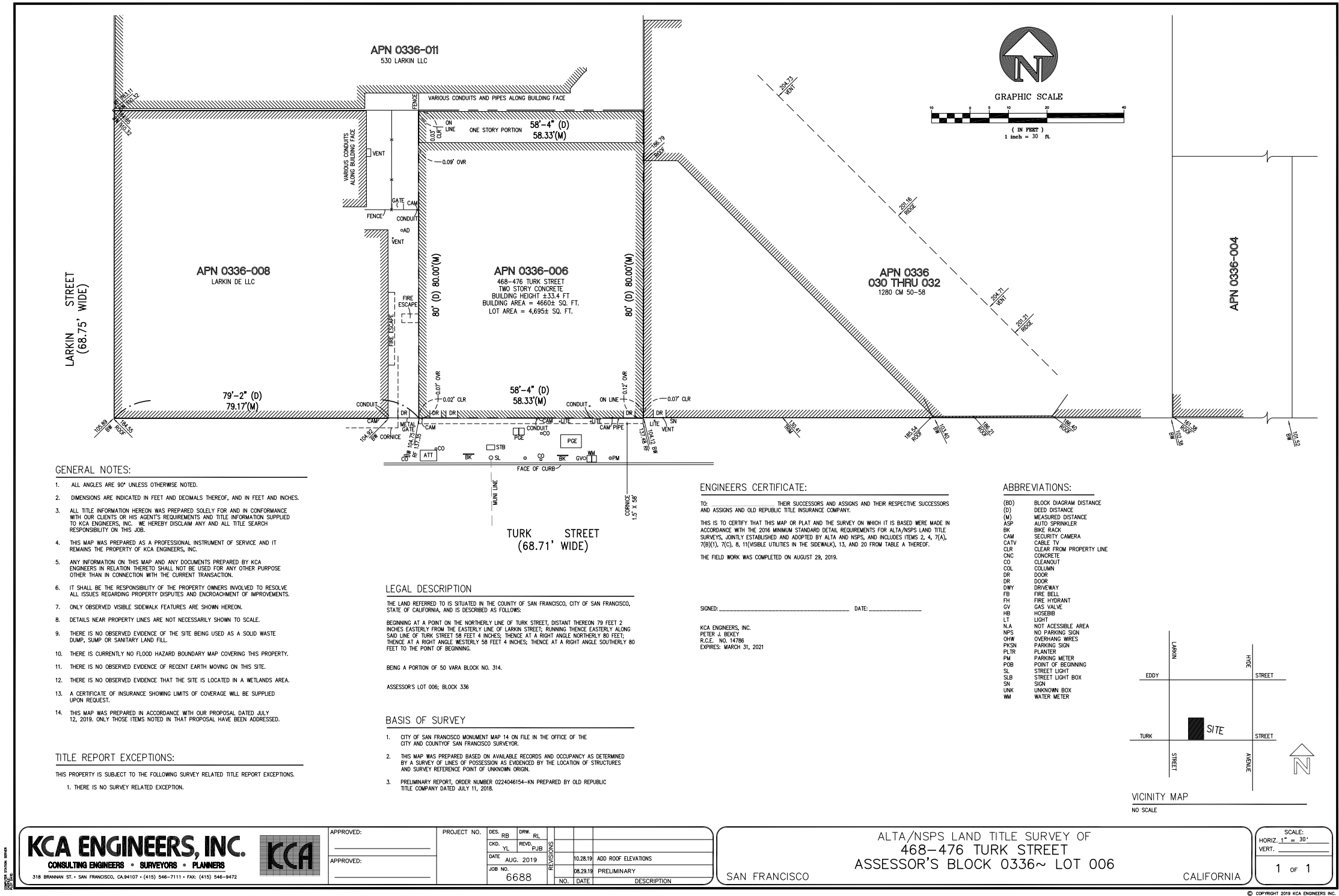
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SURVEY 11/13/2020

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PROJECT ENTITLEMENT APPLICATION (CU)

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PAGE 5 OF 18

PROPOSED BONUS PROJECT



01/28/2021

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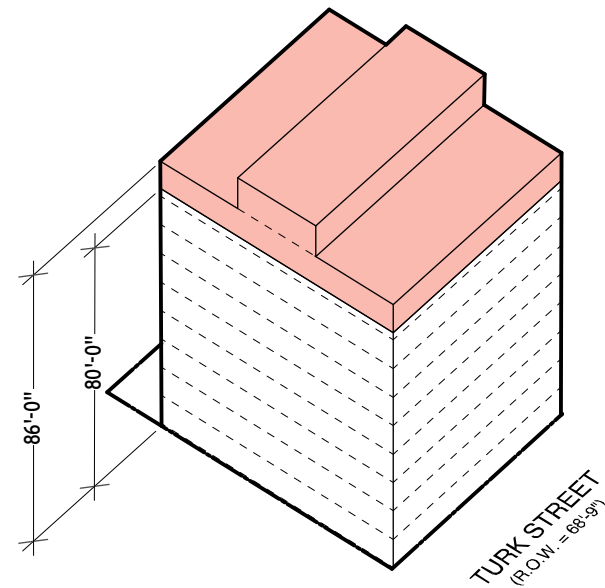
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PROJECT ENTITLEMENT APPLICATION (CU)

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(BLOCK 0366 LOT 006)

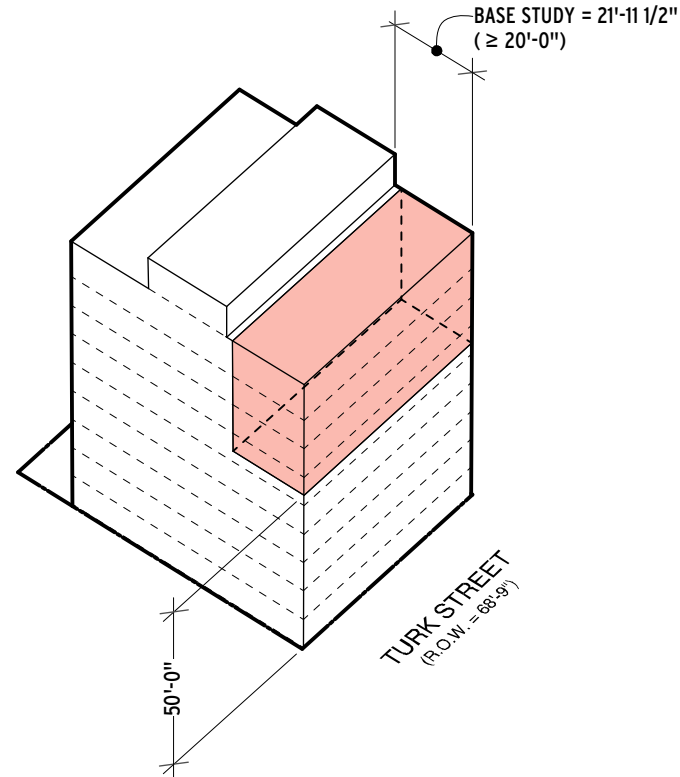
PAGE 6 OF 18



WAIVER 1

WAIVE BUILDING HEIGHT
REQUIREMENTS PER S.F.P.C. SEC. 250

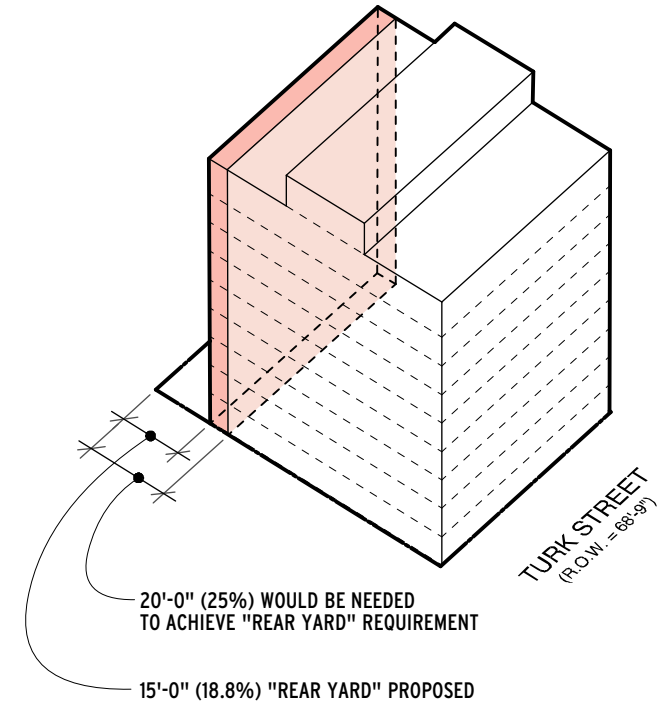
BUILDING HEIGHT REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



WAIVER 2

WAIVE UPPER STORY SETBACK
PER S.F.P.C. SEC. 132.2

SETBACK REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



WAIVER 3

WAIVE REAR YARD
REQUIREMENT PER S.F.P.C. SEC. 134 & TABLE 209.3

NOTE: THE PROJECT IS STILL PROVIDING A
15'-0" (18.8%) REAR YARD SETBACK.

REAR YARD REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



AREA SUMMARY															DESCRIPTION																		
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF	GSF%	GFA*	A STATE DENSITY BONUS LAW (SDBL) PROJECT CONSISTING OF RENTAL GROUP HOUSING.																
RESIDENTIAL			1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186	60%	22,186																	
RESIDENTIAL SHARED LIVING SPACES			431	854	785	161	161	161	161	161	161	161	0	3,197	9%	3,197																	
BICYCLE PARKING			386	0	0	0	0	0	0	0	0	0	0	386	1%	0																	
UTILITY			823	352	95	63	63	63	63	63	63	63	228	1,939	5%	888																	
CIRCULATION			842	1,126	789	866	866	866	866	866	866	866	333	9,152	25%	8,819																	
TOTAL			3,571	3,651	2,988	3,727	3,727	3,727	3,727	3,727	3,727	3,727	561	36,860	100%	35,090																	
* GFA per San Francisco Planning Code Sec. 102																																	
UNIT SUMMARY																																	
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF	QTY%	GFA*	"RESIDENTIAL" GROSS FLOOR AREA: 32,722 SF (PER PLANNING DIRECTOR BULLETIN 6, JULY 2019)																
UNIT TYPE		AVG. SF																															
BD	220	QTY	5	6	6	12	12	12	12	12	12	12	0	101	100%	22,186																	
		SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0				22,186															
TOTAL	220	QTY	5	6	6	12	12	12	12	12	12	12	0	101	100%	22,186																	
		SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0				22,186															
* GFA per San Francisco Planning Code Sec. 102																																	
OPEN SPACE AREA SUMMARY																																	
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF			USABLE OPEN SPACE																
			860	0	0	0	0	0	0	0	0	0	1,370	2,230																			
																	BUILDING DATA																
																	STORIES:		9 + BASEMENT														
																	CONSTRUCTION TYPE:		IB -FULLY SPRINKLERED														
																	BUILDING HEIGHT:		86'-0" - TOP MOST OCCUPIED STORY I.E., 9TH FLOOR, @ 74'-6" (<+75'-0") THEREFORE, NOT A HIGHRISE														
BUILDING USE:		CONGREGATE RESIDENCE - 100% PRIVATELY FUNDED - SUBJECT TO S.F.B.C. CHAPTER 11A																															
OCCUPANCY TYPE:		R2																															

ASSESSOR PARCEL:
ZONING:

BLOCK 0336 / LOT 006
RC-4
HIGH DENSITY RESIDENTIAL-COMMERCIAL

HEIGHT & BULK DISTRICT:
LOT AREA:

80-T
4,667 +/- SF (0.107 AC)
NOTE: SFPUC STORMWATER "SMALL PROJECT"

SPECIAL USE DISTRICT:
HISTORIC DISTRICT

NORTH OF MARKET RESIDENTIAL SUBAREA 1
UPTOWN TENDERLOIN HISTORIC DISTRICT

GROSS SQUARE FEET OF CONSTRUCTION:
GROSS FLOOR AREA:

36,860 SF
35,090 SF (PER SFPC SEC. 102)

UNITS:

101 (944 BDRM/AC)
- MAX. TOTAL BEDS = 202

USABLE OPEN SPACE:

2,230 SF PROVIDED
- (101) COMMON @ 48/3 SF = 1,616 SF REQ'D

BICYCLE PARKING:

45 CLASS I SPACES
(45 REQ'D.)
- PLUS (6) CLASS II PROVIDED
(4 REQ'D.)

AUTOMOBILE PARKING:

0 SPACES
-NONE REQUIRED

STORIES:

9 + BASEMENT

CONSTRUCTION TYPE:

IB
-FULLY SPRINKLERED

BUILDING HEIGHT:

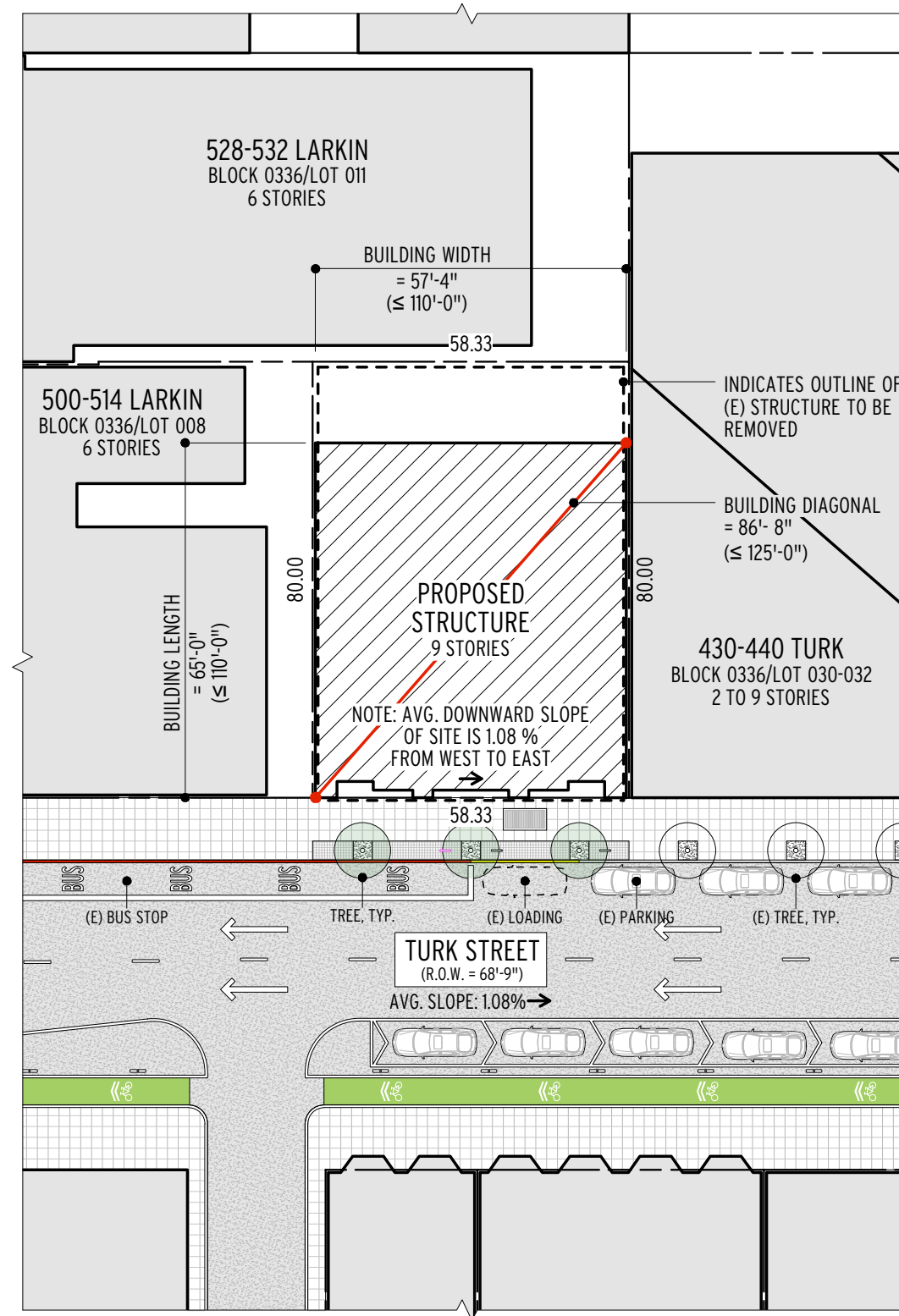
86'-0"
- TOP MOST OCCUPIED STORY I.E., 9TH FLOOR,
@ 74'-6" (<+75'-0") THEREFORE, NOT A HIGHRISE

BUILDING USE:

CONGREGATE RESIDENCE
- 100% PRIVATELY FUNDED
- SUBJECT TO S.F.B.C. CHAPTER 11A

OCCUPANCY TYPE:

R2



SITE PLAN 01/28/2021

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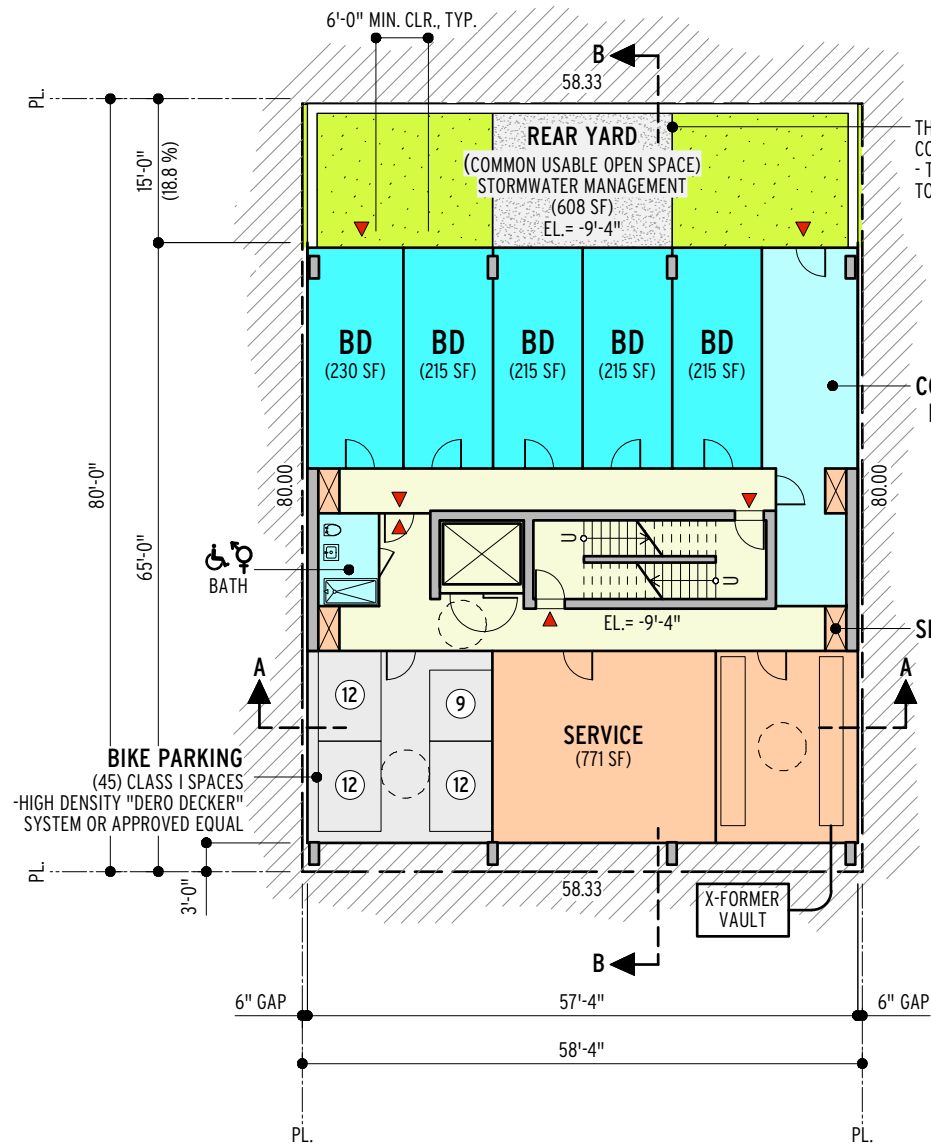
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PROJECT ENTITLEMENT APPLICATION (CU)

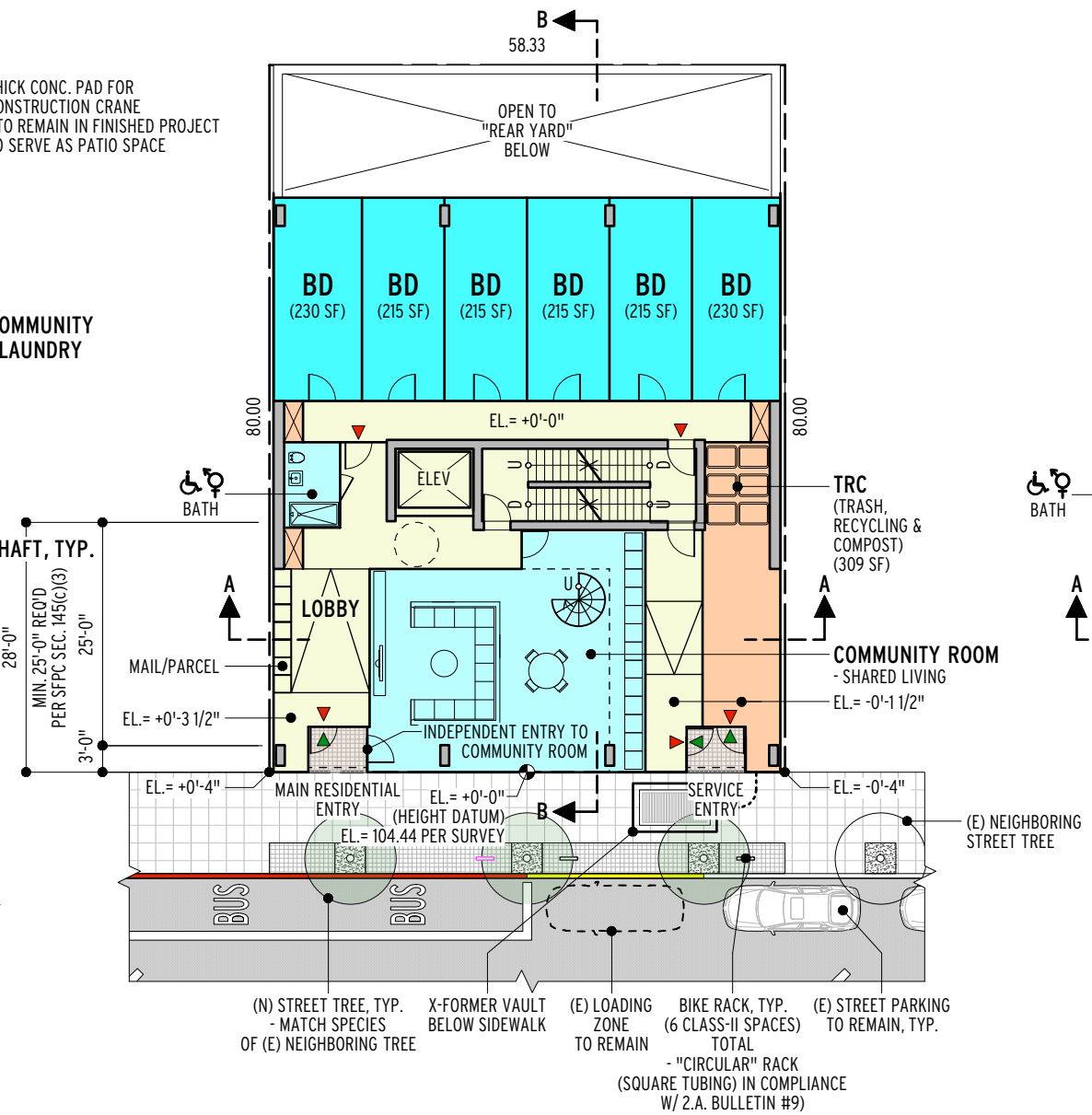
468 TURK STREET, SAN FRANCISCO, CA 94102
(BLOCK 0366 LOT 006)

PAGE 9 OF 18



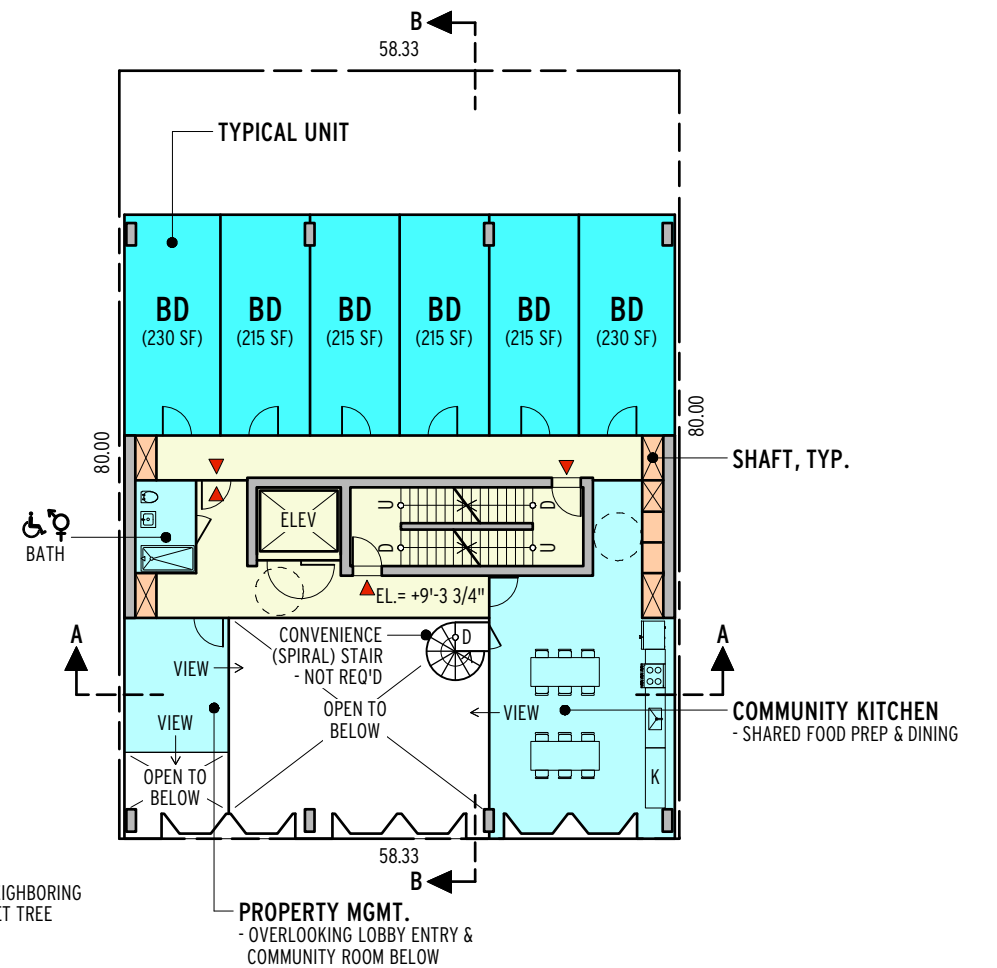
BASEMENT LEVEL

EL. = -9'-4"



1ST FLOOR / STREET LEVEL

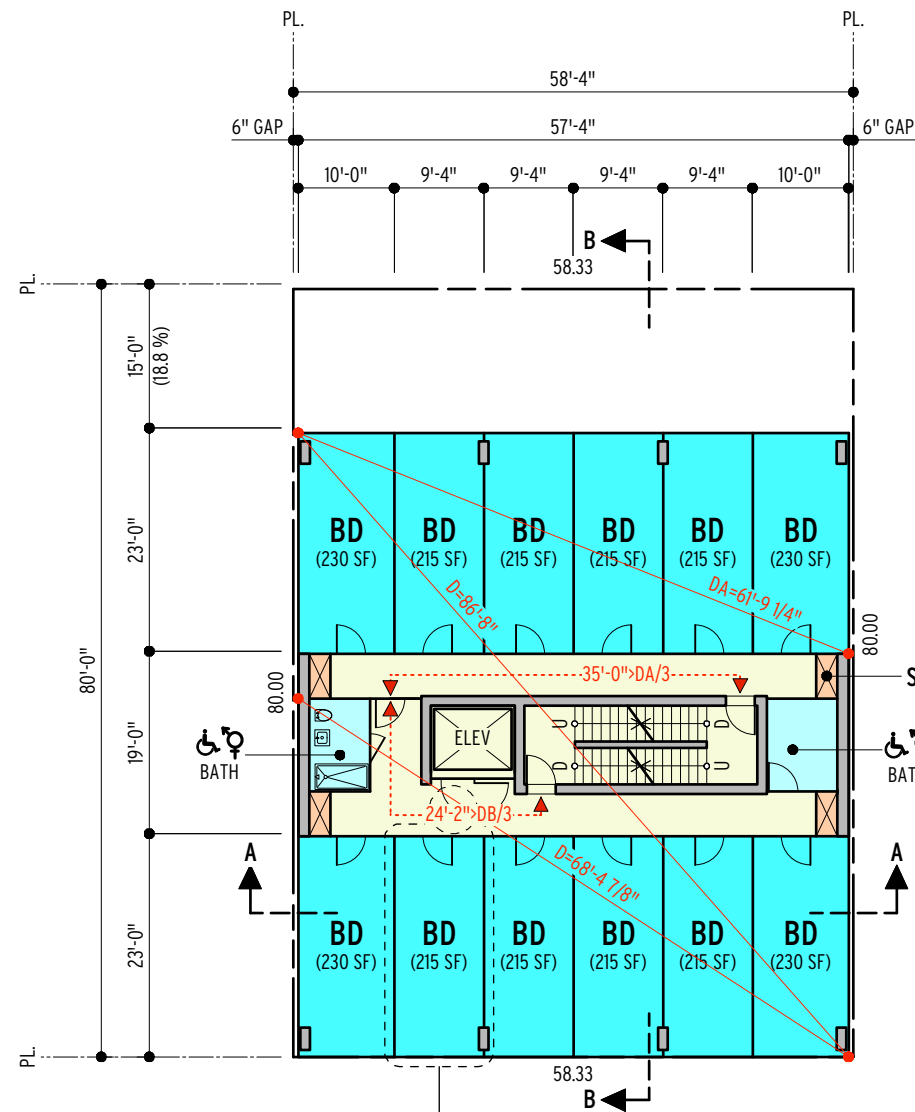
EL. = +0'-0"



2ND FLOOR

EL. = +9'-3 3/4"



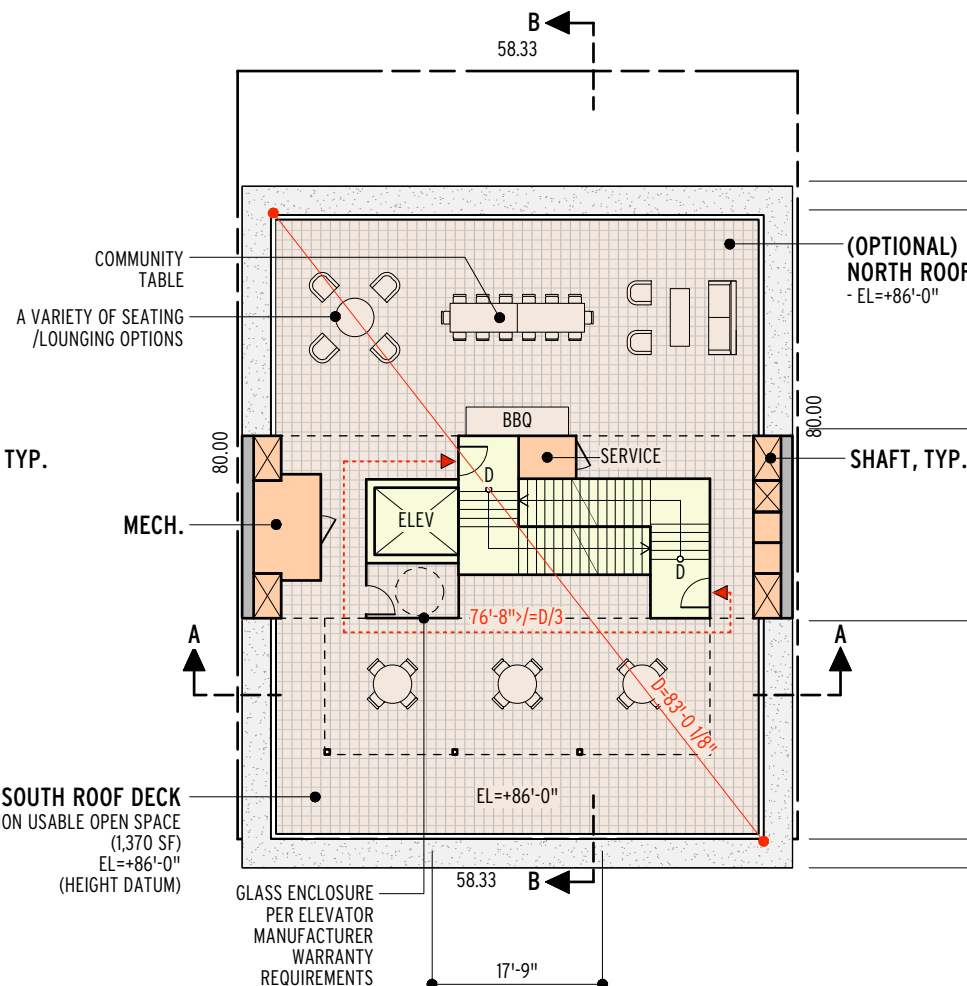


TYPICAL UNIT (SEE P. 15 & 16)

- SOFA-WALL BED
- SHOWER-TOILET COMPARTMENT W/ EXHAUST FAN
- LIMITED COOKING FACILITIES (PER Z.A. INTERPRETATION 209.2(a))
 - SINK
 - UNDERCOUNTER REFRIGERATOR/FREEZER
 - CONVECTION MICROWAVE W/ EXHAUST FAN
 - PLUG-IN 2-BURNER INDUCTION COOKTOP
 - STORAGE CABINETS
- WARDROBE
- DINING/WORKTABLE W/ 2-CHAIRS

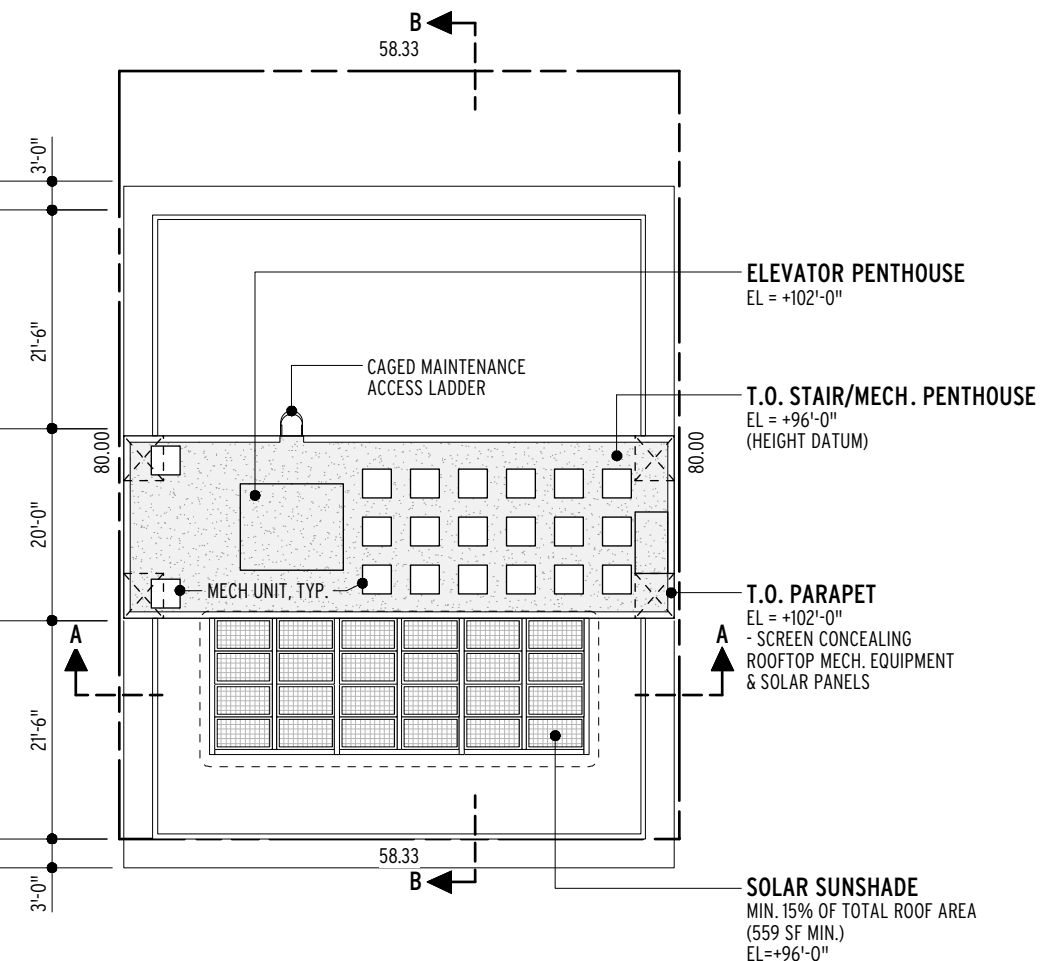
3RD FLOOR (4TH, 5TH, 6TH, 7TH, 8TH & 9TH SIM.)

EL.= +18'-7 1/2"/+27'-11 1/4"/+37'-3"/+46'-6 3/4"/+55'-10 1/2"/+65'-2 1/4"/+74'-6"



LOWER ROOF LEVEL

EL.= +86'-0"



UPPER ROOF LEVEL

EL.= +96'-0"/+102'-0"



BONUS PROJECT PLAN DIAGRAMS

01/28/2021

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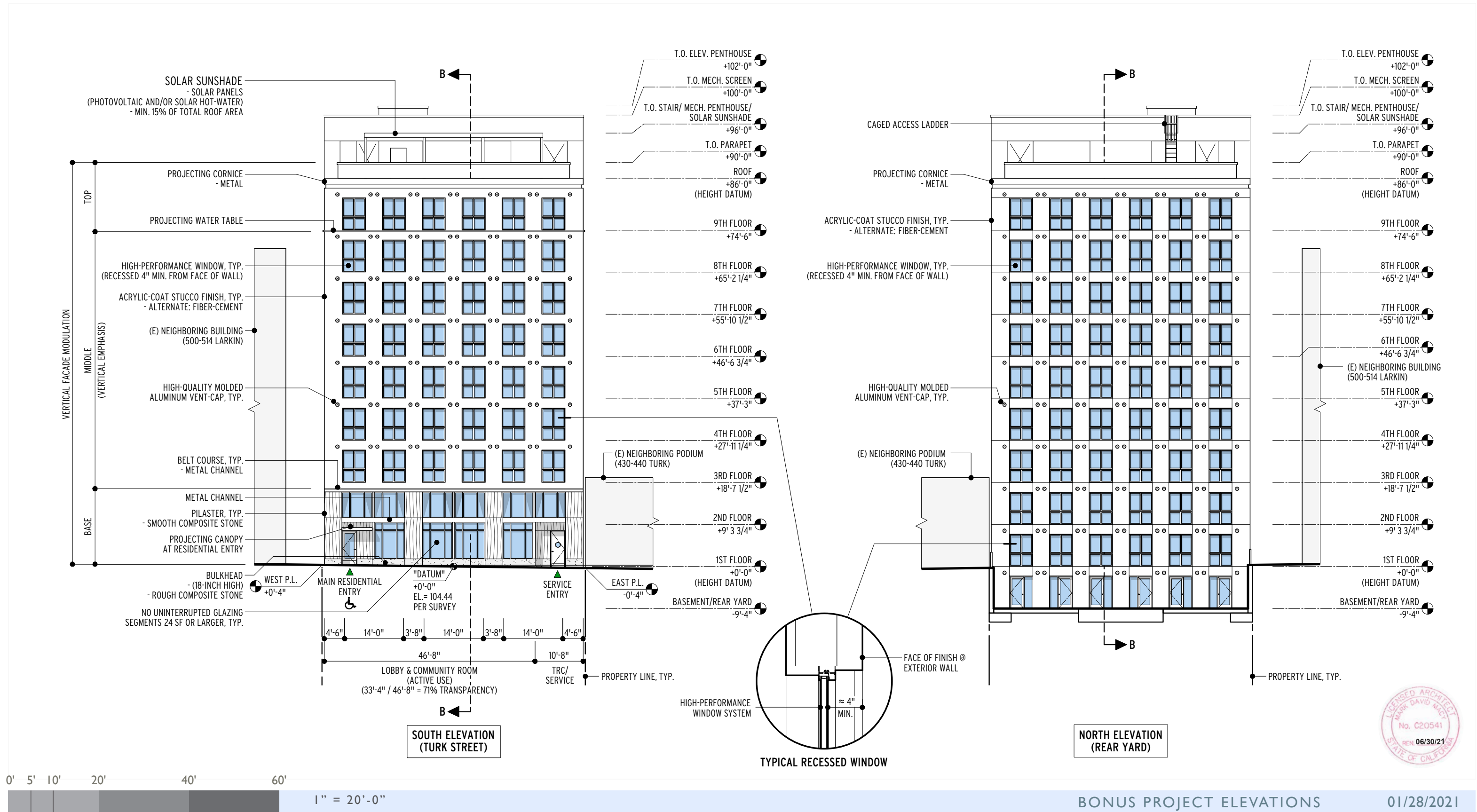
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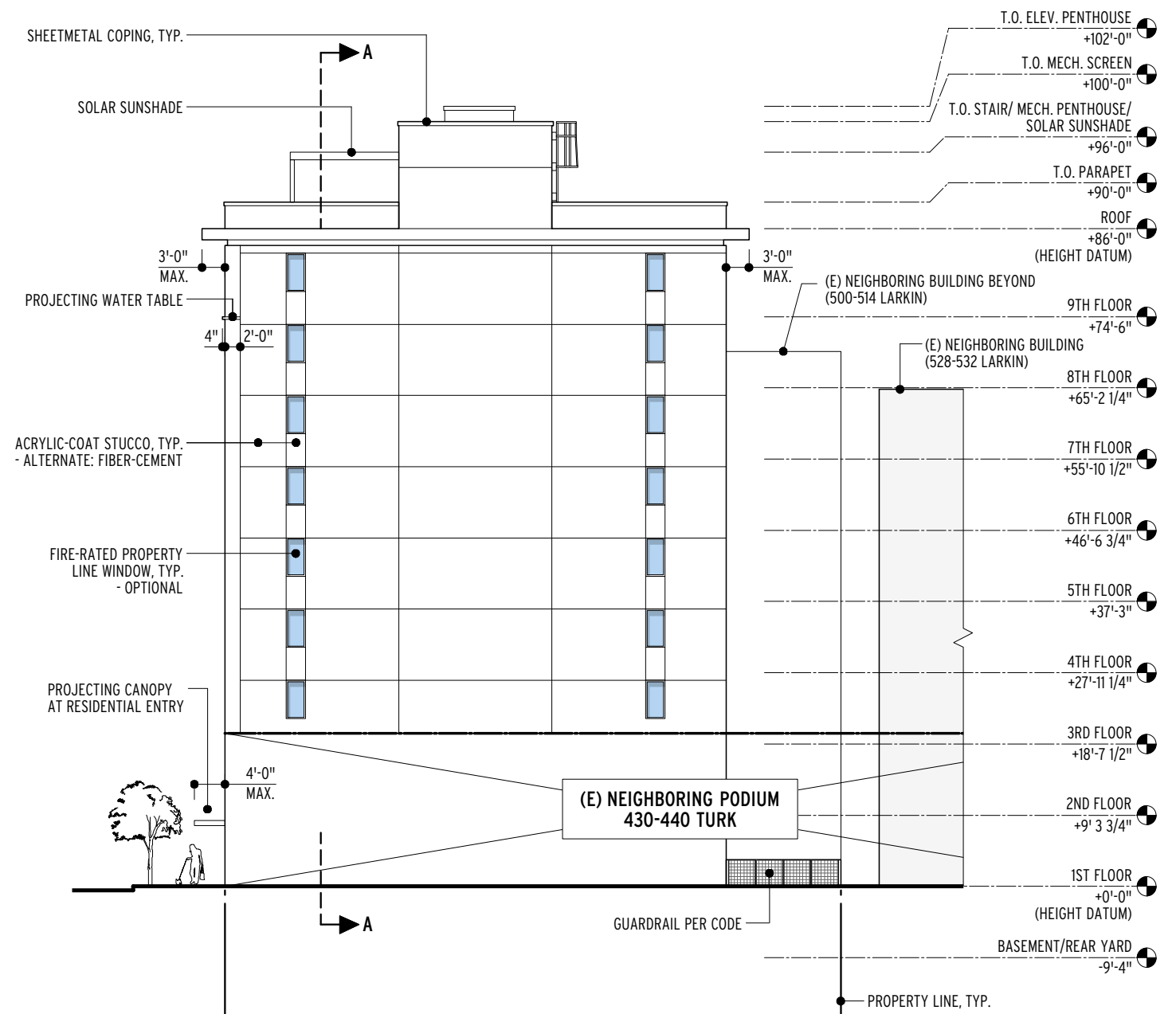
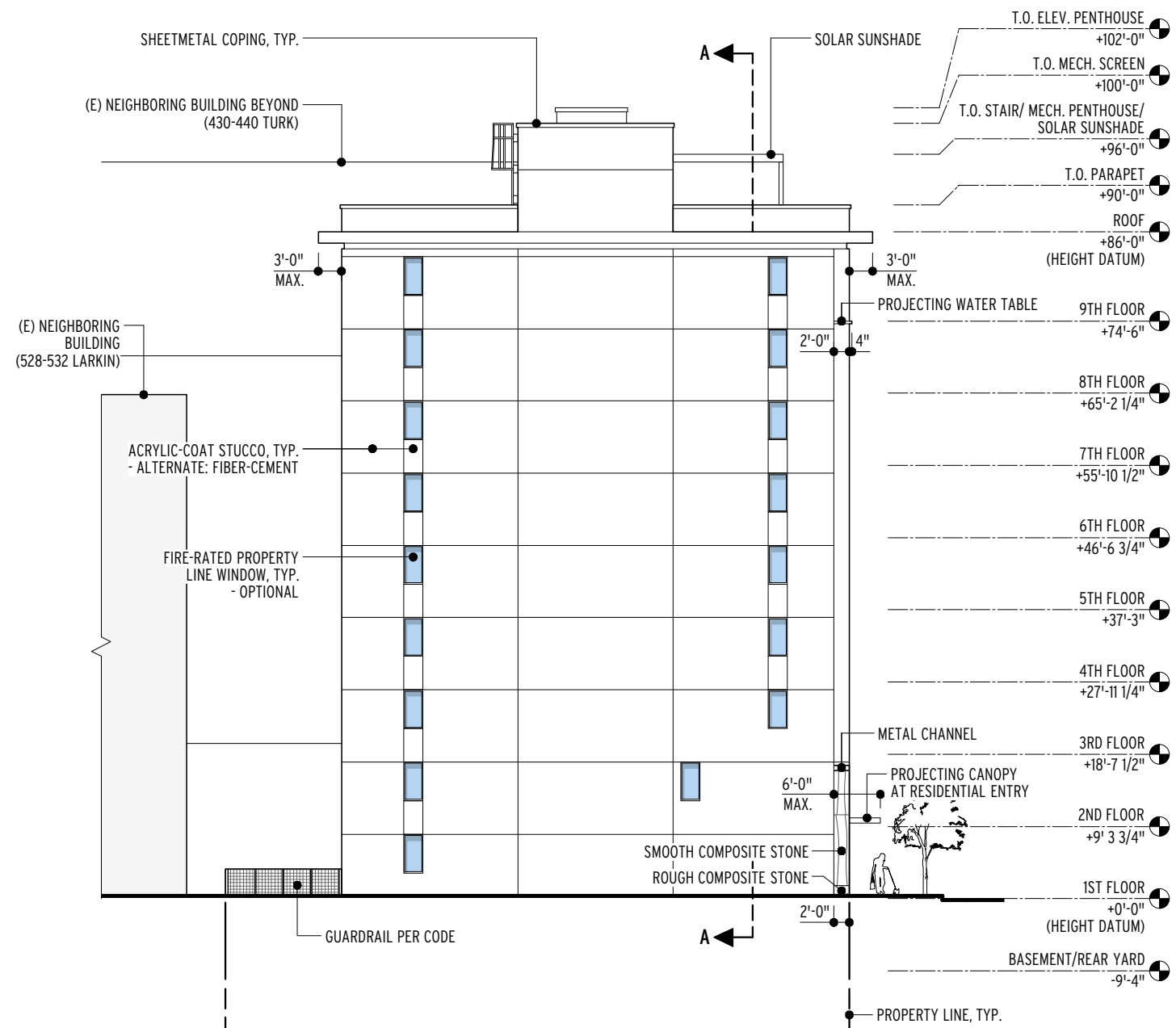
PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
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$$1'' = 20'-0''$$

BONUS PROJECT ELEVATIONS

01/28/2021

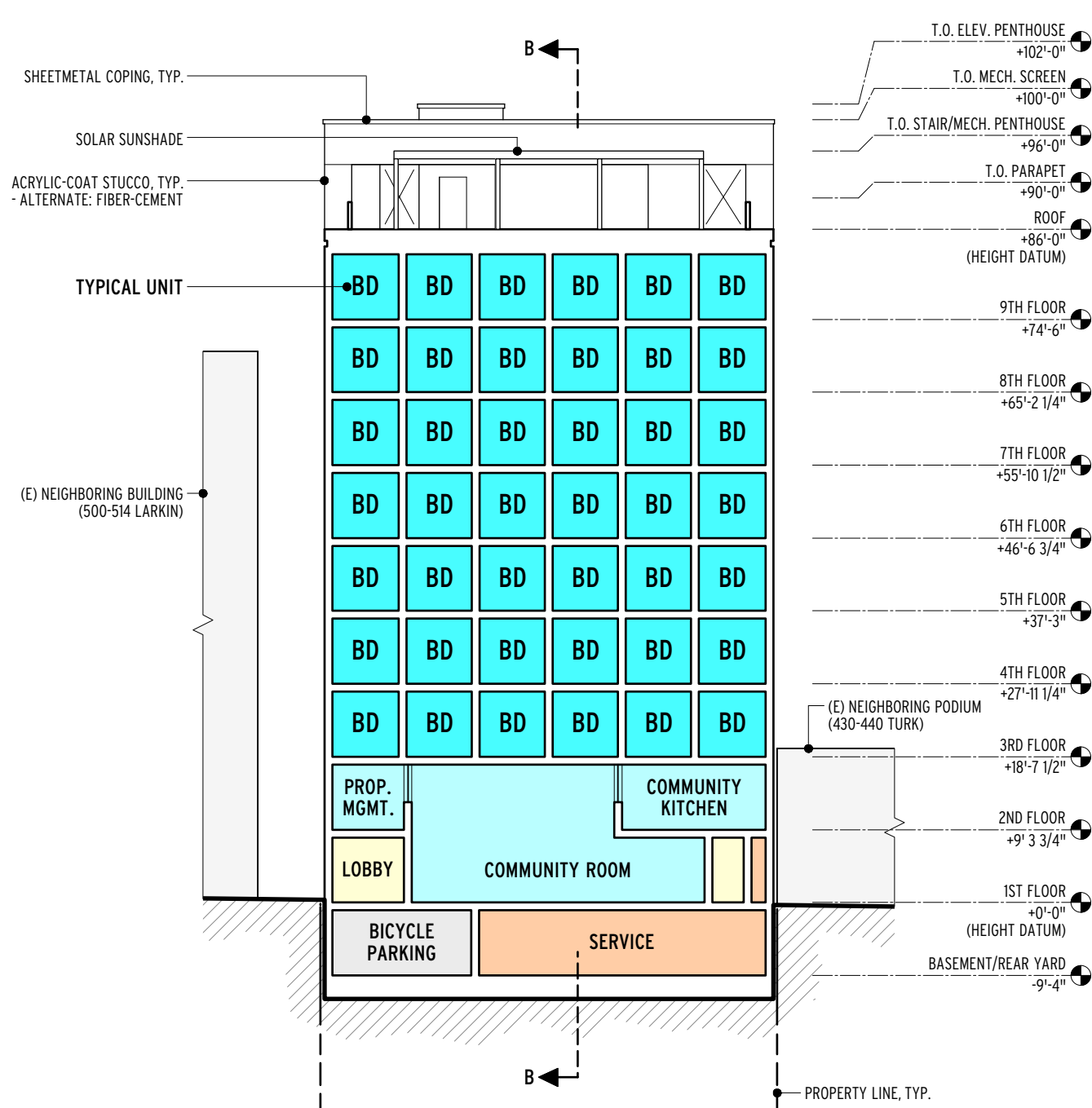
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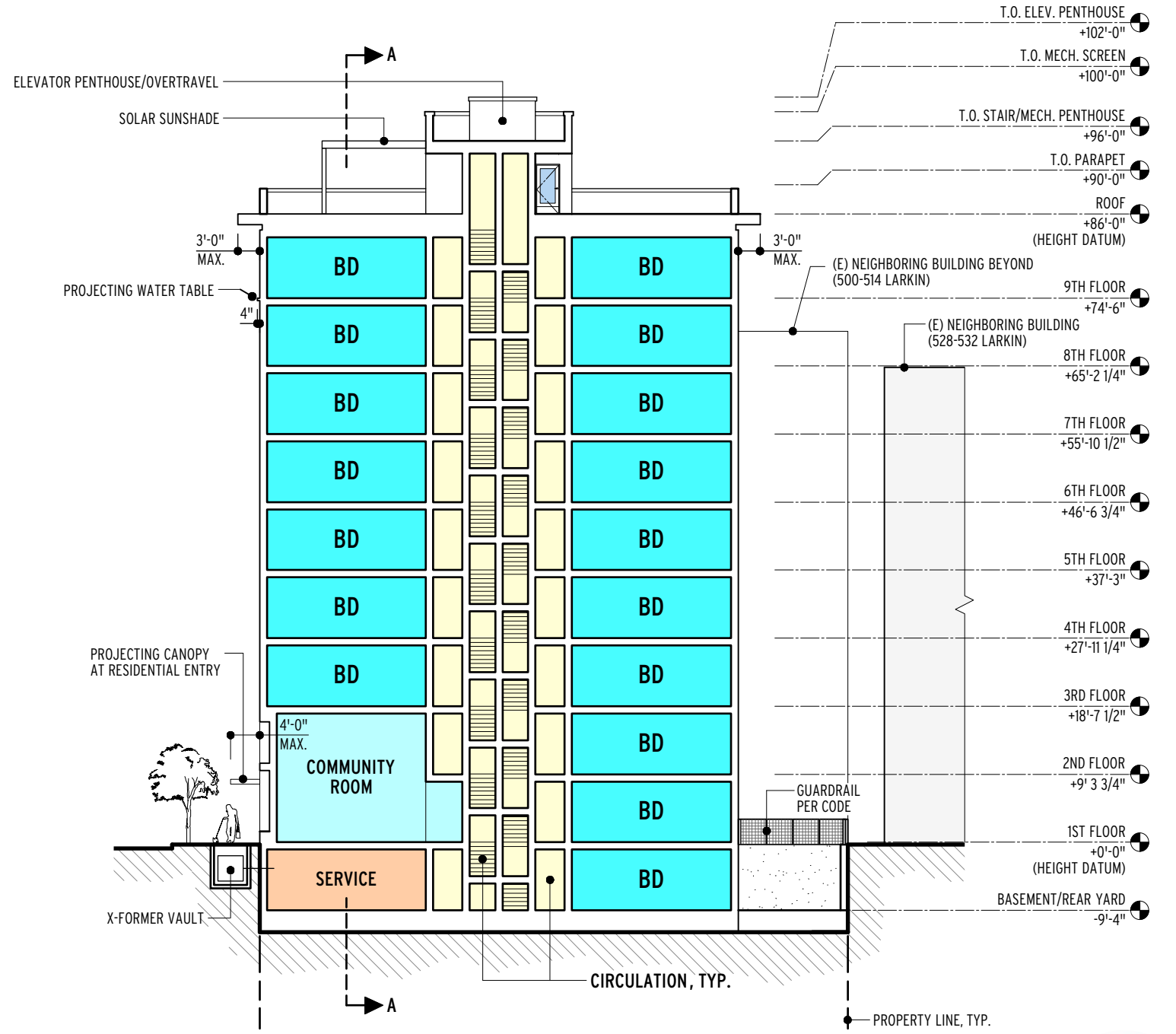
PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
(BLOCK 0366 LOT 006)

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SECTION "A-A"



SECTION "B-B"

0' 5' 10' 20' 40' 60'

1" = 20'-0"

BONUS PROJECT SECTIONS

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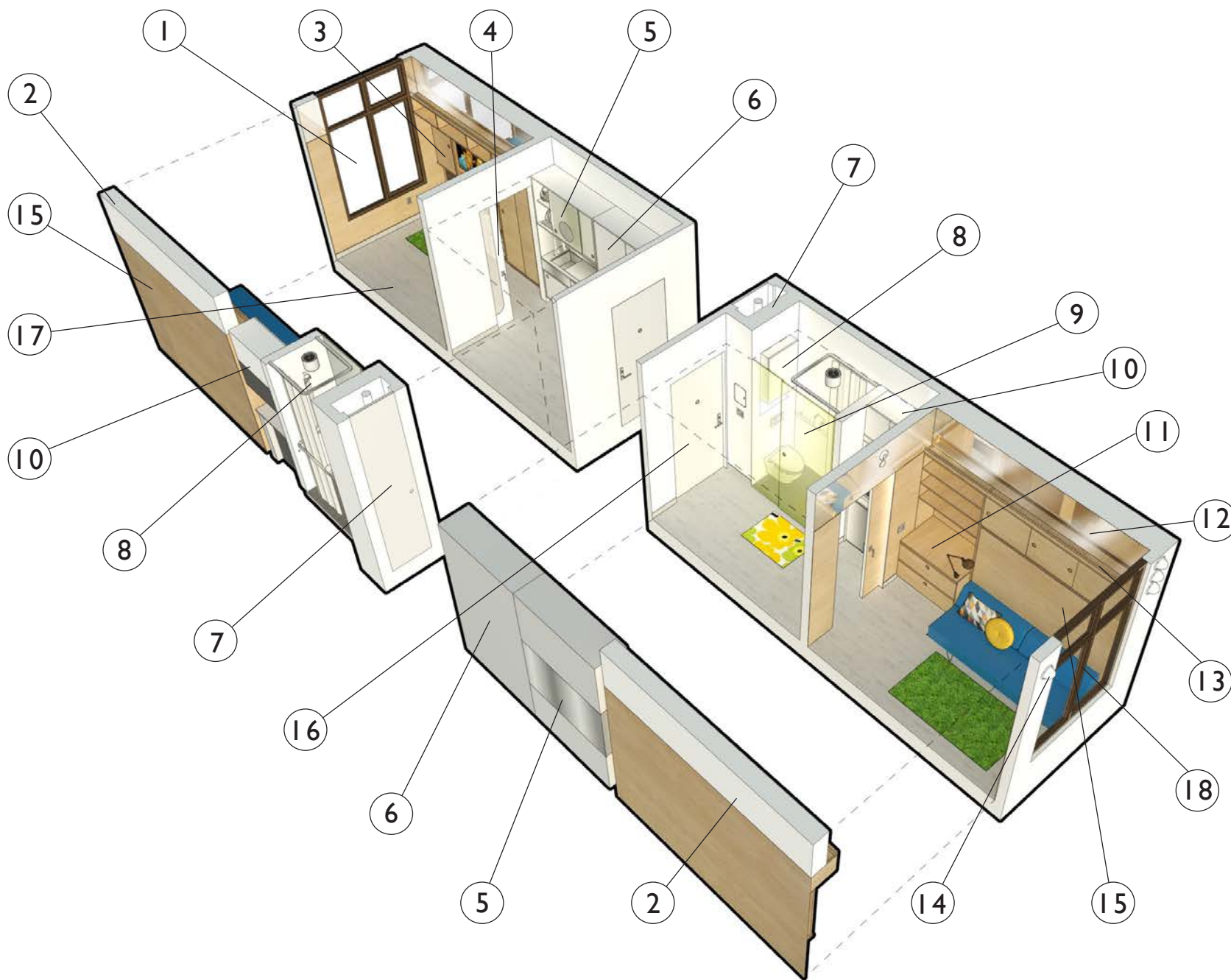
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PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
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1. WINDOW SYSTEM

- HIGH-PERFORMANCE THERMAL ALUMINUM
- DARK BRONZE ANODIZED

2. MECHANICAL SOFFIT

- ENERGY RECOVERY VENTILATOR
- MERV 13 FILTRATION
- FIRE SPRINKLER PIPING
- SUB-METERING OF ALL UTILITIES

3. TV / SCREEN CABINET

- UPPER SHELVES
- SCREEN-HIDING PANELS
- FOLD-DOWN TABLE/DESK

4. SLIDING DOOR

- WITH INSET MIRROR

5. SINK / STORAGE CABINET

- UPPER CABINET W/ ETCHED MIRROR SLIDING DOORS & OPEN-BOTTOMED DISH-DRYING/ STORAGE SHELF
- CUSTOM S.S. SINK W/ INTEGRAL DRAIN BOARD & SLIDING, FLUSH CUTTING BOARD

6. WARDROBE / STORAGE CABINET

- WARDROBE/STORAGE CABINET W/ BI-PASSING SOLID-SURFACE DOOR PANELS

7. 2-HOUR FIRE-RATED SHAFT

- 90-MINUTE FIRE-RATE DOOR
- FLOOR-TO-CEILING FOR MAXIMUM ACCESS

8. TOILET / SHOWER COMPARTMENT

- WALL-HUNG TOILET W/ IN-WALL TANK
- SEMI-RECESSED STORAGE CABINET & WALL NICHE
- ADJUSTABLE-HEIGHT SHOWER HEAD
- GRAB/TOWEL/TOILETRIES BAR
- REMOVEABLE S.S. QUICK-DRY FLOOR GRATE OVER CUSTOM S.S. SHOWER PAN & FLOOR DRAIN

9. FIXED & SLIDING PANELS

- ACID-ETCHED FINGERPRINT FREE OBSCURE GLASS

10. PANTRY

- UPPER STORAGE CABINET
- MICROWAVE/CONVECTION WITH BUILT-IN LIGHT & EXHAUST FAN
- COUNTERTOP (+ PLUG-IN PORTABLE INDUCTION COOKTOP)
- UNDER-COUNTER REFRIGERATOR/FREEZER

11. DRESSER / STORAGE CABINET

- UPPER SHELVES OVER DRAWERS

12. CLERESTORY MIRRORS

- VISUAL EXPANSION OF SPACE

13. DIMMABLE LED INDIRECT LIGHT FIXTURE WITHIN COVE

- UPLIGHTING MAKING THE ENTIRE CEILING A REFLECTOR

14. MECHANICAL VENT CAP

- ANODIZED ALUMINUM

15. FOLD-DOWN SOFA / WALL-BED

- WITH UPPER STORAGE CABINET

16. 20-MINUTE FIRE-RATED ENTRY DOOR

- WITH ADA-COMPLIANT "DOORSCOPE" VIEWER

17. SLIMTECH CERAMIC FLOORING

- SUPER-DURABLE (FLOOD PROOF)
- LIGHTWEIGHT, LOW/NO MAINTENANCE

18. BIG WINDOW

- INCREASE SENSE OF SPACIOUSNESS & CONNECTION TO OUTDOORS
- MAXIMIZE NATURAL LIGHT
- MODULATE PRIVACY WITH TOP/DOWN - BOTTOM/UP SHADE



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PROJECT ENTITLEMENT APPLICATION (CU)

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**GOOD
MORNING**



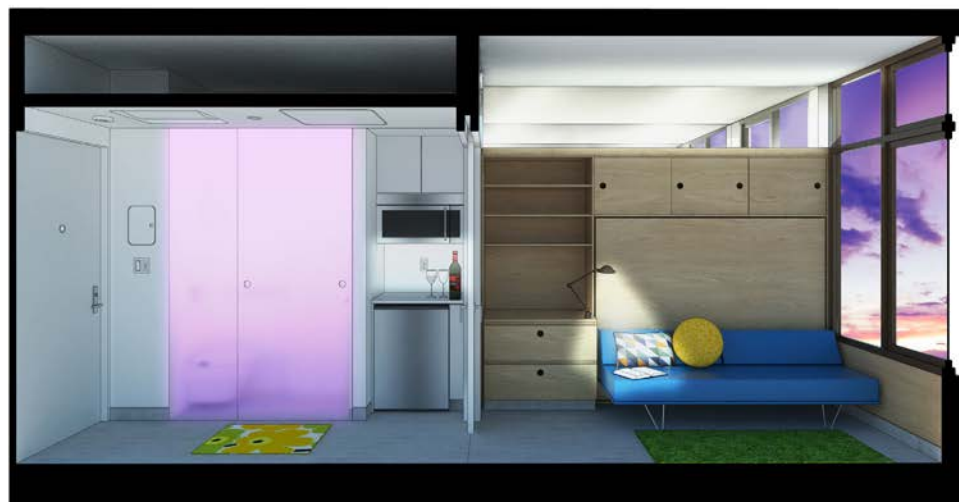
OPEN



**GOOD
AFTERNOON**



CLOSED



**GOOD
EVENING**



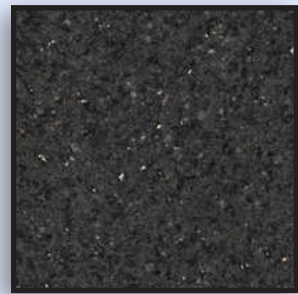
01/28/2021



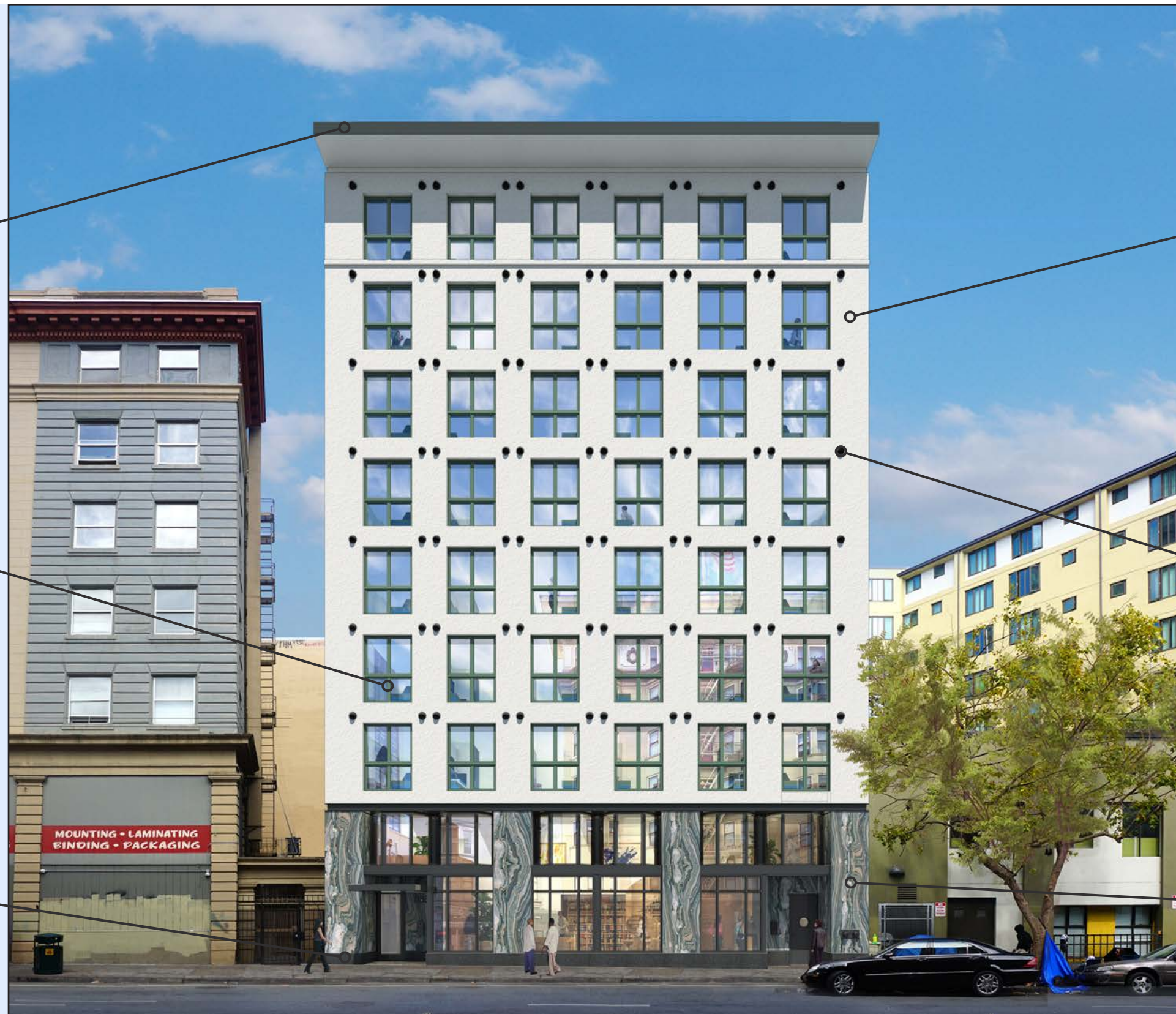
METAL



WINDOW SYSTEM
- HIGH PERFORMANCE



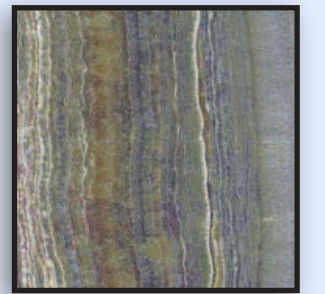
ROUGH COMPOSITE STONE



ACRYLIC COAT STUCCO
FINISH
- INTEGRALLY-COLORED



ALUMINUM VENT CAP
- AIR INTAKE & EXHAUST



SMOOTH COMPOSITE STONE



TURK STREET FACADE & MATERIAL PALETTE

01/28/2021



STREET VIEW 01/28/2021



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
468 TURK ST		0336006
Case No.		Permit No.
2019-020740ENV		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed project would demolish the existing 2-story 8,730 square feet (sf) commercial building and construct a 35,090 sf residential building. The project site is located at 468 Turk, on a single 4,695 sf parcel (Block 0336 Lot 006.), in the RC-4 "High Density Residential- Commercial" Zoning District, 80-T Height/Bulk District, "North of Market Special Use District-Subarea 1" and "Uptown Tenderloin Historic District". The proposed structure would be nine stories high over basement with a height of 86 feet and would include 101 group home units.		

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. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Florentina Craciun</p> <p>Project will comply with No. 2 type 3 clean construction priority processing conditions for projects located in the APEZ zone.</p> <p>Project would have no impact on archeological resources.</p>	

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

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

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

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

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	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 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div> <div style="margin-top: 10px;"> b. Other <i>(specify)</i>: The subject building was given a survey rating of 6X, ineligible for listing, and is a non-contributor to the Uptown Tenderloin Historic District. </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 type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input checked="" type="checkbox"/>	9. Work compatible with a historic district (Analysis required): PLEASE SEE ATTACHED
<input checked="" 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): PLEASE SEE ATTACHED	
Preservation Planner Signature: Florentina Craciun	

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: Florentina Craciun 03/17/2021
	Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Step 5: #9 Work Comopatile With a Historic District Analysis

Staff finds that the design of the proposed new building at 468 Turk Street is compatible with the Historic District; its construction would not result in an impact to historic resources such that they would be materially impaired. The project site is identified as non-contributor to the surrounding district and was not found to be an individually significant historic resource pursuant to CEQA; therefore, the proposed project would not remove any character-defining features of the District and would not result in a significant historic resource impact. However, as the property is located within the boundaries of a National Register Historic District, the new building was reviewed for consistency with the character-defining features of the District in order to ensure the building will be compatible with the District.

Step 5: Advanced Historical Review Comments

The subject building was given a survey rating of 6X, ineligible for listing, and is a non-contributor to the Uptown Tenderloin Historic District. Overall, the building was determined not to be significant under criteria 1 (Events), 2 (Persons), or 3 (Architecture), nor is it a contributor to the UTHD. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:

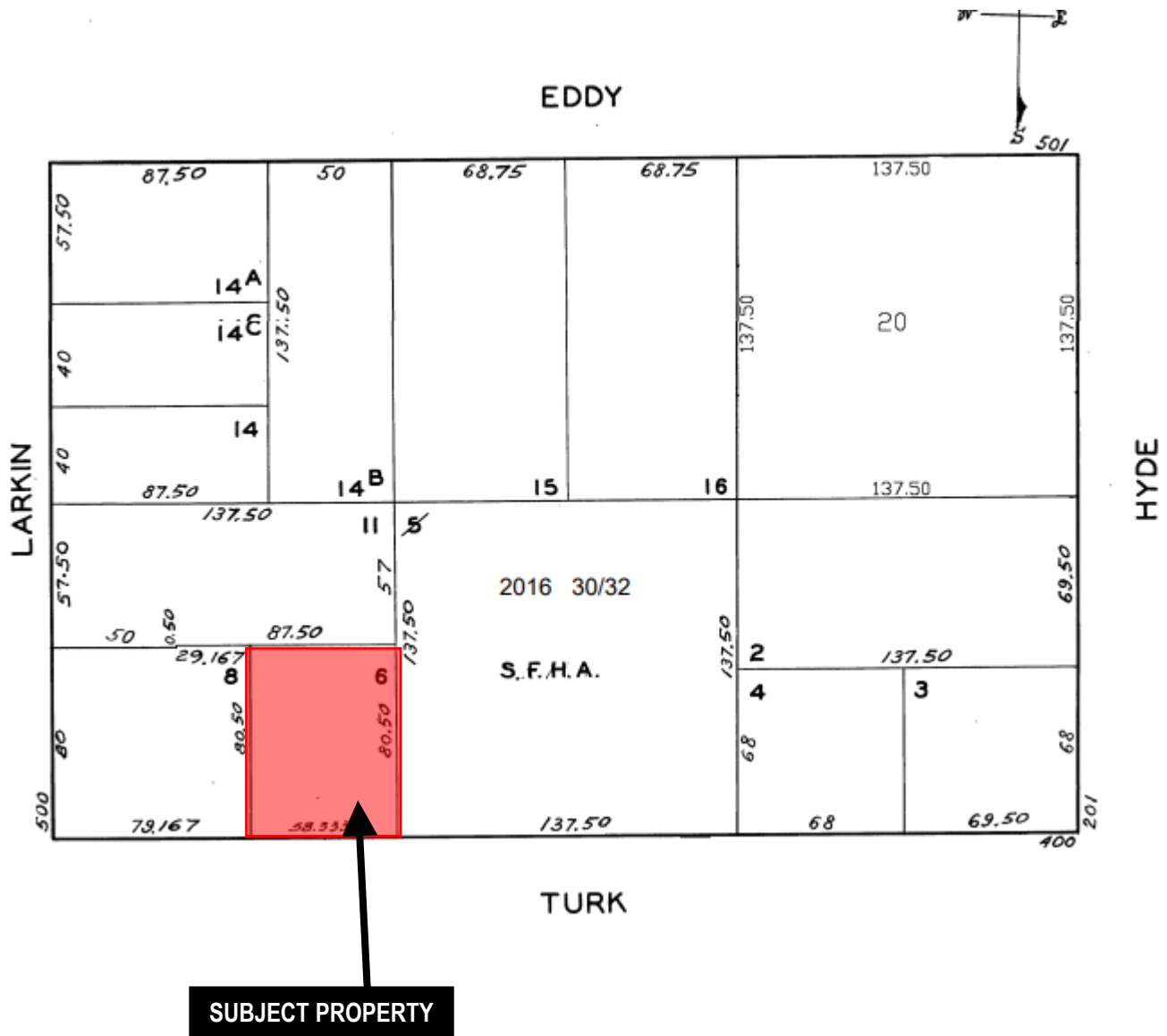
Land Use Information

Project Address: 468 Turk St
Record No.: 2019-020740PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF	0	32,775	32,775
Retail/Commercial GSF	0	32,775	32,775
Usable Open Space	0	1,978	1,978
Public Open Space			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	17	17
Dwelling Units - Market Rate	0	84	84
Dwelling Units - Total	0	101	101
Number of Buildings	0	1	1
Number of Stories	0	9	9
Parking Spaces			
Loading Spaces	1	1	0
Bicycle Spaces	0	45	45
Car Share Spaces			

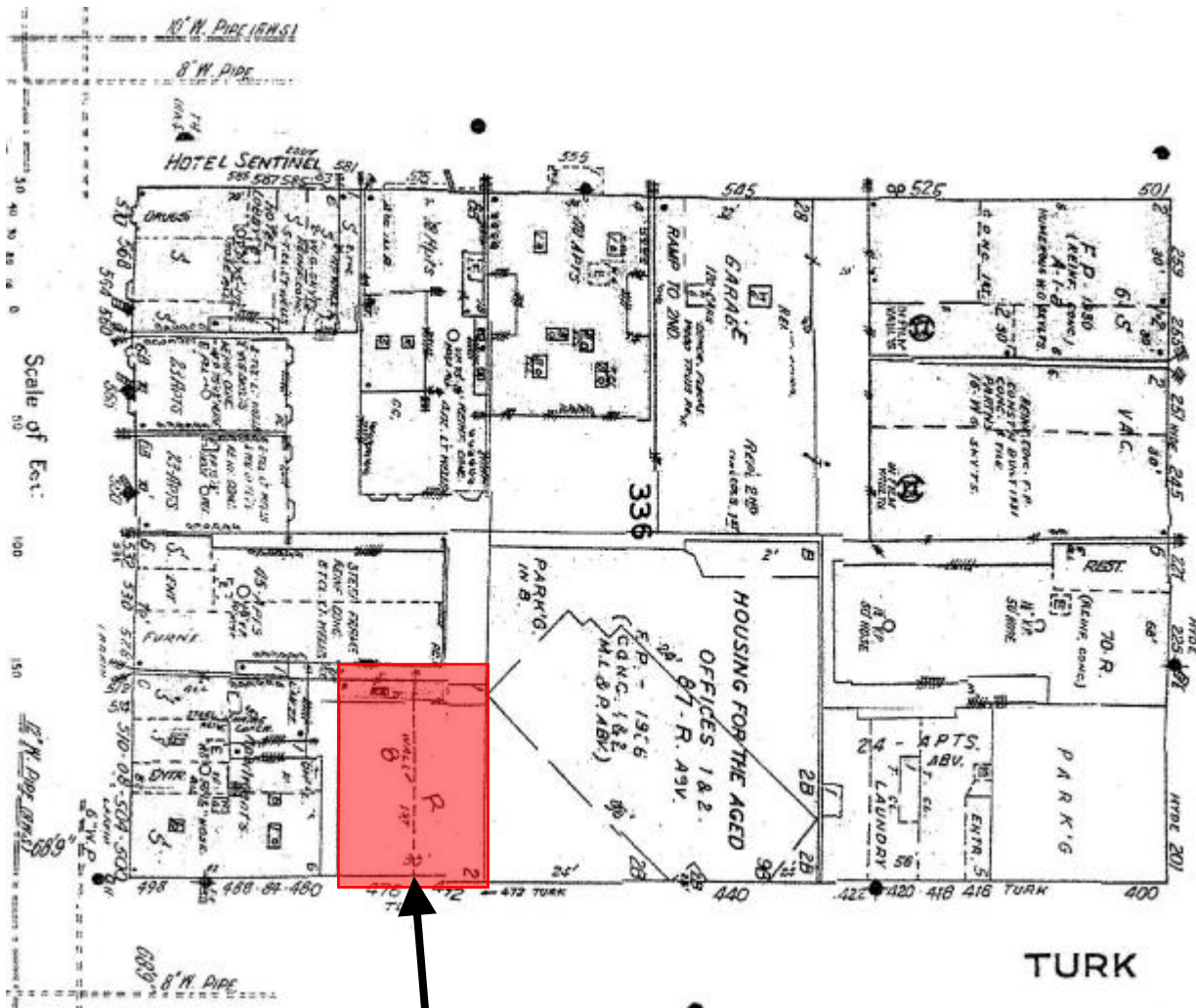
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	101	101
Group Housing - Beds	0	202	202
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map



Conditional Use Authorization Hearing
Case Number 2019-020740CUA
468 Turk Street

Sanborn Map*



SUBJECT PROPERTY

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



Conditional Use Authorization Hearing
Case Number 2019-020740CUA
468 Turk Street

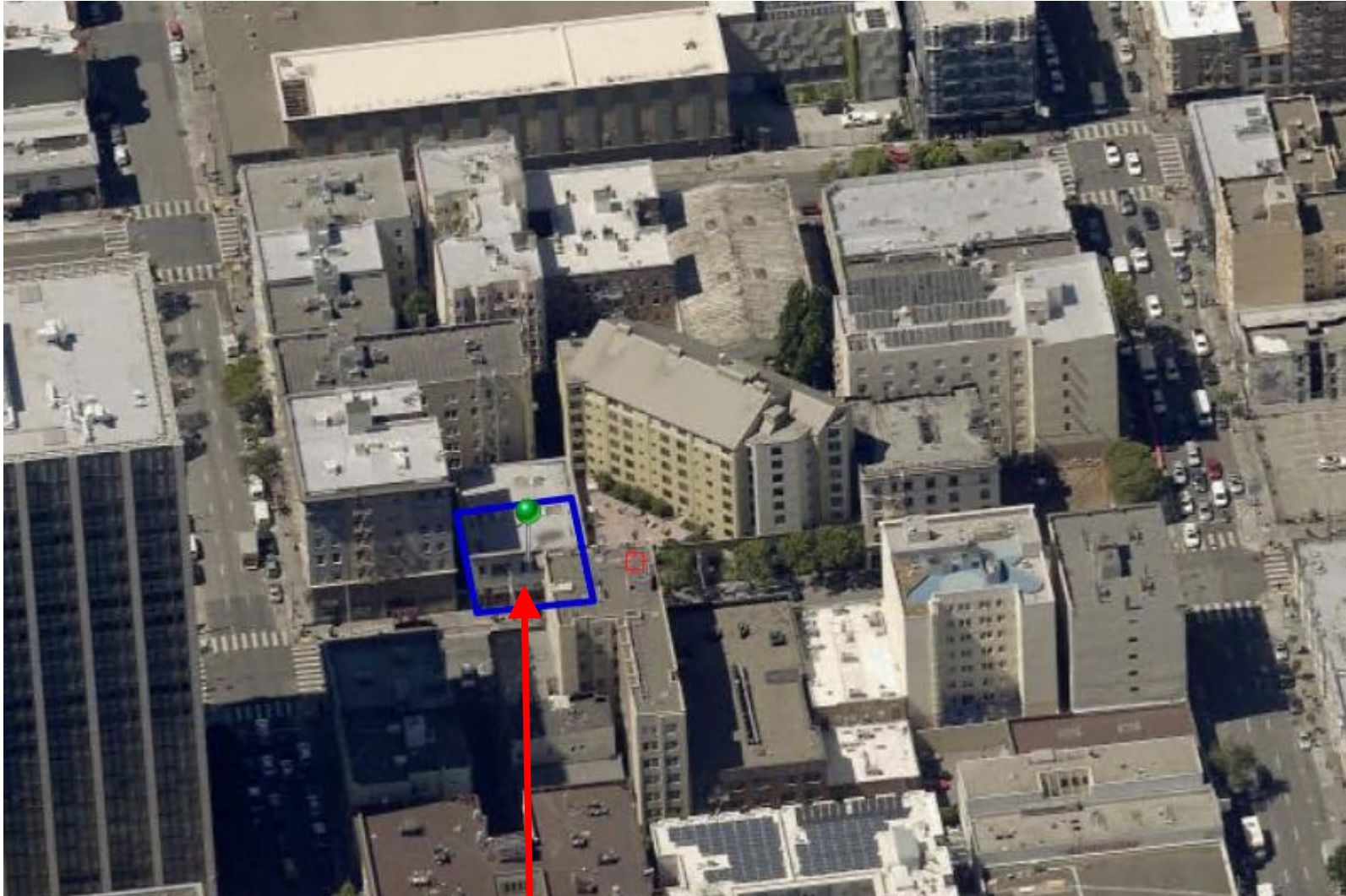
Aerial Photo – View 1



SUBJECT PROPERTY



Aerial Photo – View 2

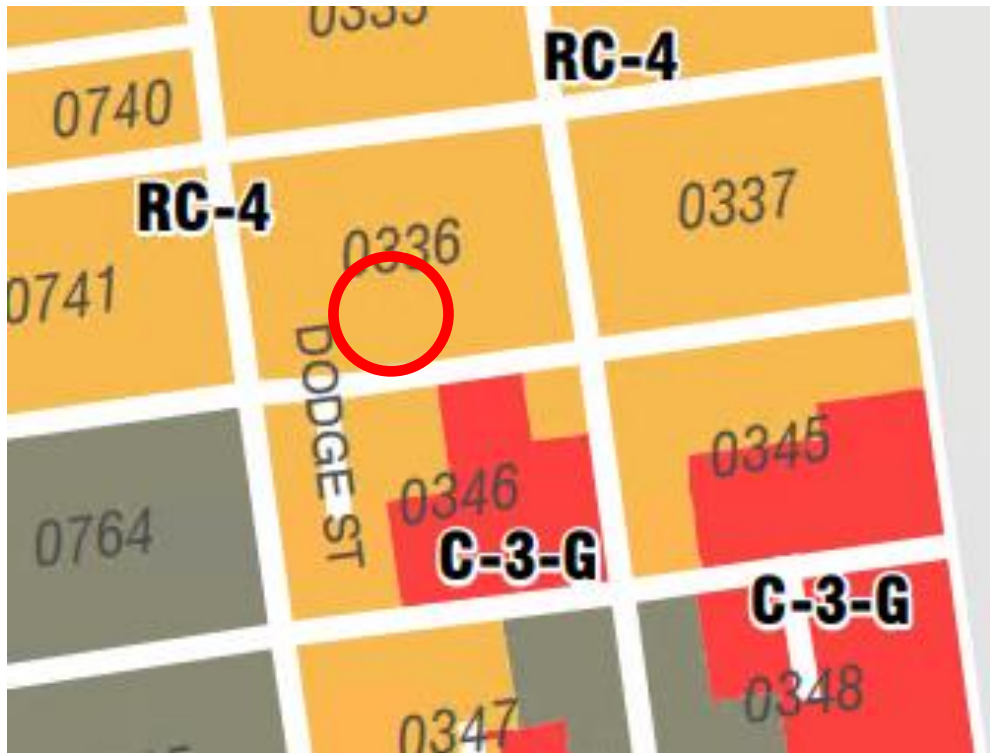


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2019-020740CUA
468 Turk Street

Zoning Map



Site Photo



Conditional Use Authorization Hearing
Case Number 2019-020740CUA
468 Turk Street

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419

**San Francisco
Planning**

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

February 05, 2021
Date
Nick Judd

I, _____,
do hereby declare as follows:

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

468 Turk Street
Address
0336 / 006
Block / Lot

The subject property is located within the following Zoning District:

RC - 4
Zoning District
80-T
Height and Bulk District
North of Market Residential Sub-Area 1
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:

2019-020740 PRJ
Planning Case Number
Building Permit Number

This project requires the following approval:

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

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

Alexandra Kirby
Planner Name

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

January 21, 2020
Date

The project contains **101** total dwelling units and/o **group housing rooms.**

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

(If yes, please indicate HOME-SF Tier)

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

☒ Yes ☐ No **Individually Requested**

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:
101	101				

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

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

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

UNIT MIX TABLES: CONTINUED

- ☒ **Combination** of payment of a **fee**, **on-site affordable units**, or **off-site affordable units** with the following distribution:
 Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.
1. On-Site % of affordable housing requirement. **(i.e., 25% of "Base Density" of 67 Units; accordingly, 67 Units x .25 = 16.75; round up to 17 Units)**

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:
17	17				

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:
Not Applicable.					
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
	10	15% (of 67 Base Units)	50%
	3	5% (of 67 Base Units; round down)	80%
	4	5% (of 67 Base Units; round up)	110%

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:
Not Applicable.					

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**Turk Street LLC**

Company Name

Nick Judd

Name (Print) of Contact Person

8 Dellbrook Avenue**San Francisco, CA 94131**

Address

City, State, Zip

(415) 832-9171**nickijudd@hotmail.com**

Phone / Fax

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:

Nick Judd – Managing Partner

Executed on this day in:

Location:

San Francisco, CA

Date:

February 05, 2021**Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)**

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax


Email

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

Sign Here

Signature:

Name (Print), Title:

From: Grob, Carly (CPC) carly.grob@sfgov.org 
Subject: Re: 468 TURK -2/25 hearing materials

CG

Date: February 3, 2021 at 4:56 PM

To: Mark Macy markm@macyarchitecture.com

Cc: Kirby, Alexandra (CPC) alexandra.kirby@sfgov.org, Cameron Maddern cammaddern@gmail.com, Daniela danielamaddern@hotmail.com, Nick Judd nickijudd@hotmail.com, Keith Dubinsky keithd@macyarchitecture.com, Robert Gilson robertg@macyarchitecture.com, Craciun, Florentina (CPC) florentina.craciun@sfgov.org

Hi Mark,

It would be 25% applied to the base density of 67 units. You can't reduce any further because you need the full 15% at very low income to qualify for the 50% bonus. You can calculate the remaining fee using [Example 1 in DB 6](#).

25% x 67 = **17 units**

50% AMI:

$15/25 = .6$

$.6 \times 17 = 10.2$ or **10 units**

80% AMI

$5/25 = .2$

$.2 \times 17 = 3.4$ or **3 units** (rounded down – rounding up would result in one higher unit)

110% AMI

$5/25 = .2$

$.2 \times 17 = 3.4$ or **4 units** (rounded up highest remainder – rounding down result in one lower unit than required)

From: Mark Macy markm@macyarchitecture.com

Date: Wednesday, February 3, 2021 at 11:00 AM

To: Grob, Carly (CPC) carly.grob@sfgov.org

Cc: Kirby, Alexandra (CPC) alexandra.kirby@sfgov.org, Cameron Maddern cammaddern@gmail.com, Daniela danielamaddern@hotmail.com, Nick Judd nickijudd@hotmail.com, Keith Dubinsky keithd@macyarchitecture.com, Robert Gilson robertg@macyarchitecture.com, Craciun, Florentina (CPC) florentina.craciun@sfgov.org

Subject: Re: 468 TURK -2/25 hearing materials

Carly,

Thx,

Can you please verify the minimum number of Units (and their AMI distribution of 50%AMI / 80%AMI/ 110%AMI) that we need to provide on-site in order to achieve our total of (101) Units?

Best,

Mark

On Tue, Feb 2, 2021 at 6:13 PM Grob, Carly (CPC) carly.grob@sfgov.org wrote:

Hi Mark,

I've attached a draft Regulatory Agreement template. Please use track changes as you modify the template. Once you have a revised copy, please send that version to me and I will review with the City Attorney.

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



**San Francisco
Planning**

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

Date: October 24, 2018

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

At least 30 days before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) or Project Application (PRJ) was deemed complete by the Department ("EEA/PRJ accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's/PRJ's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA/PRJ accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **Any project with 25 units or more and with a complete EEA accepted between January 1, 2013 and January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Generally, rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) or complete Project Application (PRJ) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA/PRJ accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

	Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site					
10-24 unit projects		12.0%	12.0%	12.0%	12.0%
25+ unit projects		12.0%	13.0%	13.5%	14.5%
Fee or Off-site					
10-24 unit projects		20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'		20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *		20.0%	30.0%	30.0%	30.0%

*except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

	Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site UMU					
Tier A 10-24 unit projects		14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects		14.4%	15.4%	15.9%	16.4%
Tier B 10-24 unit projects		16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects		16.0%	17.0%	17.5%	18.0%
Tier C 10-24 unit projects		17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects		17.6%	18.6%	19.1%	19.6%
Fee or Off-site UMU					
Tier A 10-24 unit projects		23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects		23.0%	28.0%	30.0%	30.0%
Tier B 10-24 unit projects		25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects		25.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects		27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects		30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT					
Tier A 10-24 unit < 30K		35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K		30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K		35.0%	40.0%	42.5%	45.0%
Tier A 25+ unit > 30K		30.0%	35.0%	37.5%	40.0%
Tier B 10-24 unit < 30K		40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K		35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K		40.0%	45.0%	47.5%	50.0%
Tier B 25+ unit > 30K		35.0%	40.0%	42.5%	45.0%
Tier C 10-24 unit < 30K		45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K		40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K		45.0%	50.0%	52.5%	55.0%
Tier C 25+ unit > 30K		40.0%	45.0%	47.5%	50.0%

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	19.6%	19.6%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted
BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

CHART 5: Income Levels for Projects with a complete EEA/PRJ on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Low Income (55% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (80% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (110% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

Complete EEA/PRJ Accepted

BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Low Income (80% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (105% AMI)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Middle Income (130% AMI)	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Turk Street LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
8 Dellbrook Avenue	(415) 832-9171
San Francisco, CA 94131	EMAIL:
	nickijudd @ hotmail.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:
468 Turk Street, San Francisco, CA		94102
CROSS STREETS:		
Larkin & Hyde Streets		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0336 / 006	RC - 4	80-T

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	101	101
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

- 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: **May 15, 2020** _____

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

Nick Judd

Owner / Authorized Agent (circle one)

Owner / Managing Partner for Turk Street LLC

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:

2019-020740PRJ

11/04/2019

VERIFIED BY PLANNER:

Signature: Alexandra Kirby Date: 3/9/2021

Printed Name: Alexandra Kirby Phone: 628-652-7336

ROUTED TO HRC:

DATE:

☐ Emailed to: _____



SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

T: 415.558.6378
F: 415.558.6409

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

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

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

HOW IS THIS INFORMATION USED?

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

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

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

WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

INSTRUCTIONS:

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

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

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

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

Central Reception

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

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

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

TEL: **415.558.6377**

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



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
468 Turk Street		0336/ 006	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2019-020740 PRJ		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Turk Street LLC	Nick Judd	(415) 832-9171	
ADDRESS			
8 Dellbrook Avenue			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94131		nickijudd @ hotmail.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
91	0	9 + basement	\$10.58 Million
ANTICIPATED START DATE			
2021 – 4th Quarter			

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge. **Unknown; to be determined once General Contractor is selected.**

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

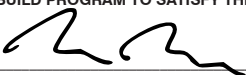
Check the anticipated trade(s) and provide accompanying information (Select all that apply):

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

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?
3. Will hiring and retention goals for apprentices be established?
4. What is the estimated number of local residents to be hired?

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	<input type="text"/>

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Nick Judd – Managing Partner Turk Street LLC	nickijudd @ hotmail.com	(415) 832-9171
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.		
	May 15, 2020	
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)	(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		



GOLDSTEIN, GELLMAN, MELBOSTAD, HARRIS & McSPARRAN LLP

ATTORNEYS AT LAW

1388 SUTTER STREET
SUITE 1000
SAN FRANCISCO
CALIFORNIA 94109
(415) 673-5600 TEL
(415) 673-5606 FAX
www.g3mh.com

March 17, 2021

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

Re: *New 101 Unit Building at 468 Turk Street.*
Our File No.:

Dear President Koppel and Commissioners:

I am writing on behalf of Turk St. LLC which owns a two-story nonresidential building at 468 Turk Street near the corner of Larkin. My client is a group of three individuals including a local general contractor Nicholas Judd and the co-owners of a Tenderloin business, Daniela and Cameron Maddern. They bought the building in 2018 from the long-time owners of a neighborhood restaurant after the restaurant owners told my clients that they wished to sell and use the proceeds to retire. This non-historic two-story building consists of three commercial spaces. **Exhibit A** shows the existing building.

Background. The site is composed of a 4,667-sf parcel located in the RC-4 “High Density Residential-Commercial” Zoning District, and in an 80-foot height district. The site is also in a special zoning district called the “North of Market Special Use District-Subarea 1” and in an historic district known as the “Uptown Tenderloin Historic District”.

The owners propose to demolish the existing 2-story structure and redevelop the property per the State’s Density Bonus Law into a group housing rental project. The project will consist of (101) units with a street-level Community Room and a variety of other shared amenities. Please see attached **Exhibit B** showing the proposed design and **Exhibit C** to see the entire plans.

The Project must come to you for approval because it is a State Density Bonus Project under AB 2345 and requires a conditional use permit. The latter is a requirement only because the Planning Department interprets Planning Code Section 132.2 to give the Commission the opportunity to decide whether buildings in this district should or should not be set back from the façade at the 50-foot height level. In the case of this project, the number of units allowed by the State Bonus Density Law cannot be achieved by a Commission decision to impose a setback at 50 feet. We note that the existing next door building to the left of the proposed new building has no setback at 50 feet. **See Exhibit B.**

The project is subject to the Mayor's Executive Directive 17-02 which mandates expedited approval and permitting. This project is also subject to the state's Permit Streamlining Act and Section 15101 of the CEQA Guidelines. Also, the project application was filed under the "Housing Crisis Act of 2019" (SB-330) which limits the number of public hearings a housing development may have. Additionally, as a "Type 3-Clean Construction Project", the project is supposed to receive priority environmental review processing.

Project Features:

1. 101 Group Housing SRO Units with an average unit size of 220 gross square feet. (See **Exhibit D** for an explanation of the unit type known as Group Housing SRO)
2. Residential Gross Floor Area (GFA) of 32,722 sf.
3. 45 Class I and 6 Class II bicycle parking spaces.
4. No automobile parking.
5. 86 feet in height consisting of 9 stories over a basement.
6. 3197 sf of indoor "Shared Living Spaces" consisting of a street-activating "Community Room" at street-level and a "Community Kitchen" at the 2nd level overlooking the Community Room.
7. Roof deck of 1370 sf and an 860-sf rear yard open space, both accessible to all residents.
8. Approximately 38% more usable open space than required by the Code.

Below Market Rate Units. Twenty five percent (25%) of the Base Project density of 67 units will be BMR Units. The breakdown is as follows:

- (10) Units @ 50% AMI
- (3) Units @ 80% AMI
- (4) Units @ 110% AMI.
- (17) On-Site Inclusionary Units

All of the remaining (84) Units are Market Rate. However, the project sponsor's pro forma contemplates that all of the Market Rate Units will be renting at about 110% AMI, which means that housing is being delivered to hit a Moderate-Income price point, without subsidy.

Design. Overall, the design constitutes a contemporary interpretation of features shared by the older buildings along the surrounding block face. Per the "Urban Design Guidelines", the street façade has a clearly defined Base, Middle and Top. The base has a double-height expression and is comprised of pilasters with rough composite stone pedestals, and smooth composite stone shafts. These pilasters are topped with a trabeated belt course in composite stone running the full width of the building.

The middle of the building is proposed in a smooth acrylic-coat stucco finish and generously sized, high-performance windows. The proposed materiality is drawn from the best examples within the surrounding Historic District and neighboring buildings. Architect Mark Macy has selected a color to reflect the maximum amount of natural light – especially at the rear yard and sides adjacent to

the neighbors. The top of the building includes a substantial metal lintel and cornice with a solid parapet/guardrail enclosing a roof deck set back around the perimeter¹.

PROPOSAL FOR CONCESSIONS , INCENTIVES, OR WAIVERS UNDER THE STATE BONUS DENSITY PROGRAM

Under the State Density Bonus Law, the Project Sponsor is entitled to 2 Concessions/Incentives as well as an unlimited number of Waivers of any Development Standard that would physically preclude construction of the project at the density proposed. The owners have requested from Planning Staff, and Staff is recommending to the Commission, the three Waivers listed below. All of these Waivers are necessary in order to achieve the development of a 50% increase in unit density allowed by the AB 2345 amendments to the State Bonus Density Law when 15 percent of the units are at 50% AMI.

1. HEIGHT LIMIT: Waiver of the maximum height limit of 80 feet to achieve a height of 86 feet. The extra 6 feet is necessary to achieve the bonus units.
2. REAR YARD. Waiver of the requirement of a 25% open rear yard and instead provide a rear setback of almost 19%. The rear yard is proposed to be 15 feet deep and functions as part of the new building's Common Usable Open Space. The existing building has no open rear yard.
3. UPPER STORY SETBACK. Waiver of the 50-foot setback feature should the Planning Commission choose to impose it.

ZONING WHICH ENCOURAGES THE CONSTRUCTION OF SMALL SIZED UNITS

Almost 40 years ago, the City created the North of Market Special Use District in order to encourage the preservation of the character of the Tenderloin as a location for very dense residential development with small units, or rooms in what is known as Group Housing. To keep the density high, the rezoning created what is perhaps the most intense zoning density in the City, one allowing as little as 125 sf of lot area for each dwelling, and as little as 70 sf of lot area for each bedroom in a Group Housing setting. We understand that some community stakeholders may now wish to see larger units, and perhaps in the future the zoning should be changed so that if an owner builds a greater density than, say, 500-750 square feet of lot area per unit, then a conditional use permit hearing should be triggered.

The Special Use District (SUD) section of the Code (**Exhibit E**) states that the SUD was created to preserve a condition that, as of the time of the SUD creation, had existed for most of last century in the Tenderloin. This condition consisted of (1) housing oriented toward single people (2) a large

¹ Under the State Density Bonus Law (SDBL), the Base Density is (67) Group Housing Units (4,667 SF / 70 SF/Units = 66.67; rounded up to 67). Per the SDBL, if 15% of the Base Density Units are provided at 50% AMI, then a Bonus Density of 50% the Base Density is allowed. (67 Base Units x 1.5 = 100.5; rounded up to 101 per the SDBL)

number of bedrooms per lot, whether in group housing or SRO's; and (3) the discouragement of new hotels and office space. Subsection (b) of the Planning Code, the section that created the SUD (called "Purposes"), points that out and states that new housing in the district should be at a comparable density to "preserve the existing scale of development". At the time of the SUD creation, the "existing scale of development" consisted of a large number of residents per building, in small units oriented toward single persons².

REASONS WHY THIS PROJECT PROPOSES SMALL SIZED UNITS.

There are several reasons why units as small as those proposed are necessary to make a project economically feasible on this lot now. First, the *SF Chronicle* reports this month that construction costs in San Francisco are currently the highest in the country, forcing owners to have to maximize the number of units per square foot of lot area. Second, the project was purchased at the very top of the market in 2018, at over \$3.6 million. Third, this block of Turk St. is not one where multi bedroom units are likely to hit the rental levels necessary to make a project pencil out. That is partly because this block has, for many pre-COVID years, been one of the most impacted by homelessness and crime. Fourth, the immediate area unfortunately does not have a critical mass of neighborhood serving retail. Fifth, at only 4667 square feet, this lot is one of the smallest on the block and creating a large number of units requires the creation of small units. Sixth, in this subarea, the rental prices of multi-bedroom market rate units have declined roughly 25% from pre-COVID days and units in this subarea may be one of the last to return to pre-Covid levels.

In sum, for this project to pencil out, the owners have had to maximize the number of units by minimizing their size, consistent with the intent of the zoning to maximize density.

Unfortunately, at this time in the economic cycle, construction of multi bedroom units will have to be left up to project sites that are 2 to 3 times larger, with greater allowed height. Those conditions would allow two to three or more times the number of units possible on this very small lot; moreover, those larger lots have much greater economies of scale in construction costs, and enough rental revenue such that multi-bedroom units are possible.

Besides creating 17 on-site BMR units, the owners will pay an affordable housing fee of \$210.47 per square foot on the applicable percentage of bonus area, a fee not paid by most new developments in this Special Use District. This is in addition to the high 25% on-site BMR requirement in this North of Market SUD area. A nonprofit with good leveraging of grants and loans and best practices should be able to build 4 or 5 offsite units using the fee to be paid.

² Subsection (b) says "In order to protect and enhance important housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock, preserve buildings of architectural and historic importance and preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area, the following controls are imposed in the North of Market Residential Special Use District. Emphasis Added.

We understand a proposed residential project at 450 O'Farrell St. is being subjected to extra scrutiny due to the small sized units proposed there. However, for the reasons listed below, we respectfully suggest that the project at 468 Turk is very different from the project at 450 O' Farrell.

There are several differences:

1. The O'Farrell Project was originally approved to have larger units and has come back with a proposal for much smaller units.
2. The O Farrell Street Project has a better location than the Turk project and can expect higher rents, thus making larger units more economically feasible.
3. The O'Farrell project is demolishing 5 existing dwelling units and is proposing to replace them with group housing units. My client's site has no existing dwelling units.
4. The O'Farrell project is grandfathered in at a low 13.5% Inclusionary Rate and my client's project is subject to the 25% BMR requirement of the North of Market SUD.
5. The O'Farrell project does not pay any Affordable Housing Fee, but my client's project must pay that fee in addition to providing 17 on site BMR units.

The Planning Department wrote a PPA for my client's Turk Street building stating that if the bedroom mix of Section 207.7 of the Code is met—which is not a requirement for this project – there would be 37 units of 500 sf or less, and 10 units of either 2 or 3 bedrooms, for a total of 47 units only. Given the six reasons for proposing small units that are listed in the page before this one, it becomes apparent that if one builds only 47 units today at Turk Street, the project will not come close to obtaining financing, nor would an owner risk so much capital without a chance getting it back.

NO WAIVERS REQUESTED FOR OPEN SPACE.

Unlike many State Density Bonus projects that the Commission has reviewed lately, this project is providing 2230 sf of Common Usable Open Space, 38% more than the 1616 sf required by Code. A 1370 sf roof deck will be provided for shared use and the 860-sf rear yard will likewise be available to all residents. The project actually creates usable open space at the rear of the lot where none exists today, because the existing building covers the entire lot.

CONCLUSION.

My clients respectfully request approval of this project at your March hearing.

Very truly yours,

Brett Gladstone

Page 6

CC:

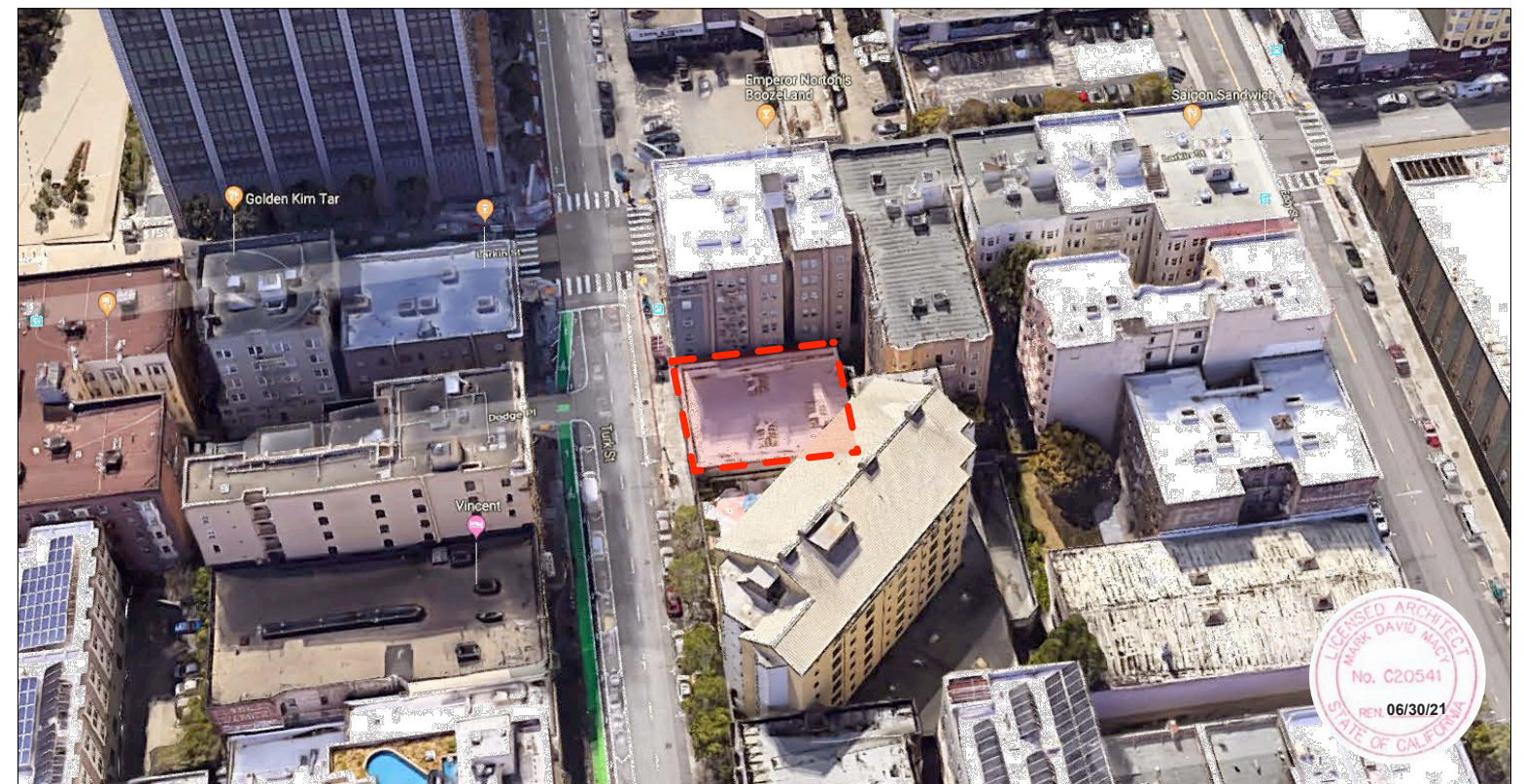
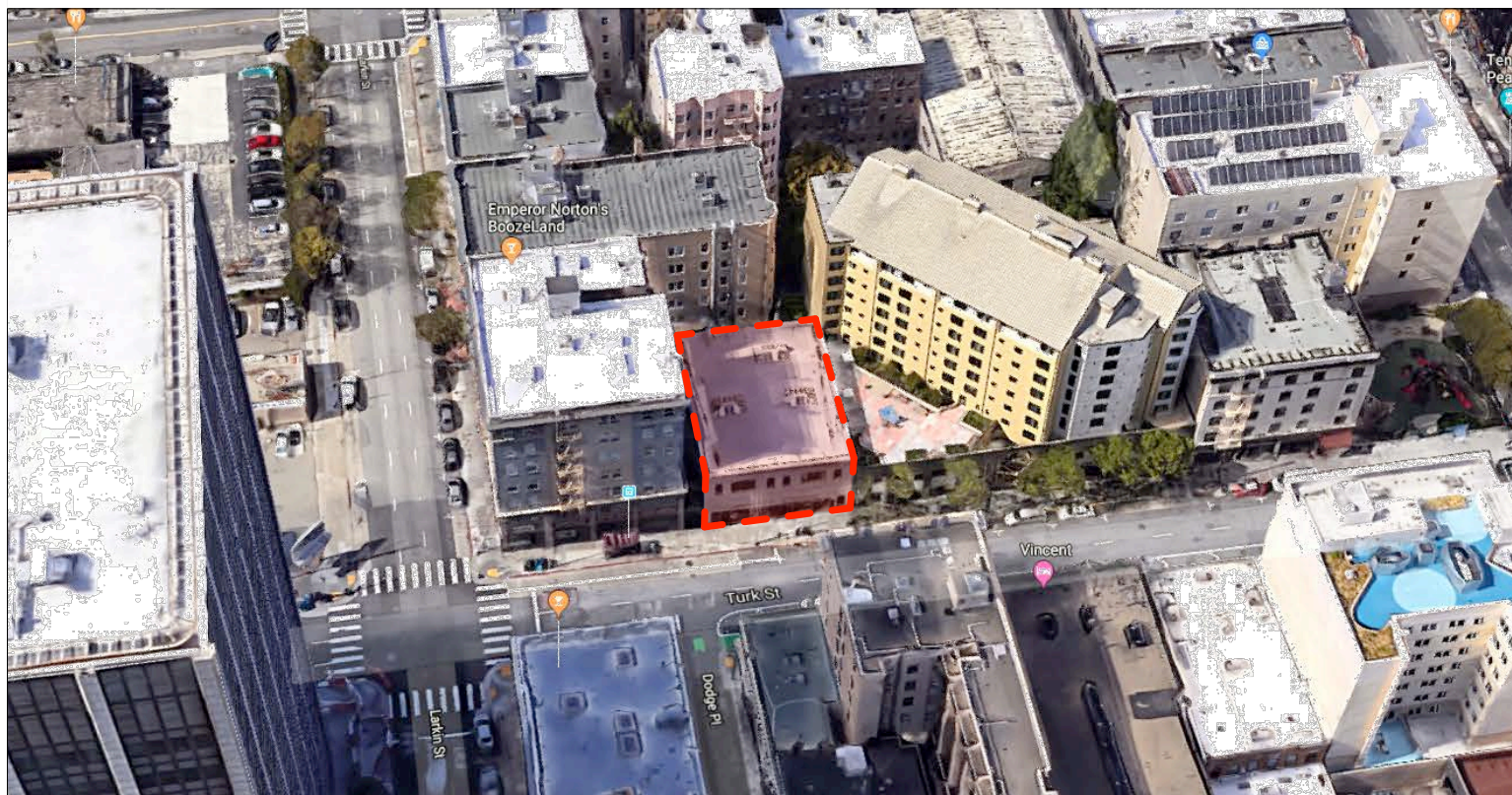
Claudine Asbagh, planner

Rich Hillis

Clients

Architect Mark Macy

EXHIBIT A



SITE PHOTOS 01/28/2021

EXHIBIT B



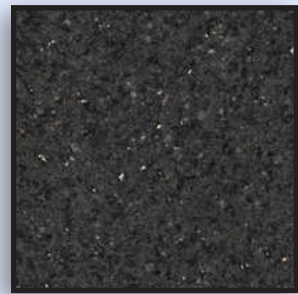
STREET VIEW 01/28/2021



METAL



WINDOW SYSTEM
- HIGH PERFORMANCE



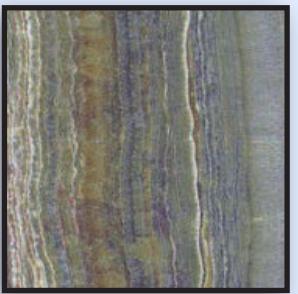
ROUGH COMPOSITE STONE



ACRYLIC COAT STUCCO
FINISH
- INTEGRALLY-COLORED



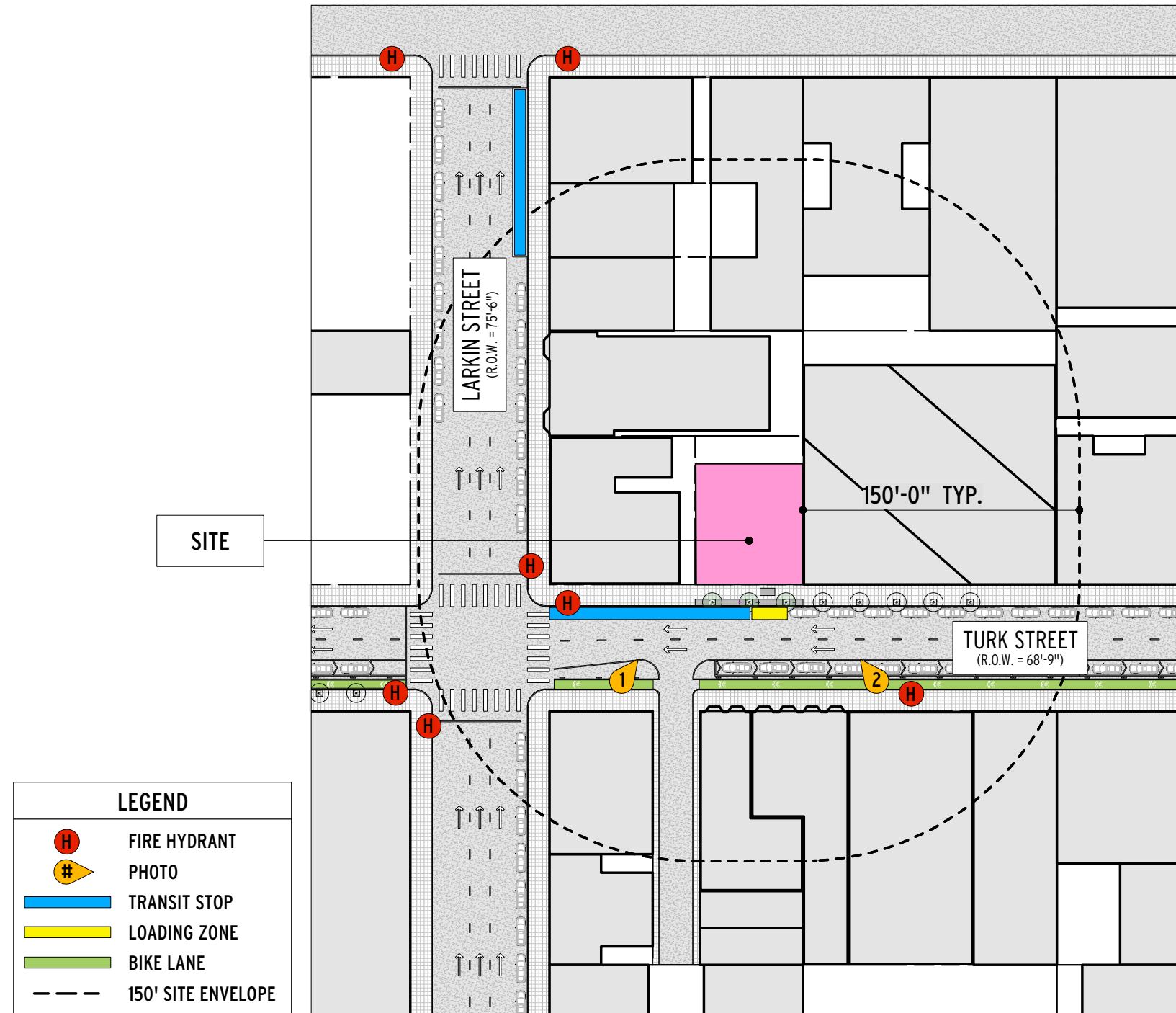
ALUMINUM VENT CAP
- AIR INTAKE & EXHAUST



SMOOTH COMPOSITE STONE



EXHIBIT C



VICINITY MAP 01/28/2021

M A C Y
A R C H
I T E C
T U R E

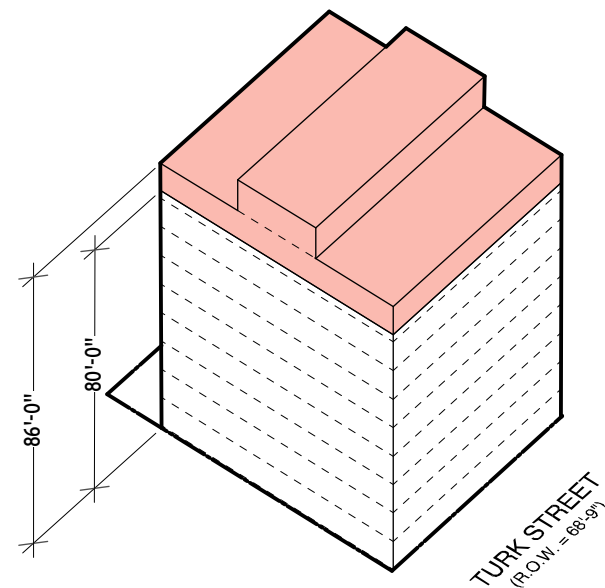
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PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
(BLOCK 0366 LOT 006)

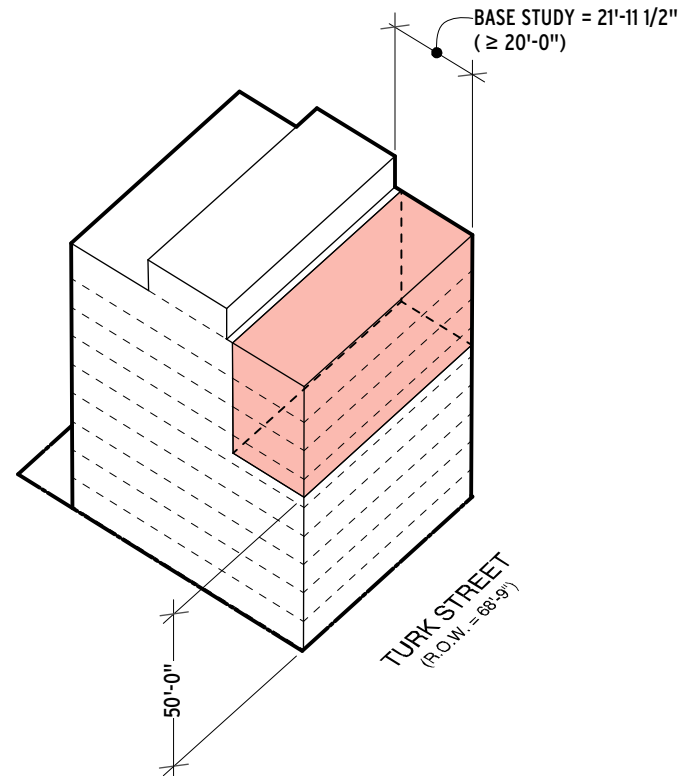
PAGE 4 OF 18



WAIVER 1

WAIVE BUILDING HEIGHT
REQUIREMENTS PER S.F.P.C. SEC. 250

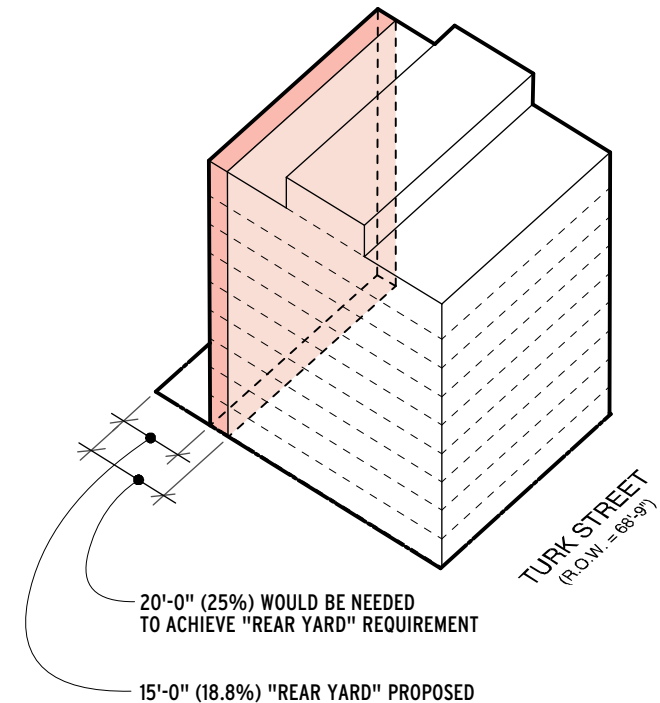
BUILDING HEIGHT REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



WAIVER 2

WAIVE UPPER STORY SETBACK
PER S.F.P.C. SEC. 132.2

SETBACK REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



WAIVER 3

WAIVE REAR YARD
REQUIREMENT PER S.F.P.C. SEC. 134 & TABLE 209.3

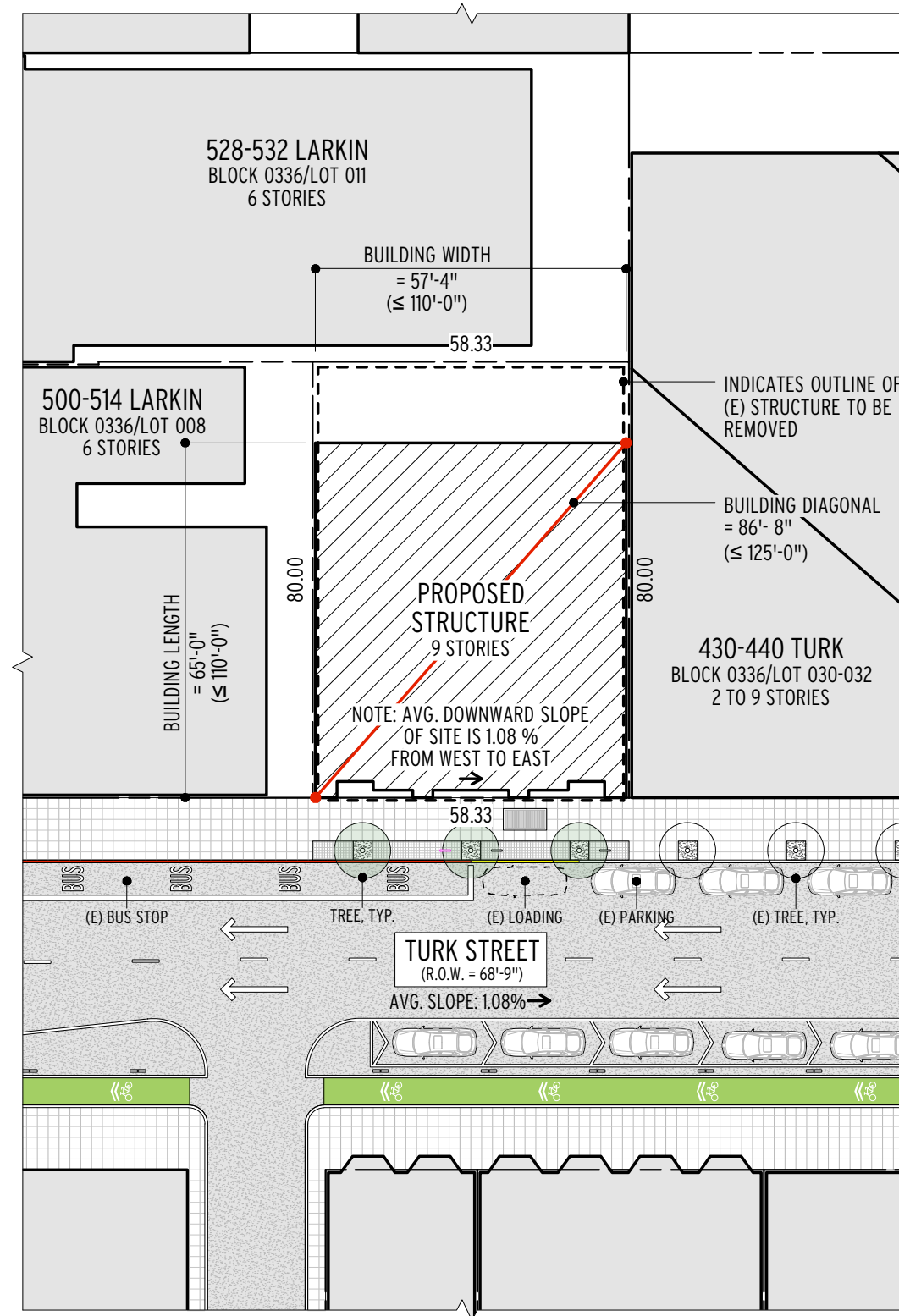
NOTE: THE PROJECT IS STILL PROVIDING A
15'-0" (18.8%) REAR YARD SETBACK.

REAR YARD REQUIREMENT
WOULD PHYSICALLY PRECLUDE
BONUS UNITS



AREA SUMMARY															DESCRIPTION																		
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF	GSF%	GFA*	A STATE DENSITY BONUS LAW (SDBL) PROJECT CONSISTING OF RENTAL GROUP HOUSING.																
RESIDENTIAL			1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186	60%	22,186																	
RESIDENTIAL SHARED LIVING SPACES			431	854	785	161	161	161	161	161	161	161	0	3,197	9%	3,197																	
BICYCLE PARKING			386	0	0	0	0	0	0	0	0	0	0	386	1%	0																	
UTILITY			823	352	95	63	63	63	63	63	63	63	228	1,939	5%	888																	
CIRCULATION			842	1,126	789	866	866	866	866	866	866	866	333	9,152	25%	8,819	ASSESSOR PARCEL: BLOCK 0336 / LOT 006 ZONING: RC-4 HIGH DENSITY RESIDENTIAL-COMMERCIAL HEIGHT & BULK DISTRICT: 80-T LOT AREA: 4,667 +/- SF (0.107 AC) NOTE: SFPUC STORMWATER "SMALL PROJECT" SPECIAL USE DISTRICT: NORTH OF MARKET RESIDENTIAL SUBAREA 1 HISTORIC DISTRICT: UPTOWN TENDERLOIN HISTORIC DISTRICT GROSS SQUARE FEET OF CONSTRUCTION: 36,860 SF GROSS FLOOR AREA: 35,090 SF (PER SFPC SEC. 102)																
TOTAL			3,571	3,651	2,988	3,727	3,727	3,727	3,727	3,727	3,727	561	36,860	100%	35,090																		
* GFA per San Francisco Planning Code Sec. 102																																	
UNIT SUMMARY																																	
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF	QTY%	GFA*		"RESIDENTIAL" GROSS FLOOR AREA: 32,722 SF (PER PLANNING DIRECTOR BULLETIN 6, JULY 2019)															
UNIT TYPE		AVG. SF															UNITS: 101 (944 BDRM/AC) - MAX. TOTAL BEDS = 202																
BD	220	QTY	5	6	6	12	12	12	12	12	12	12	0	101	100%	22,186																	
		SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186																			
TOTAL	220	QTY	5	6	6	12	12	12	12	12	12	12	0	101	100%	22,186																	
		SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186																			
* GFA per San Francisco Planning Code Sec. 102																																	
OPEN SPACE AREA SUMMARY																																	
LEVEL			B	1	2	3	4	5	6	7	8	9	R	GSF			USABLE OPEN SPACE: 2,230 SF PROVIDED - (101) COMMON @ 48/3 SF = 1,616 SF REQ'D																
USABLE OPEN SPACE			860	0	0	0	0	0	0	0	0	0	1,370	2,230																			
																	BUILDING DATA																
																	STORIES:			9 + BASEMENT													
																	CONSTRUCTION TYPE:			IB -FULLY SPRINKLERED													
																	BUILDING HEIGHT:			86'-0" - TOP MOST OCCUPIED STORY I.E., 9TH FLOOR, @ 74'-6" (<+75'-0") THEREFORE, NOT A HIGHRISE													
BUILDING USE:			CONGREGATE RESIDENCE - 100% PRIVATELY FUNDED - SUBJECT TO S.F.B.C. CHAPTER 11A																														
OCCUPANCY TYPE:			R2																														

LICENSED ARCHITECT
MARK DAVID MICIOT
No. C20541
REN. 06/30/21
STATE OF CALIFORNIA



0' 30' 60' 90'

1" = 30'-0"



SITE PLAN

01/28/2021

M A C Y
A R C H
I T E C
T U R E

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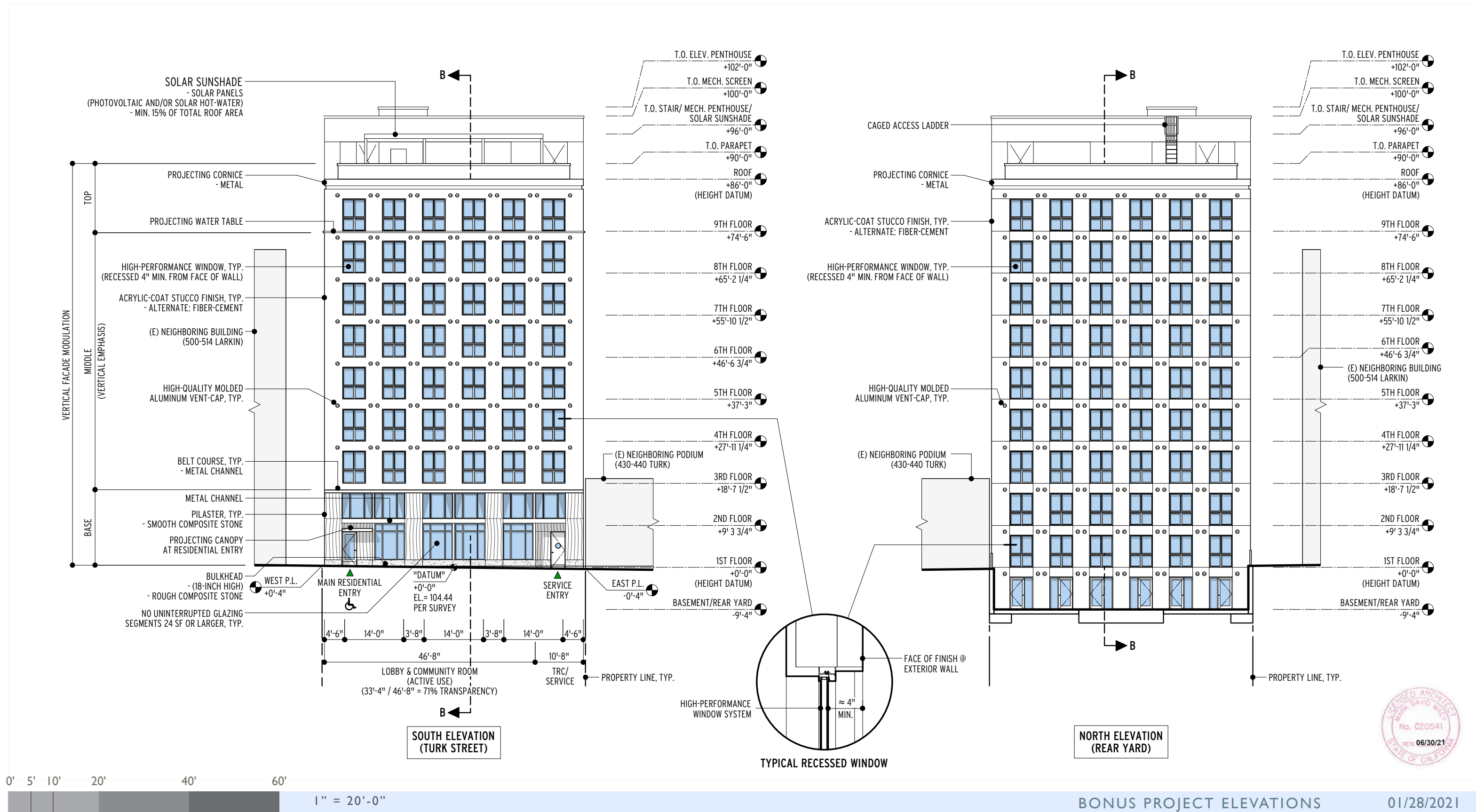
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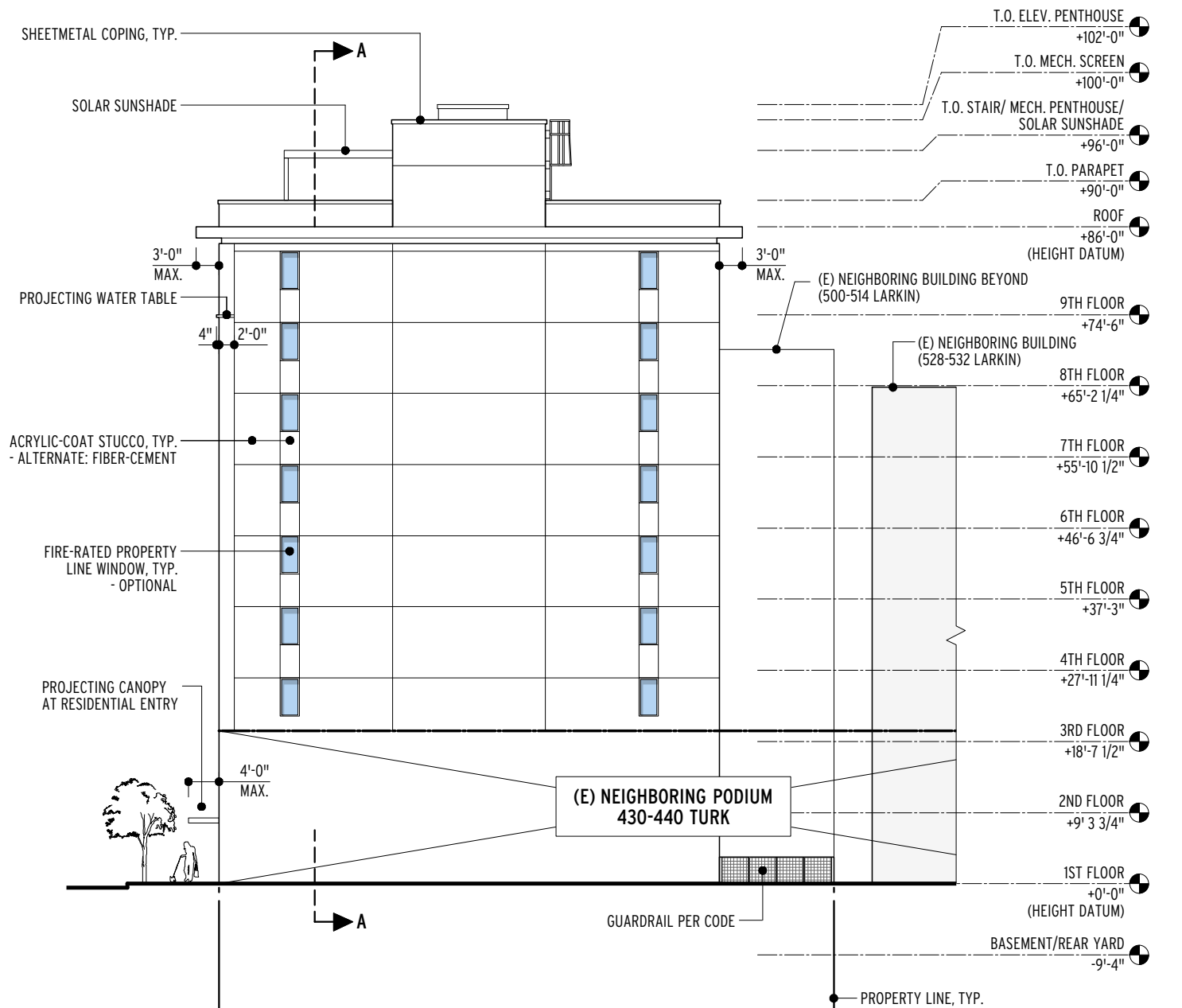
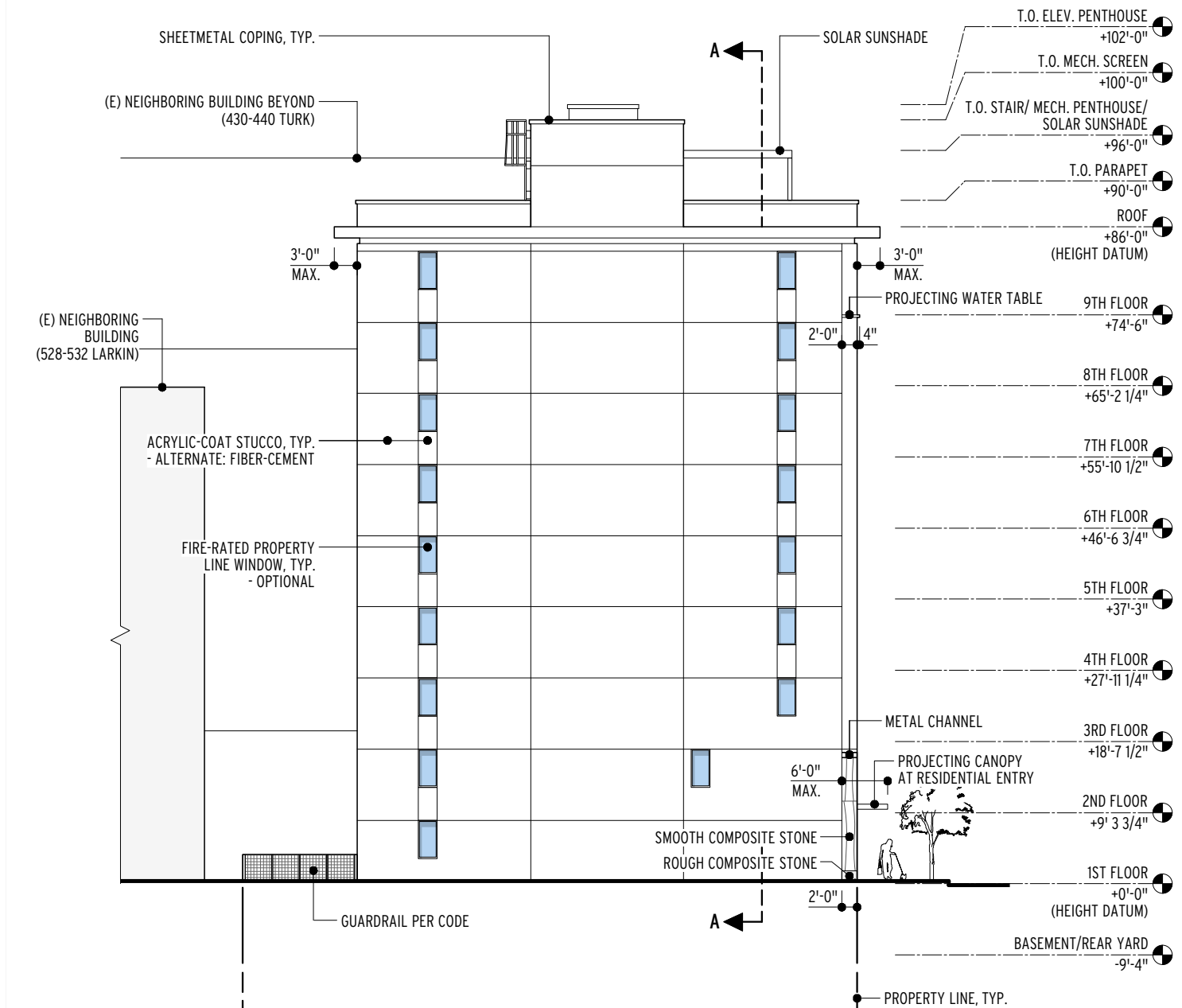
PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
(BLOCK 0366 LOT 006)

PAGE 9 OF 18







0' 5' 10' 20' 40' 60'

1" = 20'-0"

BONUS PROJECT ELEVATIONS

01/28/2021

EXHIBIT D

EXHIBIT DESCRIBING GROUP HOUSING SRO DESIGNATION OF UNITS

We are not proposing a "kitchen" in our SRO Units, but rather "limited cooking facilities" per Zoning Administrator Interpretation 209.2(a); Effective Date: 10/05 as follows:

"Code Section: 209.2(a)

Subject: Group housing with limited cooking facilities

Effective Date: 10/05

Interpretation:

This Section allows group housing without individual cooking facilities in most residential districts, either as a principally permitted or conditional use. Recent Department practice via Zoning Administrator determination letters has been to allow limited kitchen facilities in hotel rooms or suites in tourist hotels with stays of less than 32 consecutive days. These determinations were based on the proviso that the purpose of including kitchens is not to create dwelling units for permanent residency but to provide hotel guests the option of making their own meals. Likewise, the purpose of including limited kitchen facilities in group housing is not to create dwelling units for permanent residency, but to provide group housing residents the option of preparing their own meals. In the South of Market mixed use districts, single room occupancy units are allowed small kitchens. To that end, group housing units are allowed to have limited kitchen facilities with the following specifications: a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner. Such limited kitchen facility shall not include any other type of oven, as that would constitute a full kitchen."

https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-31877

The maximum allowable gross floor area of an SRO Unit is 350 gsf -- NOT including a bathroom.

See Section 102 "Definitions" excerpt as follows:

"Single Room Occupancy (SRO) Unit. A Residential Use characteristic, defined as a Dwelling Unit or Group Housing room consisting of no more than one occupied room with a maximum gross floor area of 350 square feet and meeting the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room. As a Dwelling Unit, it would have a cooking facility and bathroom. As a group housing room, it would share a kitchen with one or more other single room occupancy unit/s in the same building and may also share a bathroom. A single room occupancy building (or "SRO" building) is one that contains only SRO units and accessory living space." (MM Note: However, the aforementioned ZA Interpretation does specifically allow "limited cooking facilities" within the individual Group Housing SRO Units.)

See Section 135(d)(2) excerpt as follows:

"(2) For group housing structures, SRO units, and dwelling units that measure less than 350 square feet plus a bathroom, the minimum amount of usable open space provided for use by each bedroom or SRO unit shall be one-third the amount required for a dwelling unit..."

Accordingly, our proposed Group Housing Occupancy SRO Units are entirely compliant with the Planning Code.

EXHIBIT E

North of Market Residential Use District Section 249.5

The existing condition of the neighborhood is very dense housing, and the stated Purpose of the Special Use District is to “to encourage new infill housing at a compatible density”, as stated below.

Section 249.5 When considering whether to grant a conditional use permit for the demolition, in lieu of the criteria set forth in Planning Code Section [303](#)(c), consideration shall be given to the purposes of the North of Market Residential Special Use District set forth in Section [249.5](#)(b), above, t

(b) **Purposes.** In order to protect and enhance important housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock, preserve buildings of architectural and historic importance and preserve the existing scale of development, maintain sunlight in public spaces, **encourage new infill housing at a compatible density**, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area, the following controls are imposed in the North of Market Residential Special Use District.

The Zoning allows the most units per square foot of lot of any zoning in the City, specifically 1:125.

(4) In the portion of the area designated as **Subarea No. 1 of the North of Market Residential Special Use District, as shown on Section Map No. [SU01](#) of the Zoning Map, the density ratio shall be one dwelling unit for each 125 square feet of lot area;** in Subarea No. 2, as shown on Section Map No. [SU01](#) of the Zoning Map, the density ratio shall be one dwelling unit for each 200 feet of lot area.