



+EXECUTIVE SUMMARY

HOME-SF PROJECT AUTHORIZATION

HEARING DATE: July 29, 2021

Record No.: 2019-020818AHB
Project Address: 5012 3rd Street
Zoning: Bayview Neighborhood Commercial District (NCD) Zoning District
40-X Height and Bulk District
Third Street Special Use District
Block/Lot: 5338 / 053
Project Sponsor: Charles Chan
TC Architectural Studio Inc
1504 Bryant Street - Suite 123
San Francisco CA 94103
Property Owner: 3rd 2019 LLC – Philip Chen
476 3rd Lane
South San Francisco, CA 94080
Staff Contact: Xinyu Liang, 628-652-7316
xinyu.liang@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposed project (Project) includes the new construction of a six-story, 59-foot tall residential building (measuring 21,780 gross square feet) with 29 dwelling units and a ground floor commercial space (measuring 616 square feet). The Project also includes a total of 32 Class 1 and 4 Class 2 bicycle parking spaces. The Project does not include any off-street automobile parking.

Required Commission Action

In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization, pursuant to Planning Code Sections 206.3, 328, and 737. Using the HOME-SF Program, the Project is receiving development bonuses to allow form-based density and two additional stories of height in exchange for providing 30% on-site

affordable dwelling units. The Project is also receiving Zoning Modifications from the rear yard and open space requirements of Planning Code Sections 134 and 135, respectively.

Issues and Other Considerations.

- **Bay Windows Exception:** The Zoning Administrator intends to grant the administrative approval for an exception to the permitted obstruction requirement of Planning Code Section 136 for bay windows fronting 3rd Street under Sections 136 and 307(h). The proposed bay windows have demonstrated to maintain the same massing as those allowed as a permitted obstruction in Planning Code Section 136 and will meet all applicable design guidelines.
- **Public Comment & Outreach.**
 - **Outreach:** According to the Project Sponsor team, they have hosted multiple meetings within the community. A Pre-Application Meeting was completed on September 25, 2019, prior to the submittal of the HOME-SF Project Authorization Application. The Project was presented to the Bayview Hunters Point Citizen Advisory Committee (CAC) twice on December 2, 2020, and January 6, 2021, and received a positive recommendation in support of the Project. In addition, the Project Sponsor has been in close communication with Supervisor Walton's office regarding the project updates. Separately, several meetings were held individually with adjacent properties.
 - **Support/Opposition:** To date, the Department has not received any public correspondence expressing support for, or opposition to the revised project.
- **African American Arts and Cultural District:** The Project Site is also located in the African American Arts and Cultural District. Created in December 2018, this Cultural District is focused on advancing, cultivating, enriching and advocating for African-American equity, cultural stability, vibrancy, and economic vitality. Currently, this district does not possess any land use regulations, which would apply to the Project.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of a vacant lot and construct a new six-story residential building. Additionally, the Project will increase the City's housing stock by providing a total of 29 new dwelling units, nine of which will be designated as on-site affordable dwelling units (30% of the Project's total units). Of the proposed 29 dwelling units, 13 dwelling units will be family-friendly units in that they will contain two or three bedrooms and be located near amenities like usable open space. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale of the neighborhood fabric. The proposed residential building would provide 32 weather-protected bicycle parking spaces and four Class 2 bicycle parking spaces for its residents and guests to encourage bicycling. The Project Site is located within walking distance to the T-Third Street light rail line and a number of bus lines.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A HOME-SF PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 206.3, 328, AND 737 TO ALLOW MODIFICATIONS FROM THE REAR YARD AND OPEN SPACE REQUIREMENTS OF PLANNING CODE SECTIONS 134 AND 135 RESPECTIVELY, AND CONSTRUCT A NEW SIX-STORY, 59-FOOT TALL RESIDENTIAL BUILDING (MEASURING 21,780 GROSS SQUARE FEET) WITH 29 DWELLING UNITS AND A GROUND FLOOR COMMERCIAL SPACE (MEASURING APPROXIMATELY 616 SQUARE FEET), LOCATED AT 5012 THIRD STREET, LOT 053 IN ASSESSOR'S BLOCK 5338, WITHIN THE BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING DISTRICT, THIRD STREET SPECIAL USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 19, 2019, Charles Chan of TC Architectural Studio Inc on behalf of 3rd 2019 LLC – Philip Chen (hereinafter "Project Sponsor") filed Application 2019-020818AHB (hereinafter "Application") with the Planning Department (hereinafter "Department") for a HOME-SF Project Authorization to construct a new six-story, 59-foot

tall, residential building with 29 dwelling units and a ground floor commercial space (hereinafter “Project”) at 5012 Third Street, Block 5338, Lot 053 (hereinafter “Project Site”).

On May 10, 2021, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On July 29, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on HOME-SF Project Authorization Application No. 2019-020818AHB.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-020818AHB is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the HOME-SF Project Authorization as requested in Application No. 2019-020818AHB, 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 proposal includes the new construction of a six-story, 59-foot tall residential building (measuring 21,780 gross square feet) with 29 dwelling units and a ground floor commercial space (measuring 616 square feet). The Project also includes a total of 32 Class 1 and 4 Class 2 bicycle parking spaces. The Project does not include any off-street automobile parking.
- 3. Site Description and Present Use.** The Project is located on a vacant lot that is approximately 5,554 square feet and has approximately 53 feet of frontage along 3rd Street.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Bayview NCD Zoning District and the Bayview Hunters Point Planning Area. Third Street is a commercial corridor with neighborhood-serving businesses and has predominantly two to three-story mixed-use buildings with residential units on the upper floors. Beyond Third Street, properties are residential with many two-story single-family homes and duplexes.

The Project Site is also located in the African American Arts and Cultural District. Created in December 2018, this Cultural District is focused on advancing, cultivating, enriching and advocating for African-American equity, cultural stability, vibrancy, and economic vitality.

5. Public Outreach and Comments.

Outreach: According to the Project Sponsor team, they have hosted multiple meetings within the community. A Pre-Application Meeting was completed on September 25, 2019, prior to the submittal of the HOME-SF Project Authorization Application. The project was presented to the Bayview Hunters Point Citizen Advisory Committee (CAC) twice on December 2, 2020, and January 6, 2021, and received a positive recommendation in support of the Project. In addition, the Project Sponsor has been in close communication with Supervisor Walton's office regarding the project updates. Separately, several meetings were held individually with adjacent properties.

To date, the Department has not received any public correspondence expressing support for, or opposition to the revised project.

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. **Rear Yard.** Planning Code Section 737 requires that the project provide a rear yard equal to 25 percent of the total lot depth, starting at the lowest story containing a dwelling unit. HOME-SF Projects may receive a Zoning Modification which allows a reduction in the rear yard requirement to 20% of the lot depth, or 15 feet, whichever is greater.

The Project proposes a required rear yard of approximately 22 feet 8 inches and 19 feet 4 inches due to the irregular shape of the rear property line, which is equivalent to 20-percent of lot depth. As such, the Project complies with the HOME-SF Zoning Modification pursuant to Planning Code Section 206.3(d)(4)(A).

- B. **Open Space.** Planning Code Section 135 requires that the project provide a minimum of 80 square feet of private or 100 square feet of common usable open space per dwelling unit. HOME-SF Projects may receive a Zoning Modification to reduce by up to 10% of the required amount of common usable open space under Section 135.

The Project proposes approximately 350 square feet of private decks for one unit on the ground floor. Also, the Project includes approximately 2525 square feet of common usable open space available in the rear yard and on the rooftop deck. This common open space serves 28 of the 29 units. 28 units would require 2800 square feet of common open space. The proposed 2525 square feet of common open space represents an approximately 10% reduction in the required amount of open space. As such, the Project complies with the Zoning Modification for the reduction in usable open space pursuant to Planning Code Section 206.3(d)(4)(E) and (F).

- C. **Permitted Obstructions.** Planning Code Section 136 outlines the permitted obstruction requirements for bay windows over a street, which requires 1) the maximum length of each bay window shall be 15 feet at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15-foot dimension, reaching a maximum of nine feet along a line parallel to and at a distance of three feet from the line establishing the required open area; 2) the minimum horizontal separation between bay windows

shall be two feet at the line establishing the required open area, and shall be increased in proportion to the distance from such line by means of 135-degree angles drawn outward from the ends of such two-foot dimension, reaching a minimum of eight feet along a line parallel to and at a distance of three feet from the line establishing the required open area; and 3) each bay window over a street shall also be horizontally separated from interior lot lines by not less than one foot at the line establishing the required open area, with such separation increased in proportion to the distance from such line by means of a 135-degree angle drawn outward from such one-foot dimension, reaching a minimum of four feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

The proposed bay windows fronting the 3rd Street do not meet the requirements under Planning Code Section 136 as permitted obstructions. The Zoning Administrator intends to grant administrative approval for an exception to the permitted obstruction requirement of Section 136 for bay windows fronting 3rd Street under Sections 136 and 307(h). The proposed bay windows have demonstrated to maintain the same massing as those allowed as a permitted obstruction in Planning Code Section 136 and will meet all applicable design guidelines.

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

The Project includes 14 dwelling units that face directly onto Third Street, and 15 dwelling units that face directly onto a code-complying rear yard, which complies with this Planning Code requirement.

- E. **Bicycle Parking.** Planning Code Section 155.2 requires the provision of 1 Class 1 space per unit, up to 100 units, plus one Class 1 space for every four Dwelling Units over 100 and one Class 2 bicycle parking space per 20 dwelling units for residential uses; and One Class 1 space for every 7,500 square feet of Occupied Floor Area and minimum two Class two spaces for the majority of Retail Sales and Services Uses.

The Project would provide a total of 32 Class 1 bicycle parking spaces in a bicycle storage room on the ground floor and 4 Class 2 bicycle parking spaces would be provided along the street frontage, which complies with the Planning Code requirements.

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

The Project proposes 29 dwelling units including eight studios, eight one-bedroom units, ten two-bedroom units, and three three-bedroom units. The project provides 45% two- and three-bedroom units, including at least 10% three-bedroom units; therefore, the Project meets this requirement of the Planning Code.

- G. **Dwelling Unit Density.** Planning Code Section 737 permits a maximum dwelling unit density of 1 dwelling unit per 600 square feet of lot area. The density of a HOME-SF Project shall not be limited by lot area but rather by applicable requirements and limitations set forth by the Planning Code, including but not limited to setbacks, unit mix, and design guidelines.

While Planning Code Section 737 permits a maximum of one dwelling unit per 600 square feet of lot area, HOME-SF Projects shall receive form-based density as a Development Bonus pursuant to Section 206.3(d)(1). The Project is a Tier 3 HOME-SF Project and proposes 29 dwelling units that are compliant with the Planning Code.

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

The Project is a Tier 3 HOME-SF Project, which permits up to two additional stories of height, for a total of 20 feet additional height overall. The Project proposes a building height of 59 feet, which is compliant with the Development Bonuses provided in Section 206.3(d).

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

The subject property has an approximately 53-foot frontage along Third Street. The Project includes a retail space with approximately 21-feet devoted to either the commercial tenant space entrance or window space. The windows of the tenant space are clear and unobstructed. Therefore, the Project meets this requirement of the Planning Code.

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

As currently proposed, the Project will achieve 13 points through the following TDM measures:

- *Bicycle Parking (Option A)*

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

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

The Project proposes the construction of 29 new dwelling units and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.

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

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

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

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

The Project Sponsor has demonstrated that it is eligible for the HOME-SF program as a Tier 3 Project, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the HOME-SF by providing at least 30%

affordable housing onsite, as ownership units with a minimum of 10% of the units affordable to low-income households, 10% of the units as affordable to moderate-income households, and the remaining 10% of the units affordable to middle-income households as defined by the Planning Code and Procedures Manual. Nine units of the 29 total units provided will be affordable. The project sponsor will enter into a Regulatory Agreement with the City which records the number of required affordable units, the tenure of the units, and the term of restriction for the units.

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

The Project proposes 29 new dwelling units and is therefore subject to the Child Care Fee. These fees must be paid prior to the issuance of the first construction document.

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

- a. The Project contains three or more residential units, as defined in Section 102, not including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square footage defined in Section 318, and Density Bonus Units permitted through this Section 206.3, or any other density bonus;

The Project proposes 29 dwelling units and does not contain any group housing units, nor does it include any efficiency dwelling units with reduced square footage.

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

The Project site is located in the Bayview Neighborhood Commercial Zoning District, which establishes a maximum dwelling unit density through a ratio of number of units to lot area. The Project is not located within the RH-1 or RH-2 Districts, within the North of Market Residential Special Use District, within the boundaries of the Northeastern Waterfront Area Plan, or on property under the jurisdiction of the Port of San Francisco.

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

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

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

The Project proposes 29 dwelling units, equal to 322% of the Base Density, which in this instance would be a total of 9 dwelling units.

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

The Project proposes the new construction of a six-story building on a vacant lot. The Project does not include an addition to any existing structure.

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

The Project proposes to provide at least 30% of the onsite dwelling units as permanently affordable, at the affordable prices set forth in Section 206.3.

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

The Project does not propose removal of any existing commercial or retail use.

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

The Project site is located east of the centerline of Van Ness Avenue but is south of the centerline of Polk Street. Therefore, this Finding does not apply.

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

The Project site is located within Supervisorial District 10. Therefore, this Finding does not apply.

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

- a. Tier Three HOME-SF Projects shall provide 30% of units in the HOME-SF Project as HOME-SF Units. Ten percent of Tier Three HOME-SF Units that are Owned Units shall have an average affordable purchase price set at 80% of Area Median Income; Ten percent shall have an average affordable purchase price set at 105% of Area Median Income; and Ten percent shall have an average affordable purchase price set at 130% of Area Median Income.

The Project proposes ownership housing units and will provide 30% (or 9 units) of the onsite dwelling units as HOME-SF Units. 10% (3 units) of the Ownership Units will have an average affordable income set at 80% of Area Median Income; 10% (3 units) will have an average affordable income set at 105% of Area Median Income; and 10% (3 units) will have an average affordable income set at 130% of Area Median Income.

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

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

- c. All HOME-SF Units (income-restricted units in HOME-SF projects meeting the requirements of Section 206.3) shall be no smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017. In addition, notwithstanding any other provision of this Code, HOMESF projects shall provide a minimum dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three bedroom units, or (B) any unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom.

Larger units should be distributed on all floors, and prioritized in spaces adjacent to open spaces or play yards. Units with two or three bedrooms are encouraged to incorporate family friendly amenities. Family friendly amenities shall include, but are not limited to, bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, open space and yards designed for use by children. HOME-SF Projects are not eligible to modify this requirement under Planning Code Section 328 or any other provision of this Code.

The California Tax Credit Allocation Committee requires that one-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 200 square feet pursuant to Planning Code Section 415.6. The Project proposes the affordable units that exceed the minimum unit sizes set forth by the California Tax Credit Allocation Committee. The Project provides a dwelling unit mix that at least 40% two and three bedroom units, including at least 10% three bedroom units.

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

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

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

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

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

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

The Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The proposed design includes a ground floor commercial façade that is distinct from the upper residential floors. In contrast to the ground floor concrete material, the upper floor bay windows propose to use a wood texture cladding and white cement plaster system. The design features of the front façade are consistent with adjacent buildings on Third Street and in the surrounding neighborhood. The Project

includes a roof deck that is accessible to all residents.

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

The Project will construct a new residential building that incorporates fine-grained detailing with high quality and durable materials and utilizes various materials to pronounce building features that reduce the building's prominent height and bulk differential to adjacent residential buildings. The building is appropriately finished on all visible facades.

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

The Project will design a ground floor that enhances the existing pedestrian environment of the immediate neighborhood. The Project proposes a commercial tenant space with large windows facing the sidewalk, creating an inviting space for the public to enter. The residential entrance will be to the side of the commercial space and is recessed into the façade to denote the transition between the public and private realms.

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

The Project abuts an approximately 12-foot wide sidewalk and is keeping the existing street trees and will add 2 bike racks. No driveways or curb-cuts will be added.

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

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

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

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

The Project complies with all applicable provisions of the Planning Code and is consistent with the objectives of the General Plan, as outlined below.

- b. The use as proposed will provide development that is in conformity with the stated purpose of

the applicable Use District.

The Project proposes residential and commercial uses, which is consistent with the stated purpose of the Bayview NCD Zoning District.

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

The Project does not propose the demolition of an existing building. Currently, the Project Site is a vacant lot.

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

The Project does not propose the removal of an existing commercial or retail use.

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

The Project does not propose the removal of an existing commercial or retail use.

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

The Project includes one new commercial tenant space along Third Street.

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

The Project is located in a Neighborhood Commercial Zoning District that encourages ground floor commercial spaces, which the Project includes. The addition of a new commercial tenant space along 3rd Street will contribute to active street life and the existing retail corridor. The Project does not result in an adverse impact on public health, safety and general welfare.

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

The Project does not propose to remove any Legacy Business.

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

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

The Bayview NCD Zoning District would allow a dwelling unit density of one unit per 600 square feet of lot area. The Project Site would allow up to nine dwelling units based on the lot area. The Project is receiving a development bonus to provide form-based density and is proposing a total of 29 dwelling units.

- b. **Height.** Up to 20 additional feet above the prescribed height limit are authorized for Tier Three HOME-SF Projects. This additional height may only be used to provide up to two additional 10-foot stories to the project, or one additional story of no more than 10 feet in height.

The Project site is located in the 40-X Height and Bulk District, which allows a maximum building height of 40 feet. The Project includes an additional 19 feet of building height in order to accommodate two additional stories beyond the 40-foot height limit.

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

The Project proposes a required rear yard of approximately 22 feet 8 inches and 19 feet 4 inches due to the irregular shape of the rear property line, which is equivalent to 20-percent of lot depth.

- d. **Open Space.** Up to a 10 percent reduction in common open space if provided under Section 135 or any applicable special use district.

The Bayview NCD Zoning District requires a minimum of 80 square feet of private or 100 square feet of common usable open space per dwelling unit. The Project proposes approximately 350 square feet of private decks for one unit on the ground floor. Also, the Project includes approximately 2525 square feet of common usable open space available in the rear yard and on the rooftop deck. This common open space serves 28 of the 29 units. 28 units would require 2800 square feet of common open space. The proposed 2525 square feet of common open space represents an approximately 10% reduction in the required amount of open space.

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

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

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

Policy 1.7

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

OBJECTIVE 3

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

Policy 3.1:

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

Policy 3.6:

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1:

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

OBJECTIVE 11

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

Policy 11.3:

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

OBJECTIVE 28

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 28.1:

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

OBJECTIVE 34

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

BAYVIEW HUNTERS POINT AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 2

IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

Policy 2.1:

Improve the physical and social character of Third Street to make it a more livable environment.

Policy 2.2:

Shape improvement of the Town Center public block and the Bayview Opera House to serve as the cultural hub and primary activity center for the revitalization of Third Street.

Policy 2.3:

Restrict uses such as liquor sales establishments on Third Street.

Policy 2.4:

Encourage new mixed-use projects in defined nodes along Third Street to strengthen the corridor as the commercial spine of the neighborhood.

OBJECTIVE 6

ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

Policy 6.1:

Encourage development of new affordable ownership units, appropriately designed and located and especially targeted for existing Bayview Hunters Point residents.

Policy 6.2:

Develop new multi-family housing in identified mixed use nodes along Third Street concurrent with the economic stabilization of surrounding existing residential neighborhoods.

OBJECTIVE 7

ENCOURAGE HEALTHY RETAIL REUSE IN THE EXISTING COMMERCIAL CORE OF THIRD STREET AND COMPLEMENTARY GROWTH IN ADJACENT SECTIONS.

Policy 7.1:

Make the commercial blocks on Third Street between Kirkwood Avenue to the north and Thomas and Thornton Avenues to the south the core of new commercial growth.

Policy 7.2:

Encourage complementary development adjacent to the Third Street core commercial area.

OBJECTIVE 10

ENHANCE THE DISTINCTIVE AND POSITIVE FEATURES OF BAYVIEW HUNTERS POINT.

Policy 10.2:

Improve the visual quality and strengthen the pedestrian orientation of the Third Street core area.

The Project is a medium-density residential development, providing 29 new dwelling units in a mixed-use area. The Project includes nine on-site affordable housing units, which assist in meeting the City's affordable housing goals. The Project Site is an exemplary location for higher-intensity development. The Project is located directly along the Third Street light rail line and is within one block from a station. This will allow working tenants and parents convenient access to jobs, destinations, and opportunities, in numerous other neighborhoods. In addition, the Project does not include any off-street automobile parking.

While the Project Site is an excellent location for affordable housing and family-sized dwelling units, the Project Sponsor also takes measures to ensure the Project itself is a supportive place to live. The Project Sponsor has included an array of family-friendly amenities required by the HOME-SF program, such as ground floor open space with stormwater planter and a common roof deck. There will be a diversity of options for residents of all ages to enjoy the common outdoor spaces provided in the Project. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The subject site is located within the Bayview NCD Zoning District. The Project will introduce new residents who will visit and shop at the existing nearby neighborhood retail and commercial establishments and will provide a new retail tenant space along Third Street to continue activating the commercial corridor.

- 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 not contain any existing housing. The Project would provide 29 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project provides 30% affordable units and 45% family-sized units which consist of units with at least two bedrooms. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

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

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

The Project Site is served by nearby public transportation options. The Project is within walking distance of the T-Third Street MUNI line and the 23, 24, 44, and 54 bus lines.

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

The Project will not displace any service or industrial establishment. The Project will not affect the

industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

- 13. 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.

- 14.** 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.
- 15.** The Commission hereby finds that approval of the HOME-SF Project Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES HOME-SF Project Authorization Application No. 2019-020818AHB** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 12, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 328 HOME-SF Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103, or 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 July 29, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 29, 2021

EXHIBIT A

Authorization

This authorization is for a HOME-SF Project Authorization located at 5012 3rd Street, Block 5338 and Lot 053, pursuant to Planning Code Sections 206.3, 328, and 737, within the Bayview NCD Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 12, 2021 and stamped “Exhibit B” included in the docket for Record No. 2019-020818AHB and subject to conditions of approval reviewed and approved by the Commission on July 29, 2021 under Motion No. XXXXX. 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 July 29, 2021 under Motion No. XXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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

Design – Compliance at Plan Stage

- 6. 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 628.652.7316, www.sfplanning.org

- 7. 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 628.652.7316, www.sfplanning.org

- 8. 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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7316, www.sfplanning.org

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

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 11. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, “Background Noise Levels,” of the General Plan

that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

Parking and Traffic

- 12. 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

- 13. Bicycle Parking.** The Project shall provide no fewer than 32 Class 1 bicycle parking spaces and 4 Class 2 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 628.652.7316, 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 628.652.7316, 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 628.652.7316, www.sfplanning.org

Affordable Housing

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

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

- ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing HOME-SF Units;
- iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the HOME-SF Units;
- iv. Term of use restrictions for the life of the project;
- v. A schedule for completion and occupancy of HOME-SF Units;
- vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
- vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement); and
- viii. Other provisions to ensure implementation and compliance with this Section.

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

- 2) **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.
- A. **Number of Required Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 30% of the proposed dwelling units as affordable to qualifying households. The Project contains 29 units; therefore, nine affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the nine affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
 - B. **Unit Mix.** The Project contains eight studios, eight one-bedroom units, ten two-bedroom units, and three three-bedroom units; therefore, the required affordable unit mix is three studios, two one-bedroom units, three two-bedroom units, and one three-bedroom unit. If the market-rate unit mix

changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

- C. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 30% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 10% must be affordable to moderate income households, and at least 10% must be affordable to middle income households. Ownership Units for low-income households shall have an affordable sales price set at 80% of Area Median Income or less, with households earning up to 100% of Area Median Income eligible to apply for low-income units. Ownership Units for moderate-income households shall have an affordable sales price set at 105% of Area Median Income or less, with households earning from 95% to 120% of Area Median Income eligible to apply for moderate-income units. Ownership Units for middle-income households shall have an affordable sales price set at 130% of Area Median Income or less, with households earning from 120% to 150% of Area Median Income eligible to apply for middle-income units. For any affordable units with sales prices set at 130% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
- D. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 200 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.
- E. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda.
- F. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than thirty percent (30%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.
- G. **Duration.** Under Planning Code Section 206.3, all HOME-SF units constructed pursuant to Section 206.3 must remain affordable to qualifying households for the life of the project.
- H. **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.

- I. **20% Below Market Sales Prices.** Pursuant to PC Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.

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

- 3) **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sfplanning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

- A. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- B. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households with a minimum of 10% of the units affordable to low-income households, 10% to moderate-income households, and the remaining 10% of the units affordable to middle-income

households. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

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

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

Monitoring - After Entitlement

- 20. 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

- 21. 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

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

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


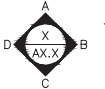






- 23. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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

5012 3RD STREET PROJECT DATA: 10.02.19		CODE	PROPOSED			
BLOCK / LOT	5338 / 053					
LOT AREA	5,554					
ZONING	NC-3					
HEIGHT	40X	HOME-SF 20'HT INCREASE				
DENSITY	600	HOME-SF NO LIMIT	29 UNITS			
REAR YARD	1,086	HOME-SF 20%	SEE A1.0			
NUMBER OF FLOOR	6					
BLDG. AREA	25,430					
PARKING						
PARKING - CAR	NOT ALLOWED	NO CURB CUT ALLOWED	NONE			
CLASS-1 BIKE PARKING	29 REQ. RESIDENTIAL UNIT	1 CLASS-1 PER UNIT	32 CLASS-1			
CLASS-2 BIKE PARKING	2 REQ. RESIDENTIAL UNIT	1 CLASS-2 PER 20 UNITS	2 CLASS-2			
	2 REQ. FOR COMM.	2 CLASS-2 PER COMM.	2 CLASS-2			
PROPOSED BLDG. USE						
1ST FL.	1 COMMERCIAL, 1 RESIDENTIAL UNIT, OPEN SPACE, UTILITY, CIRCULATION.					
2ND - 6TH	28 RESIDENTIAL UNITS					
ROOF	ROOF DECK, MECH, & SOLAR					
1ST FLOOR AREA CALC.						
AREA TYPE	AREA (SF)					
COMMERICAL	616					
RESIDENTIAL	940					
UTILITY	2,480					
TOTAL	4,036					
RESIDENTIAL UNIT CALC. UNDER HOME-SF PROGRAM						
FLOOR	UNIT TYPE				TOTAL UNIT	RESIDENTIAL GROSS AREA (SF)
	STUDIO	1 BED	2 BED	3 BED		
1ST	0	0	0	1	1	940
2ND	2	2	2	0	6	4,168
3RD	2	2	2	0	6	4,168
4TH	2	2	2	0	6	4,168
5TH	2	2	2	0	6	4,168
6TH	0	0	2	2	4	4,168
TOTAL	8	8	10	3	29	21,780
40% - 2bed room					REQUIRED 40%	PROVIDE 45%
10% - 3bed room					10%	10%
Affordable units					30%	8.7
SCOPE OF WORK: TO BUILD A NEW 6 STORY BLDG. WITH 29 CONDO UNITS OVER COMMERCIAL SPACE ON GROUND FLOOR.						

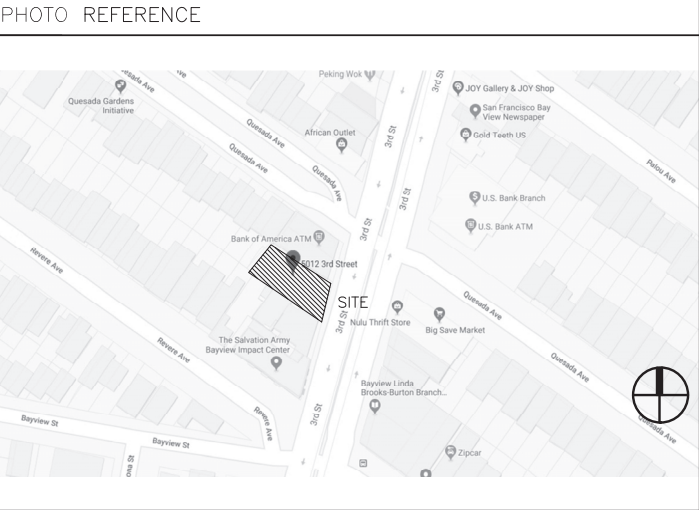
PLANNING CODE INFORMATION	
OCCUPANCY:	R-2, B, & S-2
CONSTRUCTION:	TYPE IIIB S(WITHOUT AREA INCREASE) OVER TYPE 1A: CONC. PODIUM
BLDG. HT.:	65FT
NUMBER OF STORY:	6 STORIES; INCLUDING 5 STORY TYPE IIIB (R-2) OVER 1 STORY OF TYPE 1A CONC. PODIUM (B, R2, & S2)
SPRINKLER:	S (WITHOUT AREA INCREASE) AUTOMATIC FIRE SPRINKLERS THROUGHOUT ENTIRE BLDG.

BUILDING CODE INFORMATION	
2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELEC. CODE 2016 CALIFORNIA MECH. CODE 2016 CALIFORNIA PLUMB. CODE 2016 CALIFORNIA FIRE CODE 2016 T24	

CODE			
	SECTION TAG DRAWING NUMBER SHEET NUMBER		INT. ELEVATION TAG DRAWING NUMBER SHEET NUMBER
	ELEVATION TAG ELEVATION PT.		ROOM TAG FUNCTION ROOM #
	CASEWORK TAG CASEWORK #		FURNITURE TAG FURNITURE #
			DOOR TAG DOOR TYPE
			WINDOW TAG WINDOW TYPE

REFERENCE

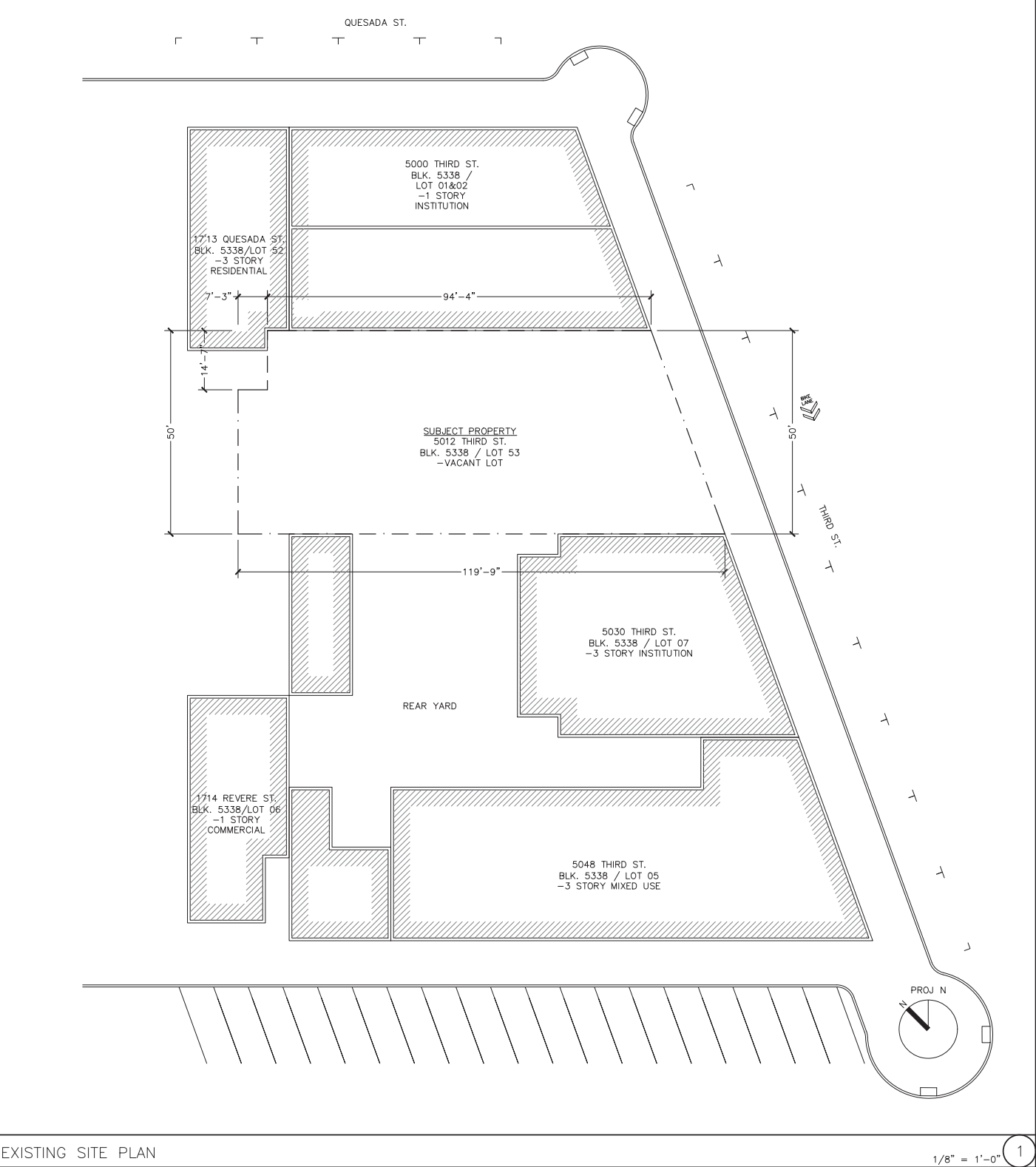
ARCHITECT:	ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 3150 18TH ST. SUITE 272 SAN FRANCISCO, CA. 94110 E - CHAN@TC-ARCHSTUDIO.COM T - 415-279-4203 T - 415-307.9865	OWNER:	THIRD ST. PARTNERS, LLC 5012 3RD ST. SAN FRANCISCO CA. E. INFO@THIRDST.COM T. 415.582.2778
STRUCTURAL:	T.B.D.	GEOTECHNICAL ENGINEER:	Allen Gruen 360 GRAND AVE. #262 OAKLAND, CA94610 E - EARTHMECH1@AOL.COM T. 510.455.0321
CIVIL:	BKF ENGINEERS 150 CALIFORNIA ST. SUITE 600 SAN FRANCISCO, CA. 94111 T - 415.930.7900 F - 415.930.7949	WATERPROOFING CONSULTANT:	T.B.D.
LANDSCAPE:	T.B.D.		





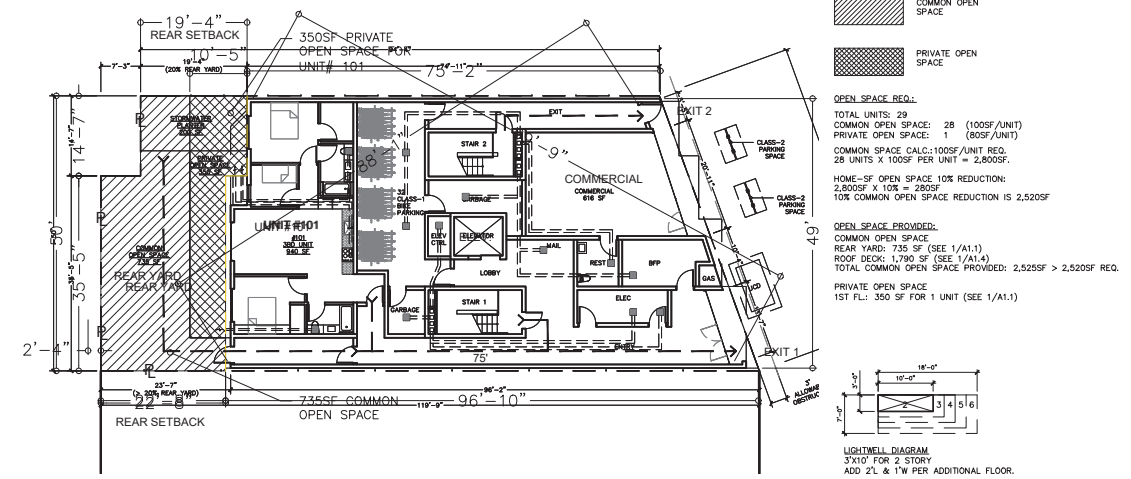
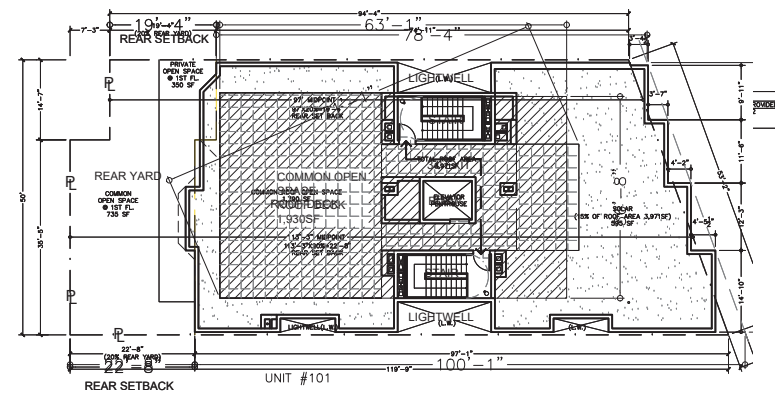
CONTEXT MAP	
ARCHITECTURAL:	
A0.0	CITY INFORMATION & (E) SITE PLAN
A0.1	DIAGRAMS: EXPOSURE & OPEN SPACE
A0.2	DIAGRAMS: FRONT OBSTRUCTION - BAYWINDOW
A0.3	SITE PHOTO
GS.1	GREEN BLDG. FOR SITE PERMIT
A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED PLANS: GROUND FLOOR & 2ND FLOOR
A1.2	PROPOSED PLANS: 3RD FLOOR & 4TH FLOOR
A1.3	PROPOSED PLANS: 5TH FLOOR & 6TH FLOOR
A1.4	PROPOSED PLANS: ROOF LEVEL
A2.1	PROPOSED SECTIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A4.1	PERSPECTIVE & MASSING STUDY

TRADITIONAL PLANTER:	200 SF
FLOW THROUGH PLANTER:	200 SF W/ 1,200 SF OF ROOF DRAINING TO IT
CISTERN:	2,230 GALLON CISTERN W/ 1,800 SF OF ROOF DRAINING TO IT

STORMWATER TREATMENT INFORMATION



REVISIONS	
PCL#1 PLANNING 8.31.2020	
COMPLETE SET 3.12.202	
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 1104 Bryant St., Suite #123 SAN FRANCISCO, CA. 94103	
T	415.279.4203
F	415.307.9865
E	info@thirdst.com
	www.thirdst.com
	
5012 3rd STREET SAN FRANCISCO, CA.	
PROJECT INFORMATION	
SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	
A0.0 Of Sheets	



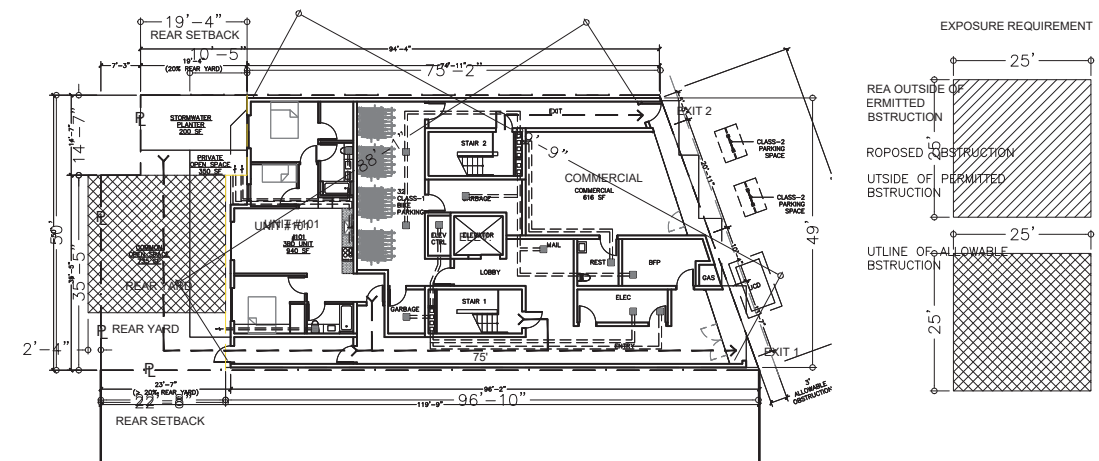
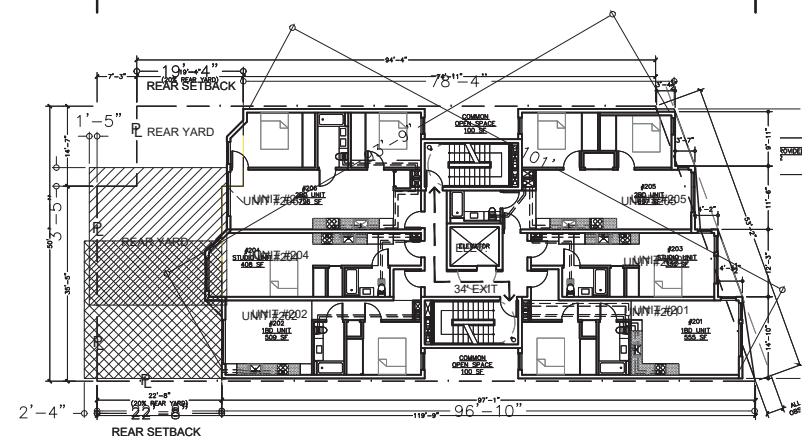
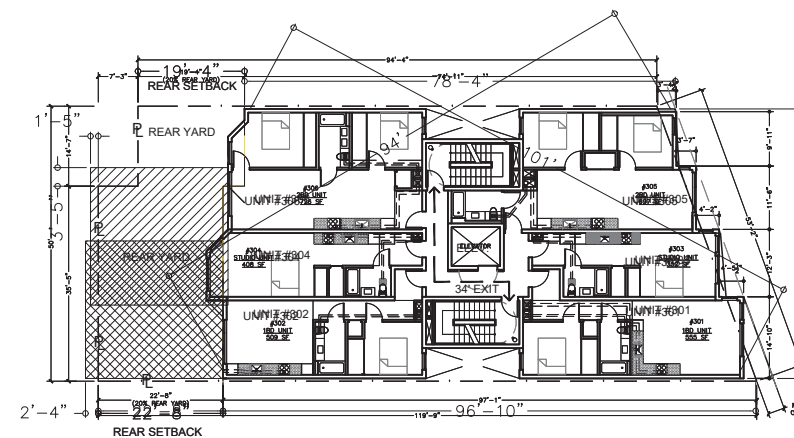
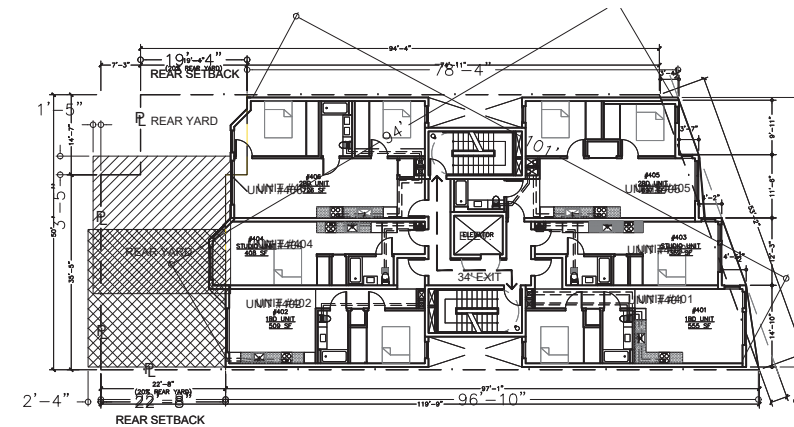
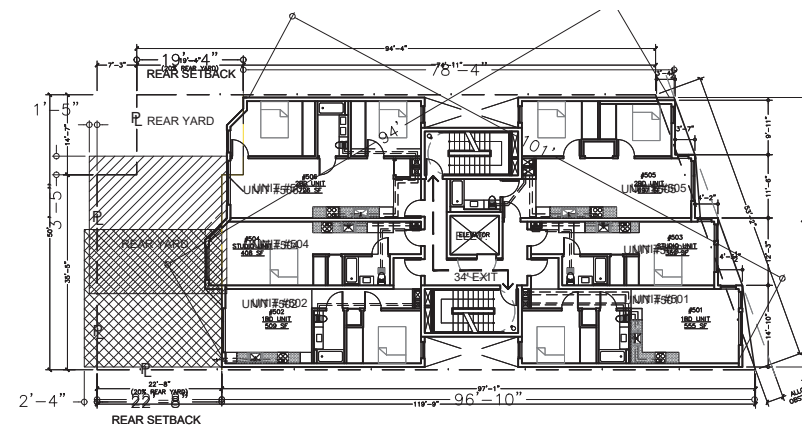
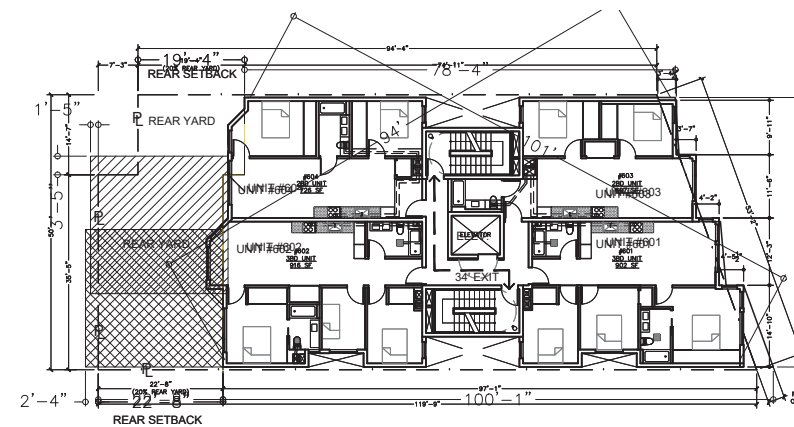
REVISIONS	
PCL#1 PLANNING 8.31.2020	1
COMPLETE SET 3.12.202	

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1504 Bryant St.-Suite#123
SAN FRANCISCO, CA. 94103

T 428, 279, 4803
428, 267, 0000
HONGKONG & SHANGHAI
W WWW.HSBC.COM



OPEN SPACE DIAGRAM

$$1/16'' = 1'-0'' \quad (2)$$


EXPOSURE DIAGRAM

1/16" = 1'-0" (1)

5012 3rd STREET
SAN FRANCISCO, CA.

COPYRIGHT © ALAN TSE | CHARLES CHAN ARCHITECTURAL STUDIO 2015 ALL RIGHTS RESERVED.

DIAGRAMS FOR
EXPOSURE &
OPEN SPACE

SITE PERMIT

Date	01.01.20
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Scale	AS NOTED
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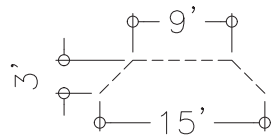
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Job	5012 3RD ST
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File	5012	3RD	ST
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Of **A0.1** Sheets



PERMITTED
OBSTRUCTION
DIMENSION
AREA = 36SF

BAY WINDOW CALCULATION PER FLOOR:

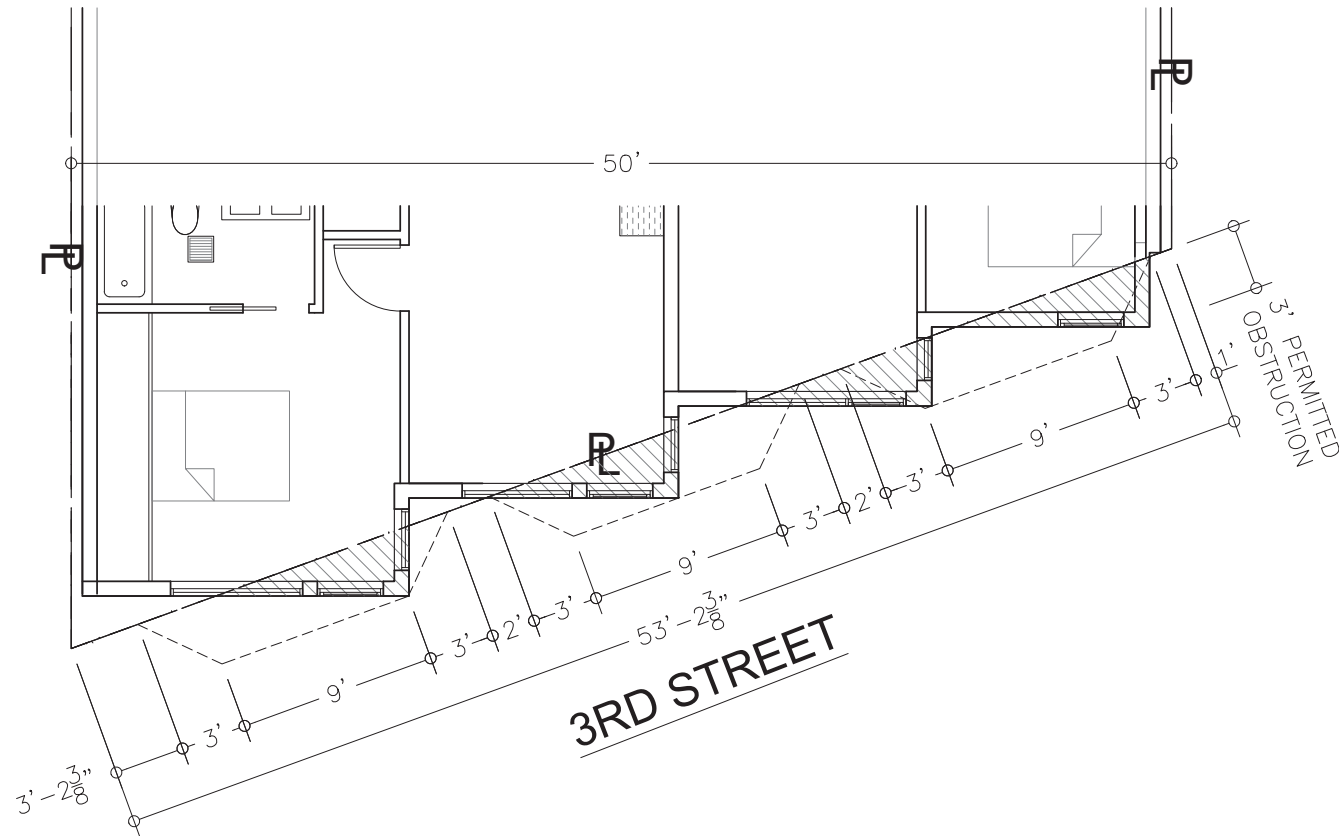
ALLOWABLE BAY WINDOW AREA: 3 X 36SF = 108SF

PROPOSED BAY WINDOW AREA: 4 X 18SF = 56SF

TOTAL BAY WINDOW CALCULATION:

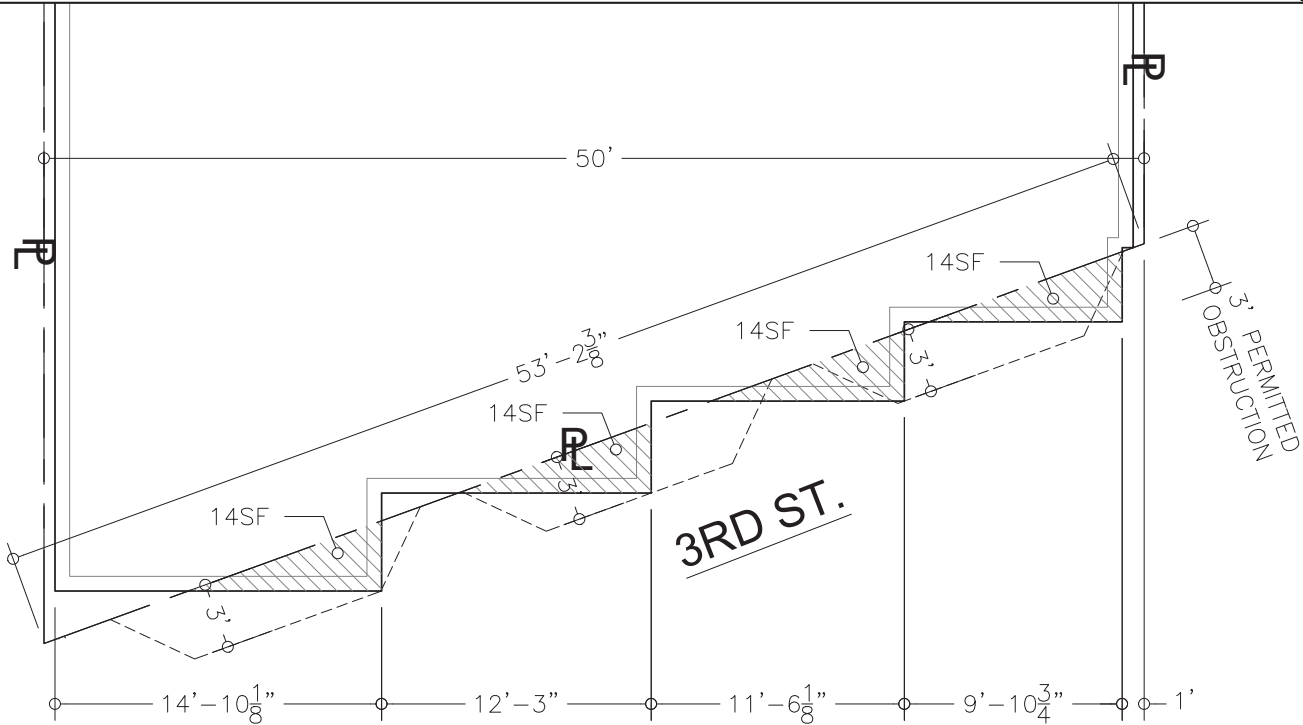
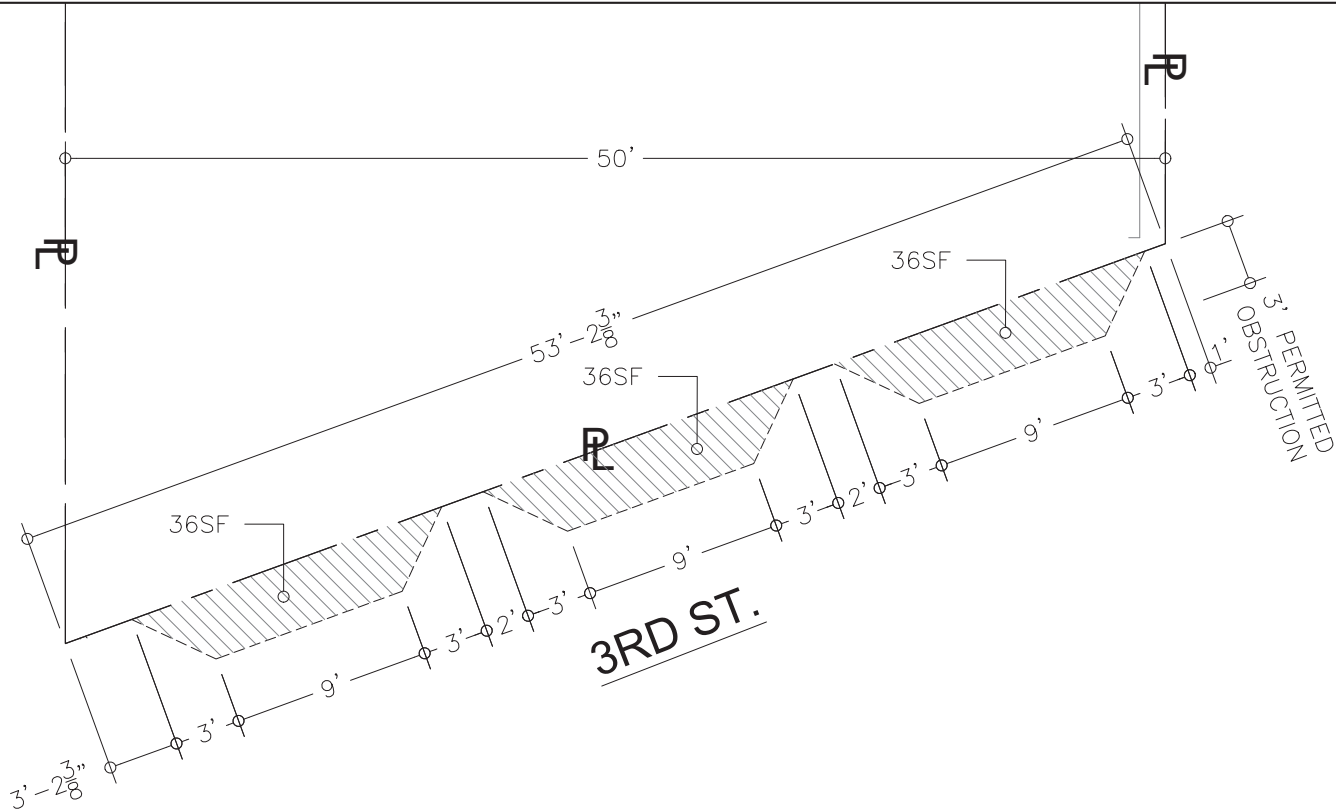
ALLOWABLE BAY WINDOW AREA: 5 (FL.)X108SF = 504SF

PROPOSED BAY WINDOW AREA: 5(FL.)X56SF = 280SF



OBSTRUCTION DIAGRAM – AREA CALCULATION

OBSTRUCTION DIAGRAM – 2ND TO 6TH FLOORS TYP.



OBSTRUCTION DIAGRAM – ALLOWABLE BAYWINDOW PLAN

OBSTRUCTION DIAGRAM – PROPOSED BAYWINDOW PLAN (2ND – 6TH FLOORS)

REVISIONS	
PCL#1 PLANNING 8.31.2020	△
COMPLETE SET 3.12.202	

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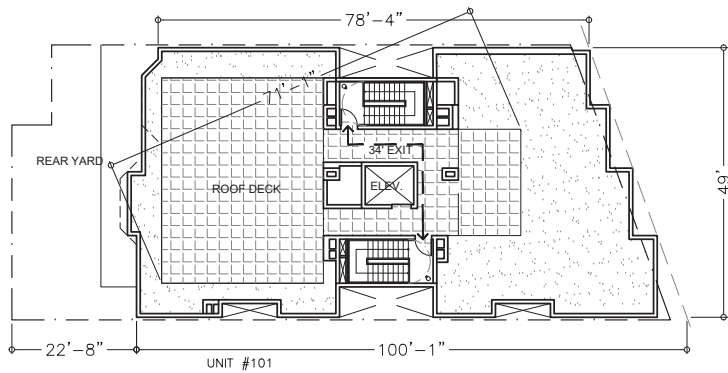


5012 3rd STREET
SAN FRANCISCO, CA.

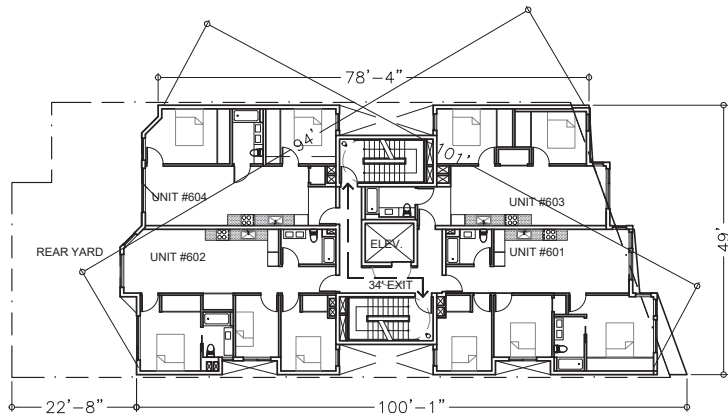
DIAGRAMS FOR
BAYWINDOW

SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	

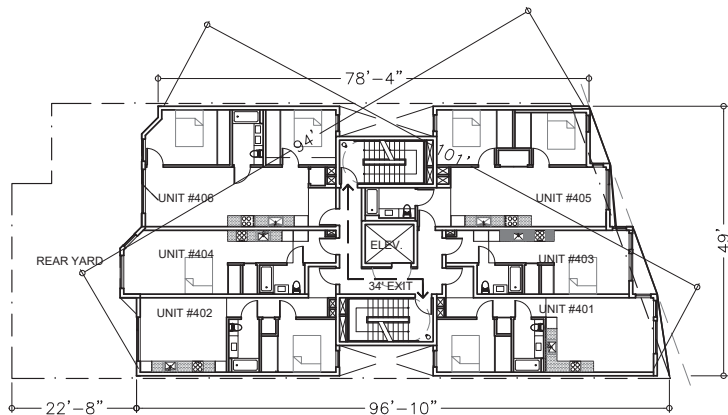
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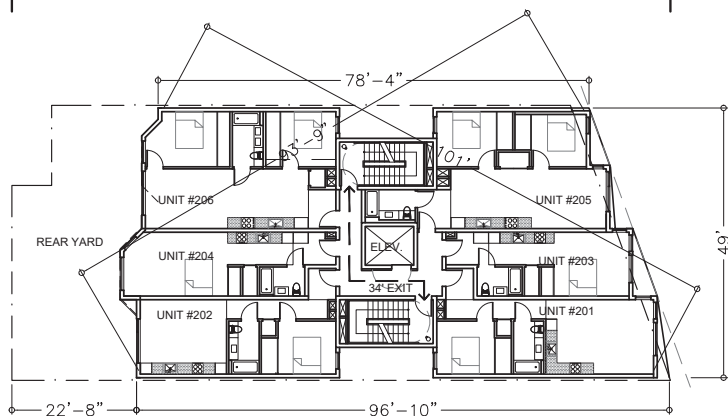
ROOF PLAN



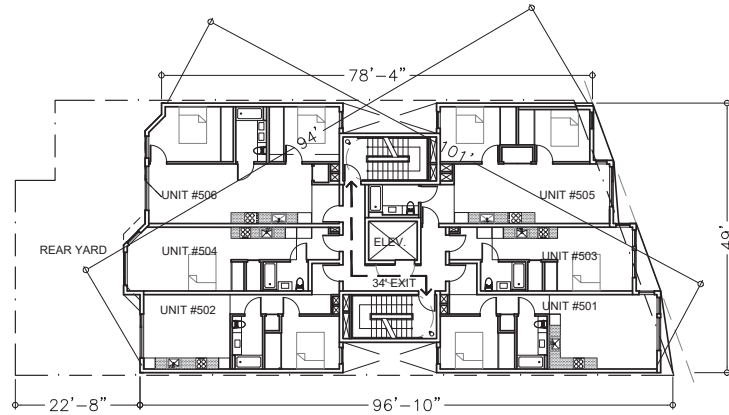
6TH FL.



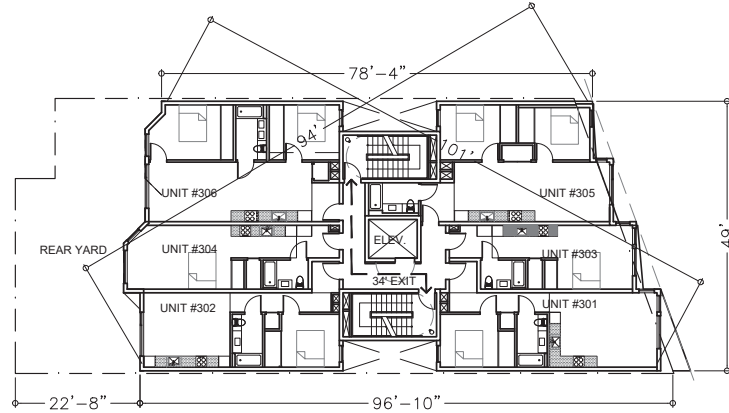
4TH FL.



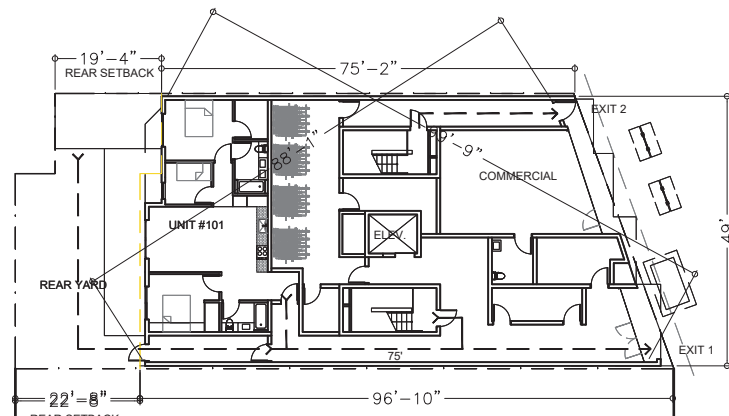
2ND FL.



5TH FL.



3RD FL.



1ST FL.

OCCUPANT LOAD CALC.					
UNIT #	AREA (SF)	OCC. FACTOR	OCC. LOAD		TOTAL OCC. LOAD / FL
REAR YARD	735	15	49.0		
101	940	100	9.4	1ST	58.4
201	555	100	5.55		
202	509	100	5.09		
203	352	100	3.52		
204	408	100	4.08		
205	697	100	6.97	2ND.	32.47
206	726	100	7.26		
301	555	100	5.55		
302	509	100	5.09		
303	352	100	3.52		
304	408	100	4.08	3RD.	32.47
305	697	100	6.97		
306	726	100	7.26		
401	555	100	5.55		
402	509	100	5.09		
403	352	100	3.52	4TH.	32.47
404	408	100	4.08		
405	697	100	6.97		
406	726	100	7.26		
501	555	100	5.55		
502	509	100	5.09	5TH.	32.47
503	352	100	3.52		
504	408	100	4.08		
505	697	100	6.97		
506	726	100	7.26		
601	902	100	9.02	6TH.	32.41
602	916	100	9.16		
603	697	100	6.97		
604	726	100	7.26		
ROOF DECK	1,790	15	119.3	ROOF	119.3

BLDG. AREA FLOOR	GROSS AREA (SF)	USE
1ST	4,036	COMMERICAL
2ND	4,168	RESIDENTIAL
3RD	4,168	RESIDENTIAL
4TH	4,168	RESIDENTIAL
5TH	4,168	RESIDENTIAL
6TH	4,168	RESIDENTIAL
TOTAL	24,876	

OPEN SPACE CALC. (COMMON):	AREA (SF)
1ST FL. REAR YARD:	735
ROOF DECK:	1,925
TOTAL OPEN SPACE:	2,660

OPEN SPACE CALC. (PRIVATE):	AREA (SF)
1ST FL. REAR YARD:	300



SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA 94103
FAX: 415-875-6933
Email: WaterflowSF@sf.gov

REQUEST FOR WATER FLOW INFORMATION

DATE: 7/18/20 REQUEST IS FOR: ☒ FIRE FLOW ☐ SPRINKLER DESIGN

CONTACT PERSON: Charles Chan ADDRESS: 1504 Bryant Street #123 SF CA 94113

PHONE NO.: 415 279 4203 FAX NO.:

EMAIL: chan@tc-archstudio.com

OWNER'S NAME: Phillip Chen PHONE #: 415 939 2632

ADDRESS FOR WATER FLOW INFORMATION: 5012 3rd Street SF PROVIDE SKETCH HERE:

CROSS STREETS (BOTH ARE REQUIRED): Quesada Ave Reverse Ave:

SPECIFY STREET FOR POINT OF CONNECTION: 3rd Street

OCCUPANCY (CIRCLE ONE): R ☒ LIVE/WORK ☐ COMMERCIAL ☐ OTHER

HAZARD CLASSIFICATION: LIGHT ☐ ORD 1 ☐ ORD 2 ☐ EXT 1 ☐ EXT 2 ☐ OTHER

CAR-STACKER: YES ☐ NO ☒

NUMBER OF STORIES: 6 HEIGHT OF BLDG: 65 FT.

- SUBMIT FORM WITH A \$125.00 CHECK MADE PAYABLE TO "SFFD".
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

Flow data provided by: LAD Date forwarded: 7/16/20

Flow data: FIELD FLOW TEST ☒ STATIC 36 PSI

RECORDS ANALYSIS: RESIDUAL 34 PSI

Gate Page 14/ FLOW 816 GPM

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361

REVISIONS

PCL #1 PLANNING
8.31.2020
COMPLETE SET
3.12.202

ALAN TSE | CHARLES CHAN
ARCHITECTURAL STUDIO
1504 BRYANT ST., Suite #123
SAN FRANCISCO, CA. 94103

T
L
U



5012 3rd STREET
SAN FRANCISCO, CA.

EXIT DIAGRAM

SITE PERMIT

Date 01.01.20

Scale AS NOTED

Drawn CC


Job 5012 3RD ST

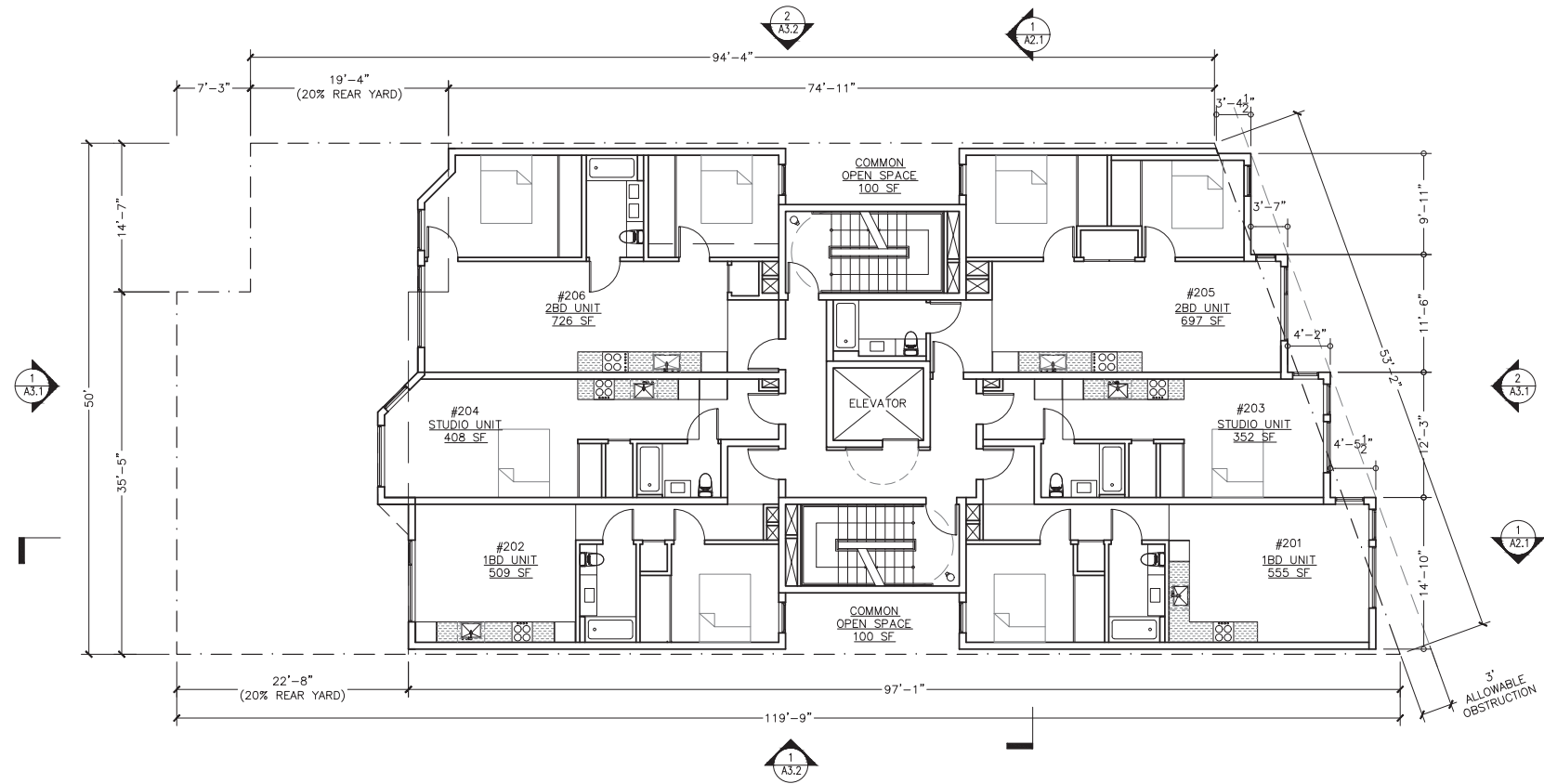
File 5012 3RD ST

Sheet

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Of Sheets

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

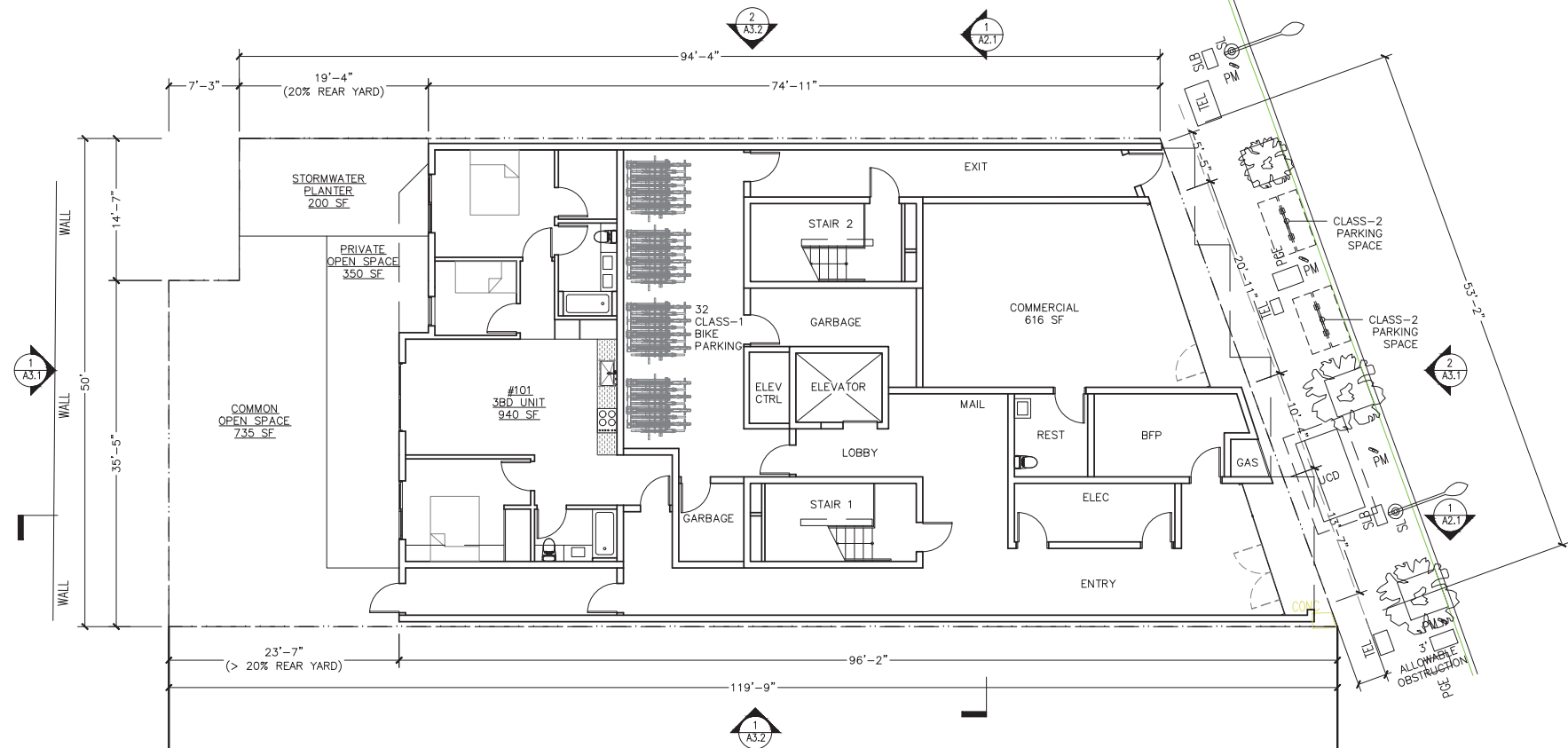
REVISONS		
PCL#1 PLANNING 8.31.2020		△
COMPLETE SET 3.12.202		
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 1504 BRYANT ST - Suite #123 SAN FRANCISCO, CA. 94103		
T 415. 397. 4999 F 415. 397. 4999 alantse@architecturalstudio.com www.architecturalstudio.com		
<div> <div>5012 3rd STREET</div> <div>SAN FRANCISCO, CA.</div> </div>		
		GS1
SITE PERMIT		
Date	01.01.20	
Scale	AS NOTED	
Drawn	CC	
Job	5012 3RD ST	
File	5012 3RD ST	
Sheet		
Of	GS1	Sheets



PROPOSED 2ND FLOOR PLAN

1/8" = 1'-0" 2

BIKE PARKING CALC.		
TYPE:	REQ.	PROVIDED
CLASS 1	29	32
CLASS 2	4	4



PROPOSED GROUND FLOOR PLAN

1/8" = 1'-0" 1

REVISIONS	
PCL#1 PLANNING	8.31.2020
COMPLETE SET	3.12.202
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO	
1504 BRYANT ST., Suite#123 SAN FRANCISCO, CA, 94103	
T	415.675.4933
E	415.675.4933
W	www.tsechanstudio.com

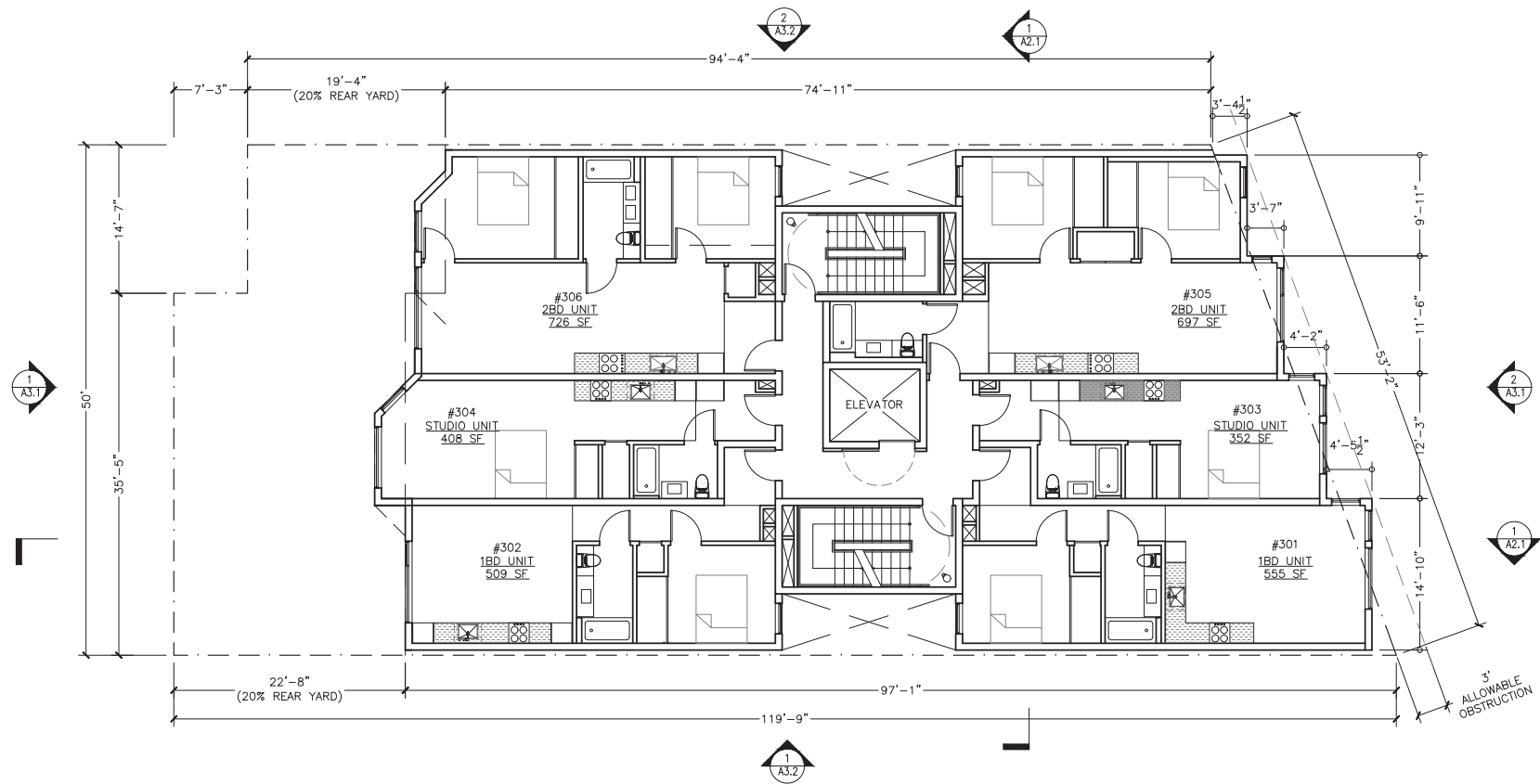
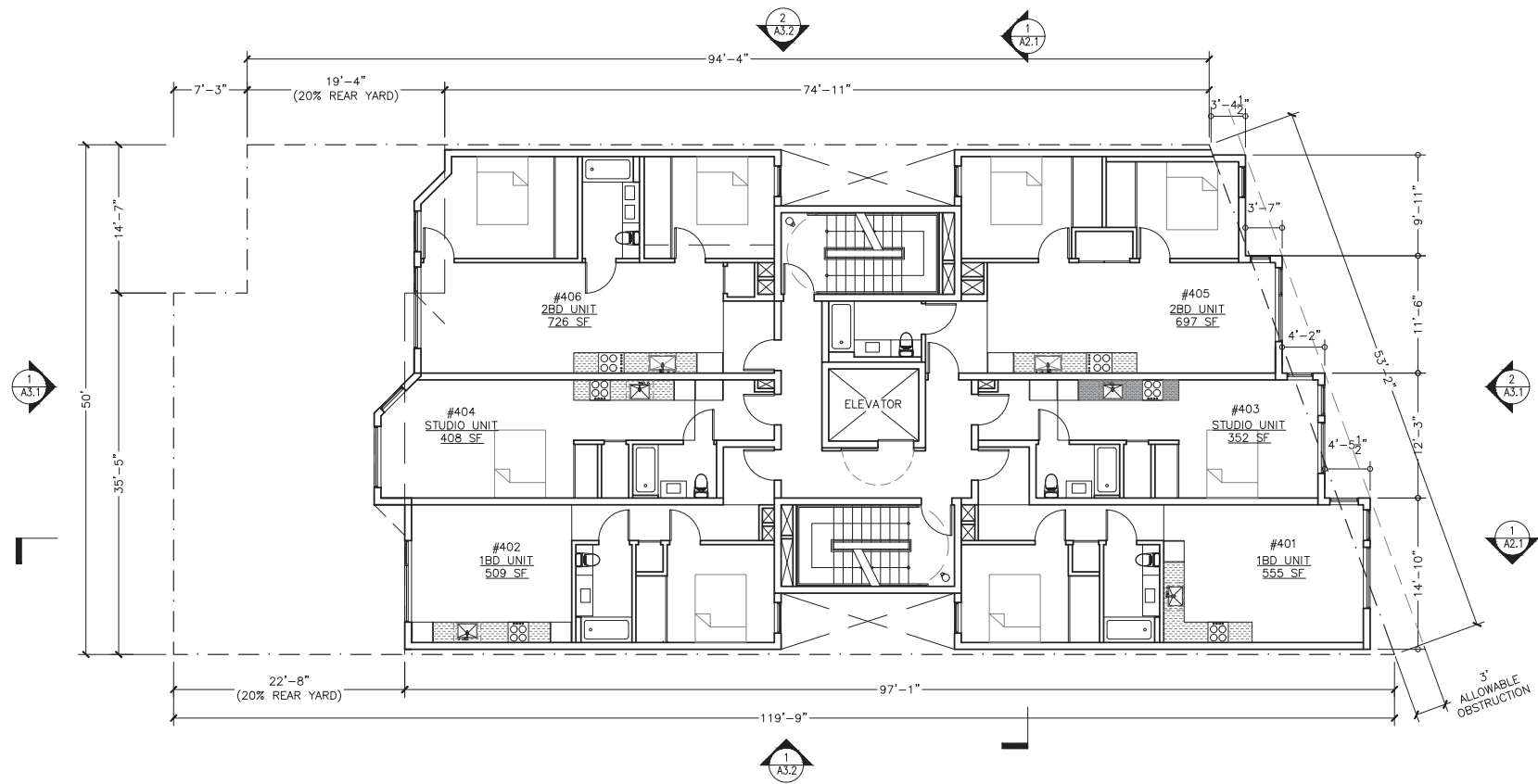


5012 3rd STREET
SAN FRANCISCO, CA.

PROPOSED PLANS:
GROUND FLOOR
2ND FLOOR

SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	

A1.1
Of Sheets



REVISIONS

PCL#1 PLANNING
8.31.2020
COMPLETE SET
3.12.202

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5012 3rd STREET
SAN FRANCISCO, CA.

PROPOSED PLANS:
3RD FLOOR
4TH FLOOR

SITE PERMIT

Date 01.01.20

Scale AS NOTED

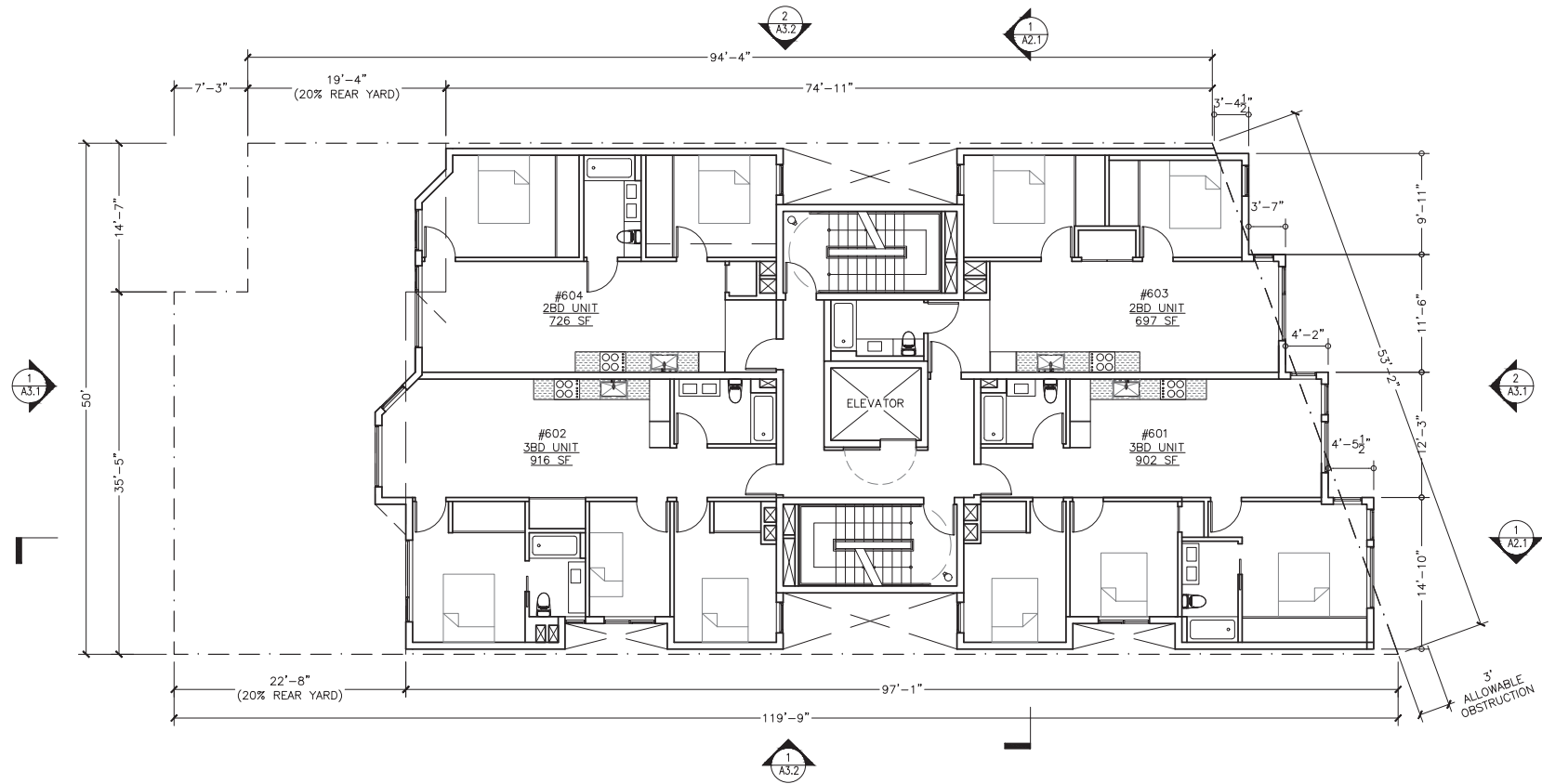
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Job 5012 3RD ST

File 5012 3RD ST

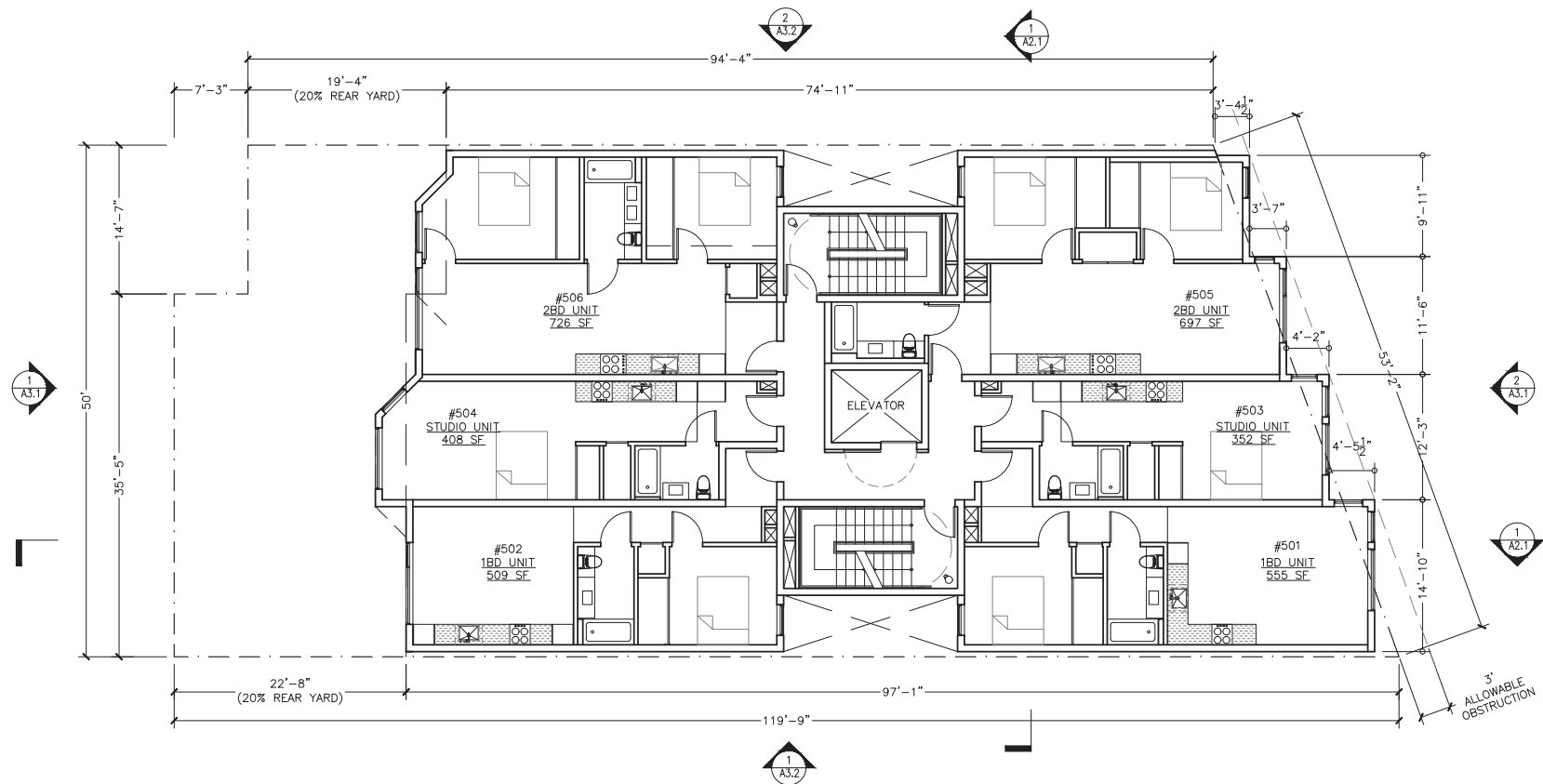
Sheet

A1.2
Of Sheets



PROPOSED 6TH FLOOR PLAN

1/8" = 1'-0" 2



PROPOSED 5TH FLOOR PLAN

1/8" = 1'-0" 1

REVISIONS

PCL#1 PLANNING
8.31.2020
COMPLETE SET
3.12.202

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5012 3rd STREET
SAN FRANCISCO, CA.

PROPOSED PLANS:
3RD FLOOR
4TH FLOOR

SITE PERMIT

Date 01.01.20

Scale AS NOTED

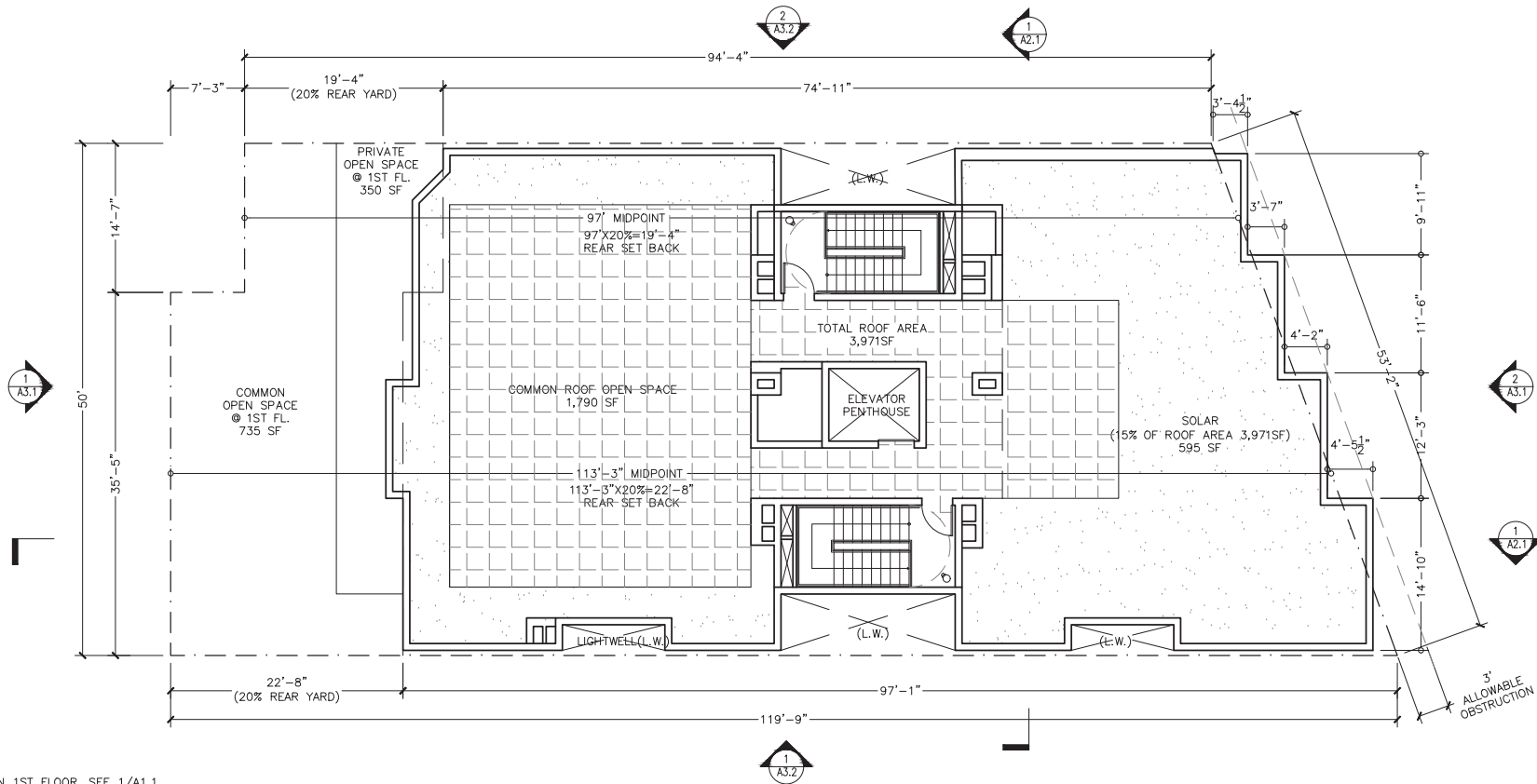
Drawn CC

Job 5012 3RD ST

File 5012 3RD ST

Sheet

A1.3
Of Sheets



STORMWATER MANAGEMENT NOTE:
1. 1,200 SF OF ROOF AREA DRAIN TO STORM WATER PLANTER IN REAR YARD ON 1ST FLOOR. SEE 1/A1.1

PROPOSED ROOF LEVEL PLAN



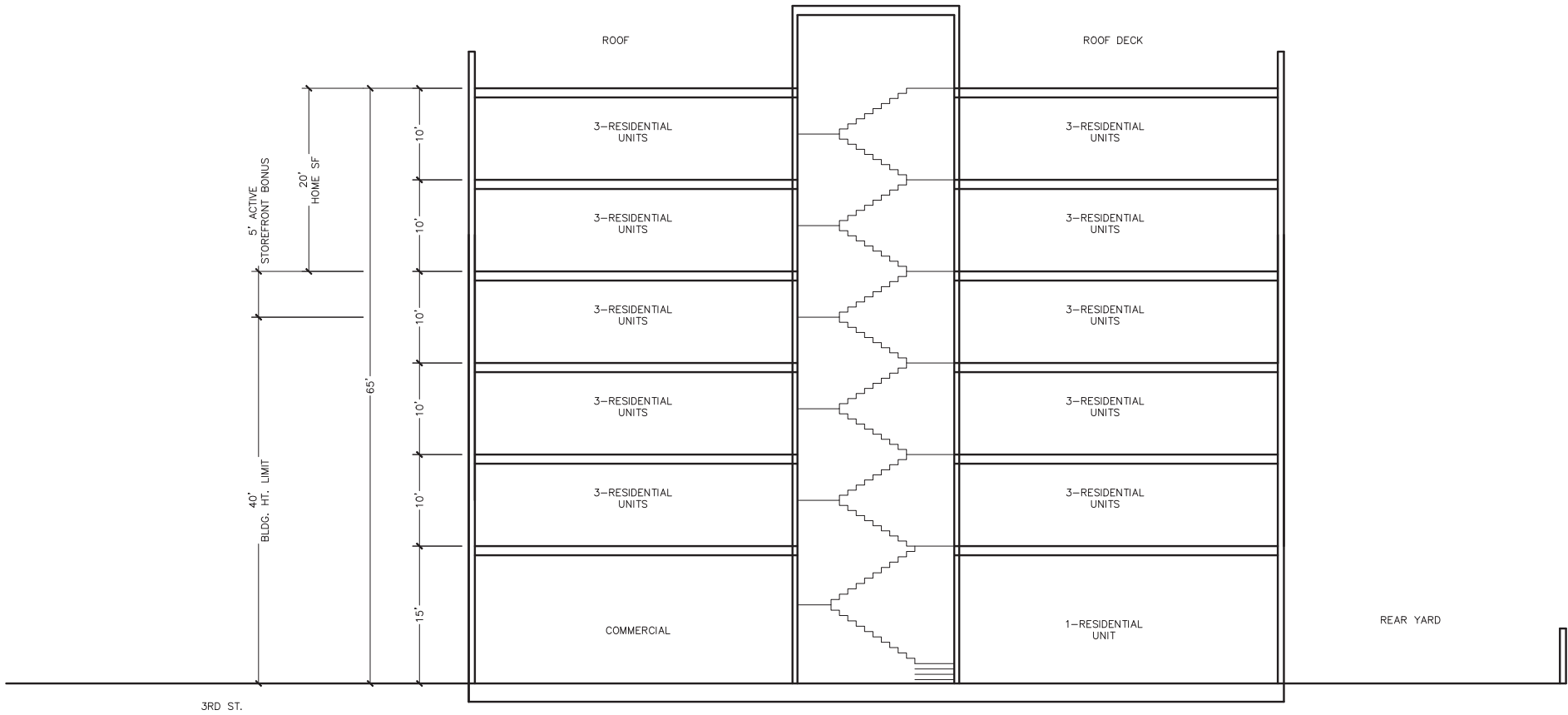
1/8" = 1'-0"

REVISIONS	
PCL#1 PLANNING 6.31.2020	△
COMPLETE SET 3.12.202	
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 1504 Bryant St., Suite #123 SAN FRANCISCO, CA. 94103	
T E W	415.978.4998 415.978.4998 info@alanchanstudio.com www.alanchanstudio.com



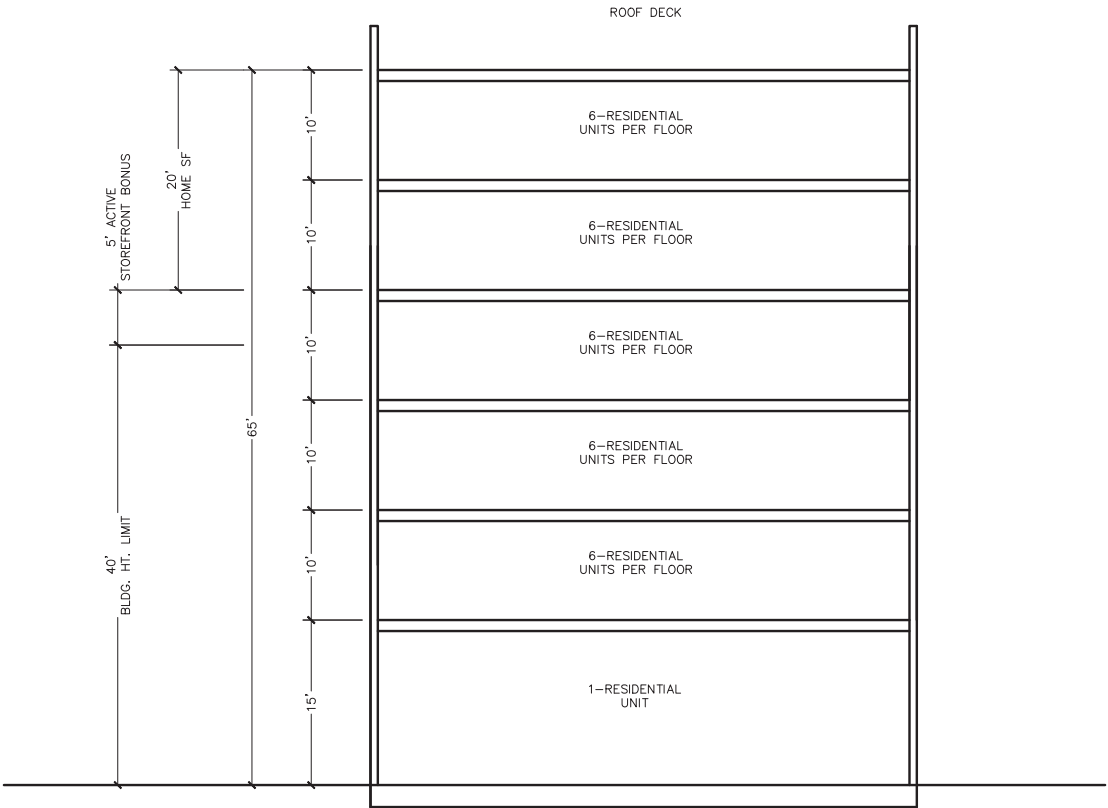
5012 3rd STREET
SAN FRANCISCO, CA.

PROPOSED PLANS: ROOF LEVEL	
SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	
Of	A1.4 Sheets



LONGITUDINAL SECTION

1/8" = 1'-0" 1



CROSS SECTION

1/8" = 1'-0" 2

REVISIONS	
PCL#1 PLANNING 6.31.2020	△
COMPLETE SET 3.12.202	

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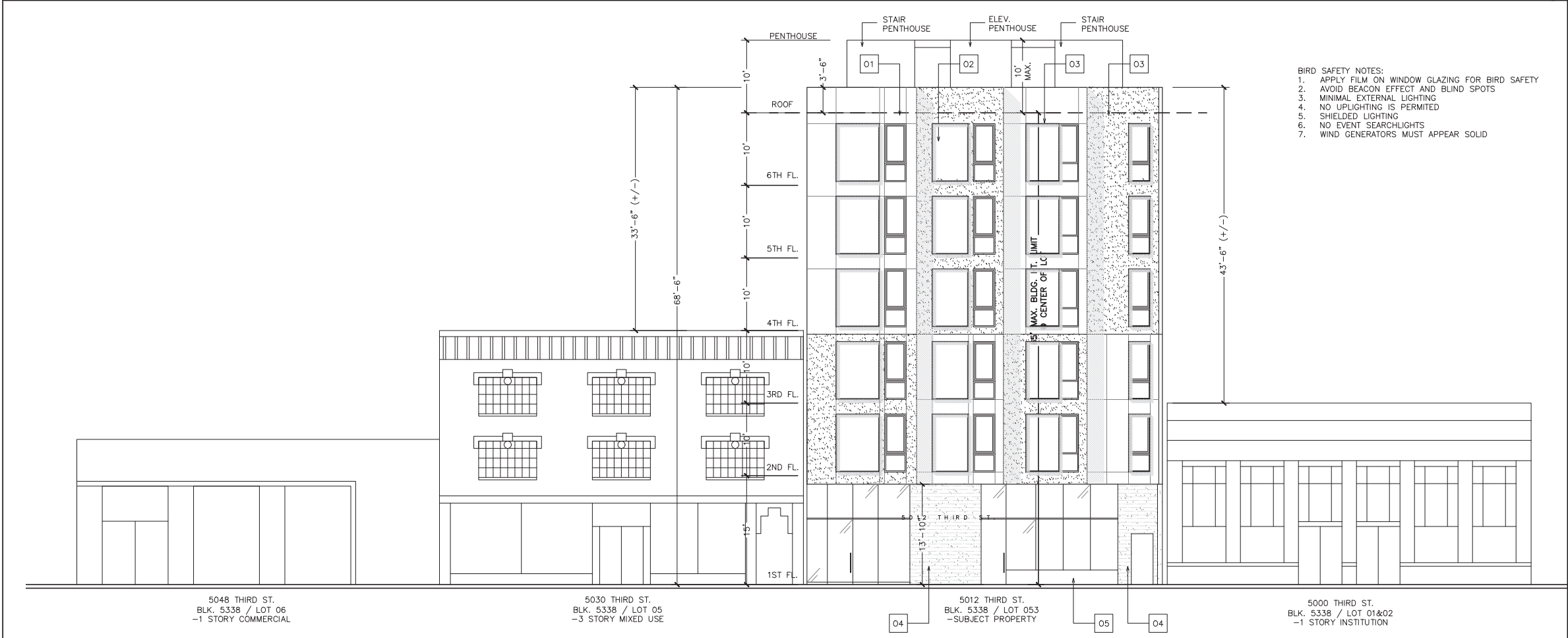


5012 3rd STREET
SAN FRANCISCO, CA.

PROPOSED SECTION	
SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	
Of	A2.1 Sheets



WEST ELEVATION - REAR



EAST ELEVATION - FRONT - THIRD ST.

- BIRD SAFETY NOTES:
1. APPLY FILM ON WINDOW GLAZING FOR BIRD SAFETY
 2. AVOID BEACON EFFECT AND BLIND SPOTS
 3. MINIMAL EXTERNAL LIGHTING
 4. NO UPLIGHTING IS PERMITTED
 5. SHIELDED LIGHTING
 6. NO EVENT SEARCHLIGHTS
 7. WIND GENERATORS MUST APPEAR SOLID

- BIRD SAFETY NOTES:
1. APPLY FILM ON WINDOW GLAZING FOR BIRD SAFETY
 2. AVOID BEACON EFFECT AND BLIND SPOTS
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 5. SHIELDED LIGHTING
 6. NO EVENT SEARCHLIGHTS
 7. WIND GENERATORS MUST APPEAR SOLID



01 ACRYLIC CEMENT PLASTER IN SMOOTH FINISH WITH INTEGRAL COLOR



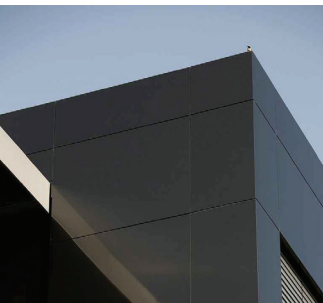
02 COLOR ANODIZED ALUMINUM FRAME WINDOW SYSTEM



03 WOOD TEXTURE RAIN SCREEN EXTERIOR CLADDING SYSTEM & WINDOW SHADE



04 BOARD FORM CONCRETE



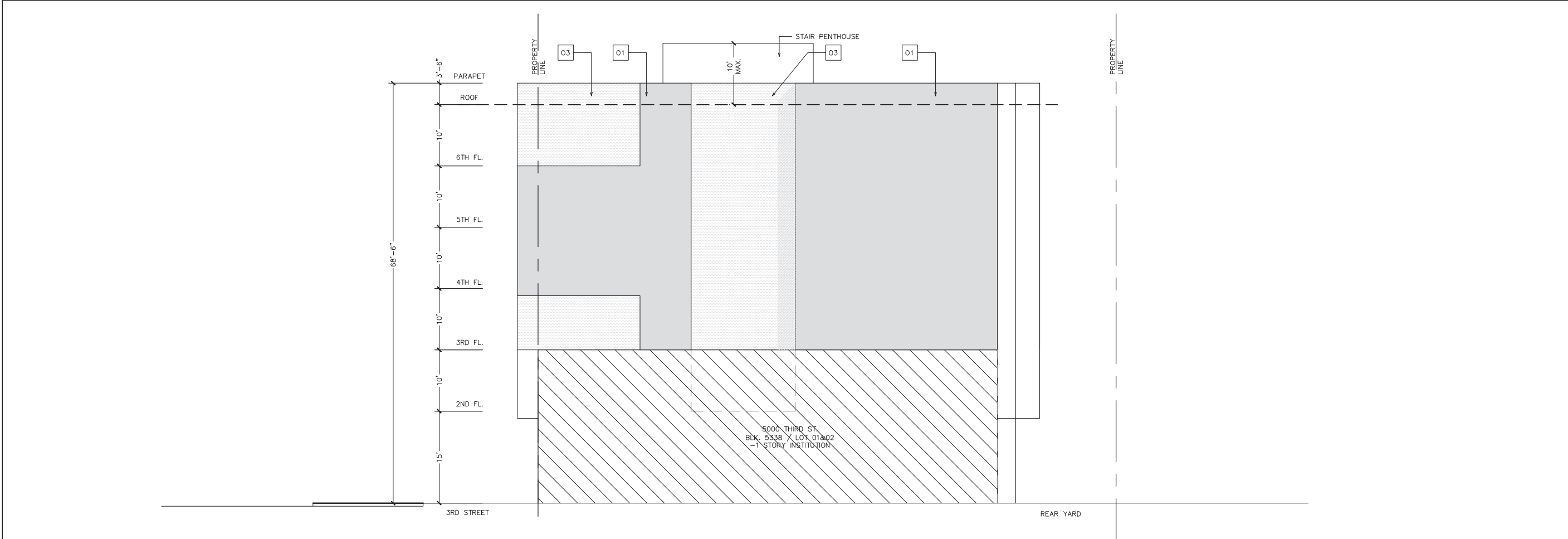
05 BLACK ANODIZED CLADDING PANELS - ALUCOBOND

REVISIONS	
PCL#1 PLANNING 8.31.2020	△
COMPLETE SET 3.12.202	
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 1504 Bryant ST., Suite#123 SAN FRANCISCO, CA. 94103	
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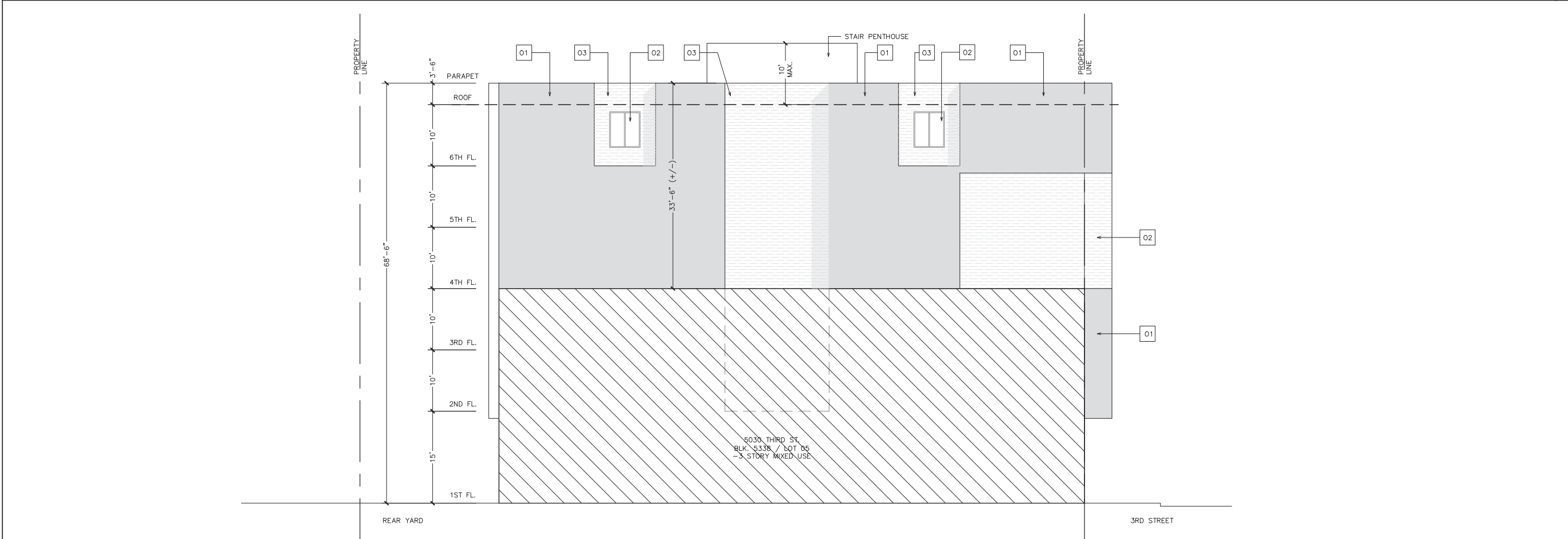
5012 3rd STREET
SAN FRANCISCO, CA.

ELEVATIONS	
SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	
Of	A3.1 Sheets



NORTH ELEVATION – SIDE

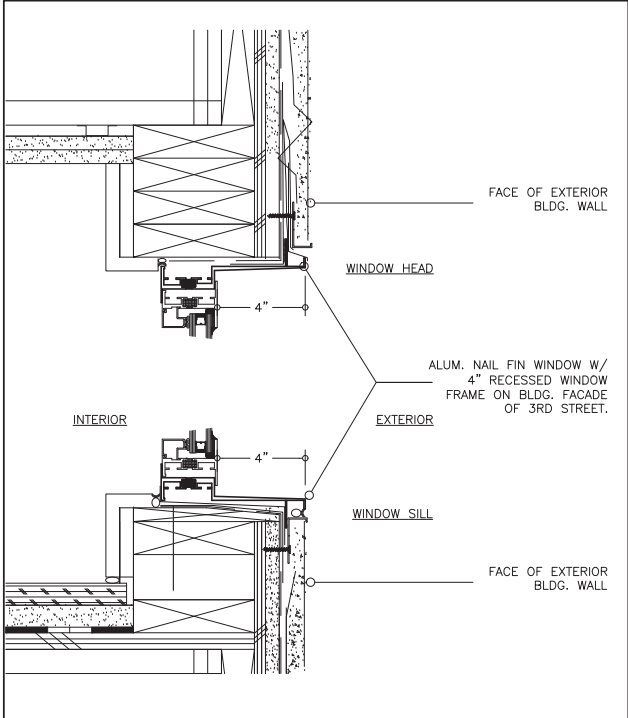
1/4"=1'-0" 2



SOUTH ELEVATION – SIDE

1/4"=1'-0" 1

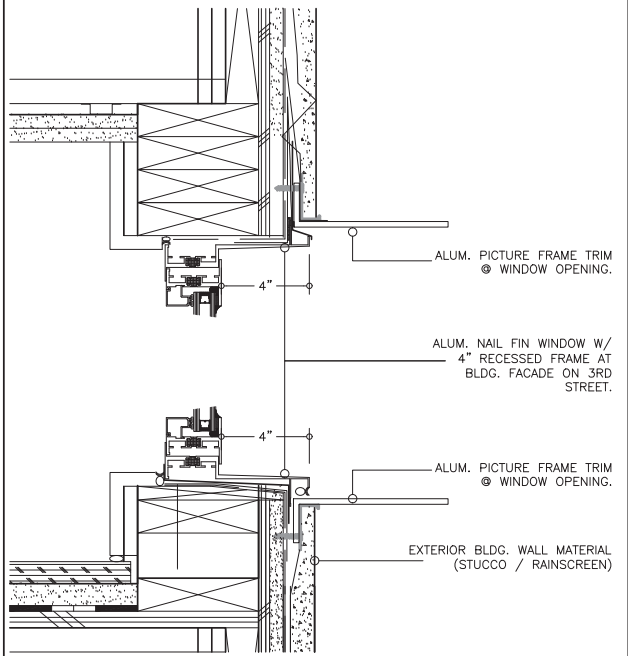
REVISIONS	
PCL#1 PLANNING 6.31.2020	△
COMPLETE SET 3.12.202	
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 1504 Bryant St., Suite #123 SAN FRANCISCO, CA. 94103	
T E W	415.978.4888 415.282.8888 info@alancharchan.com www.alancharchan.com
5012 3rd STREET SAN FRANCISCO, CA.	
ELEVATIONS	
SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	
Of	A3.2 Sheets



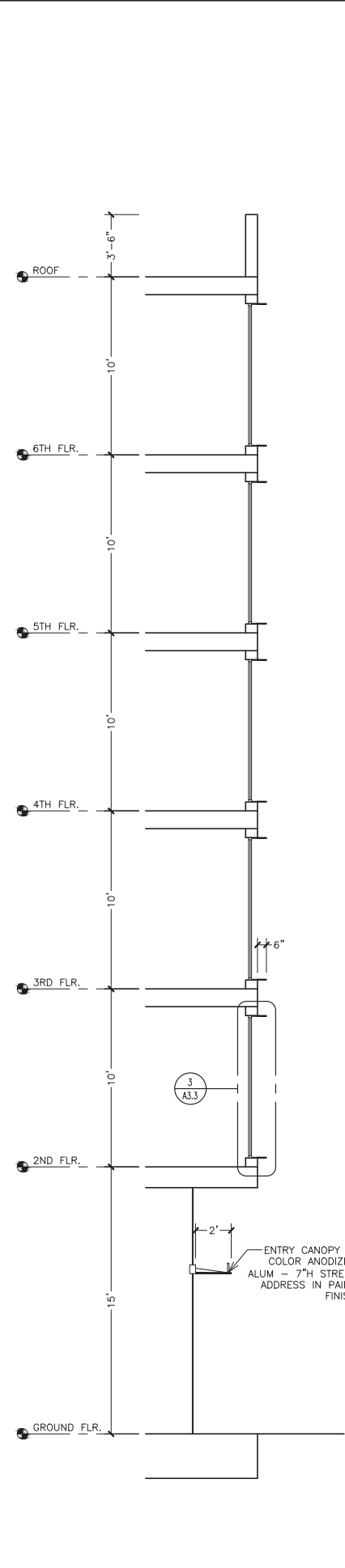
RECESSED WINDOW DETAIL: TYPICAL 1/4"=1'-0" 3



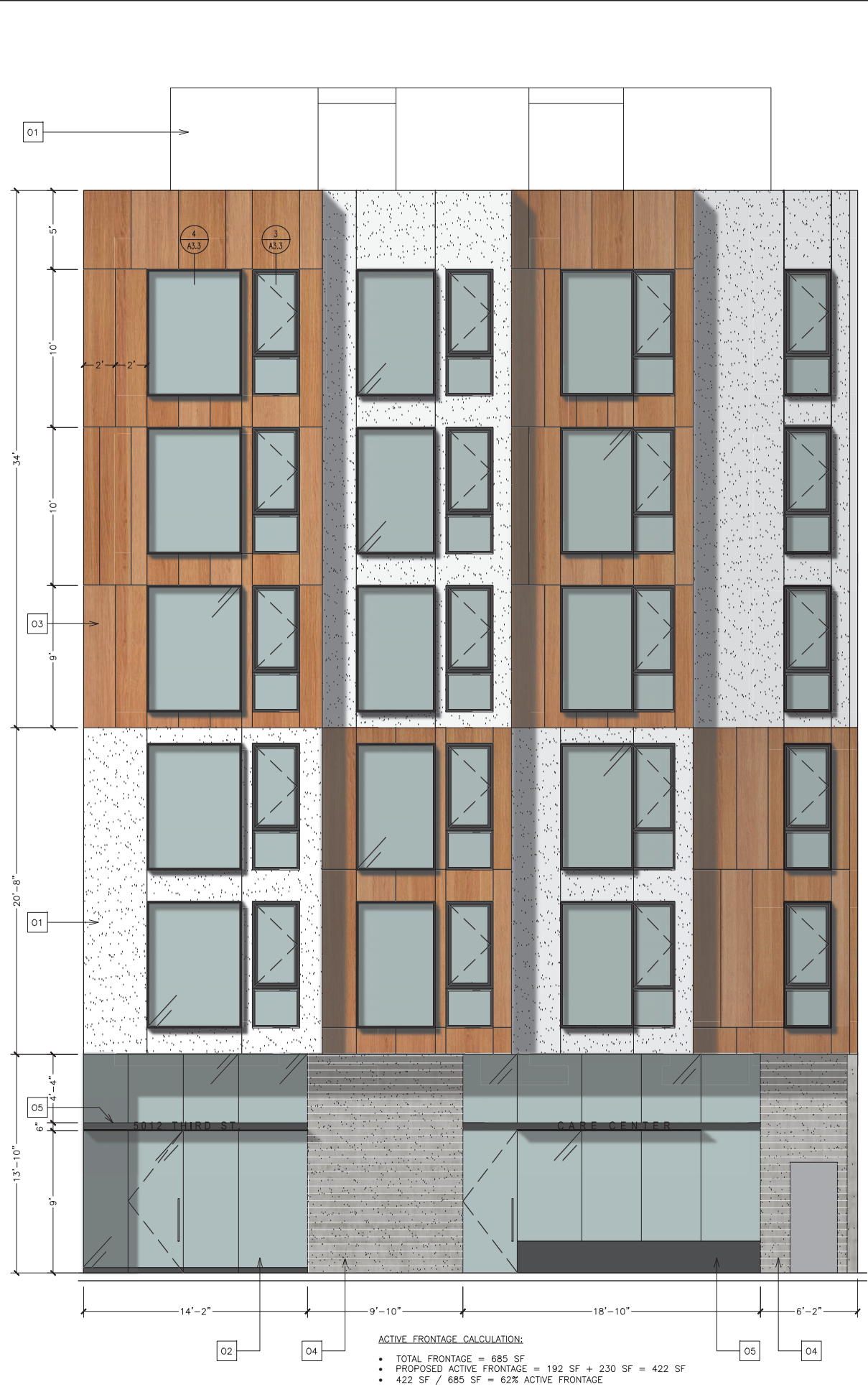
WINDOW TRIM DETAIL REFERENCE



RECESSED WINDOW W/ PICTURE FRAME TRIM 1/4"=1'-0" 4



SECTION @ FRONT FACADE 1/4"=1'-0" 2



EAST ELEVATION - FRONT - THIRD ST. 1/4"=1'-0" 1

01 ACRYLIC CEMENT PLASTER IN SMOOTH FINISH WITH INTEGRAL COLOR

02 COLOR ANODIZED ALUMINUM FRAME WINDOW SYSTEM

03 WOOD TEXTURE RAIN SCREEN EXTERIOR CLADDING SYSTEM & WINDOW SHADE

04 BOARD FORM CONCRETE

05 BLACK ANODIZED CLADDING PANELS - ALUCOBOND

FACADE MATERIALS & SYSTEM

REVISIONS	
PCL#1 PLANNING	8.31.2020
COMPLETE SET	3.12.2021
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 1504 Bryant St., Suite #123 SAN FRANCISCO, CA. 94103	
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F	415.978.4999
W	info@alantse.com
LICENSED ARCHITECT Charles C. Chan No. C31719 REV. 10/2019 STATE OF CALIFORNIA	
5012 3rd STREET SAN FRANCISCO, CA.	
ELEVATIONS	
SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	
Of	A3.3 Sheets



MASSING STUDY

N.T.S. A



MASSING STUDY @ PROPERTY LINE

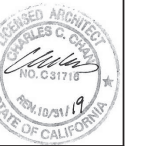
N.T.S. B



PERSPECTIVE VIEW FROM 3RD STREET LOOKING TOWARD NORTH

N.T.S. 1

REVISIONS	
PCL#1 PLANNING 8.31.2020	△
COMPLETE SET 3.12.2021	
ALAN TSE CHARLES CHAN ARCHITECTURAL STUDIO 1504 BRYANT ST., SUITE #123 SAN FRANCISCO, CA. 94103	
T 415. 979. 4000 F 415. 979. 4000 E info@alantse.com W www.alantse.com	



5012 3rd STREET
SAN FRANCISCO, CA.

PERSPECTIVE RENDERING	
SITE PERMIT	
Date	01.01.20
Scale	AS NOTED
Drawn	CC
Job	5012 3RD ST
File	5012 3RD ST
Sheet	
Of	A4.1 Sheets



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
5012 03RD ST		5338053
Case No.		Permit No.
2019-020818ENV		201912200171
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The project proposes to construct a new six story, 69-foot tall mixed-use residential and commercial building on a vacant lot. The proposed 25,430 square-foot building would contain 616 square feet of commercial space on the ground floor and 21,780 square feet of residential uses on floors 1 through 6 consisting of 29 dwelling units comprised of eight studios, eight one-bedroom units, 10 two-bedroom units, and three three-bedroom units. The proposed project is a Home-SF project and nine of the dwelling units would be on-site affordable units. The project would include 2,525 total square feet of common outdoor space comprised of a 735 square-foot patio on the ground floor and a 1,790 square-foot rooftop open space. In addition, the proposed project includes 32 class-I secure bicycle parking spaces and four class-II bicycle parking spaces on the 3rd Street project frontage, consistent with the city's bicycle parking requirements. No on-site vehicular parking is proposed. The existing street trees and vehicle parking spaces on the street frontage would remain unchanged. No back-up diesel generator is proposed. Construction of the project would occur over the course of approximately 18 months. The project would be supported by a mat slab foundation and would excavate approximately 315 cubic yards of soil to a depth of 2 feet below FULL PROJECT DESCRIPTION ATTACHED		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. 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 type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<input type="checkbox"/>	Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese 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? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental 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.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental 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.
Comments and Planner Signature (optional): Ryan Shum PLEASE SEE ATTACHED	

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

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

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

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

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

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

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

	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:	Signature:
	Planning Commission Hearing	Ryan Shum
		05/10/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

Full Project Description

The project proposes to construct a new six story, 69-foot tall mixed-use residential and commercial building on a vacant lot. The proposed 25,430 square-foot building would contain 616 square feet of commercial space on the ground floor and 21,780 square feet of residential uses on floors 1 through 6 consisting of 29 dwelling units comprised of eight studios, eight one-bedroom units, 10 two-bedroom units, and three three-bedroom units. The proposed project is a Home-SF project and nine of the dwelling units would be on-site affordable units. The project would include 2,525 total square feet of common outdoor space comprised of a 735 square-foot patio on the ground floor and a 1,790 square-foot rooftop open space.

In addition, the proposed project includes 32 class-I secure bicycle parking spaces and four class-II bicycle parking spaces on the 3rd Street project frontage, consistent with the city's bicycle parking requirements. No on-site vehicular parking is proposed. The existing street trees and vehicle parking spaces on the street frontage would remain unchanged. No back-up diesel generator is proposed.

Construction of the project would occur over the course of approximately 18 months. The project would be supported by a mat slab foundation and would excavate approximately 315 cubic yards of soil to a depth of 2 feet below grade for foundation construction. No pile driving or nighttime construction is proposed.

Step 2: Environmental Screening Comments

Traffic: The department's transportation staff reviewed the proposed project on 9/30/2020 and determined that additional transportation review is not required.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on November 3, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site. No public comments were received.

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:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 5012 3RD STREET
RECORD NO.: 2019-020818AHB

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	Approx. 21,780	Approx. 21,780
Retail/Commercial GSF	0	Approx. 616	Approx. 616
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	0	Approx. 1,086	Approx. 1,086
Public Open Space	N/A	N/A	N/A
Other	N/A	N/A	N/A
TOTAL GSF	0	22,396	22,396
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	9	9
Dwelling Units - Market Rate	0	20	20
Dwelling Units - Total	0	29	29
Hotel Rooms	0	0	0
Number of Buildings	0	0	0
Number of Stories	0	6	6
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	36	36
Car Share Spaces	0	0	0
Other	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	8	8
One Bedroom Units	0	8	8
Two Bedroom Units	0	10	10
Three Bedroom (or +) Units	0	3	3
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

5 338

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REVISED '63

" '77

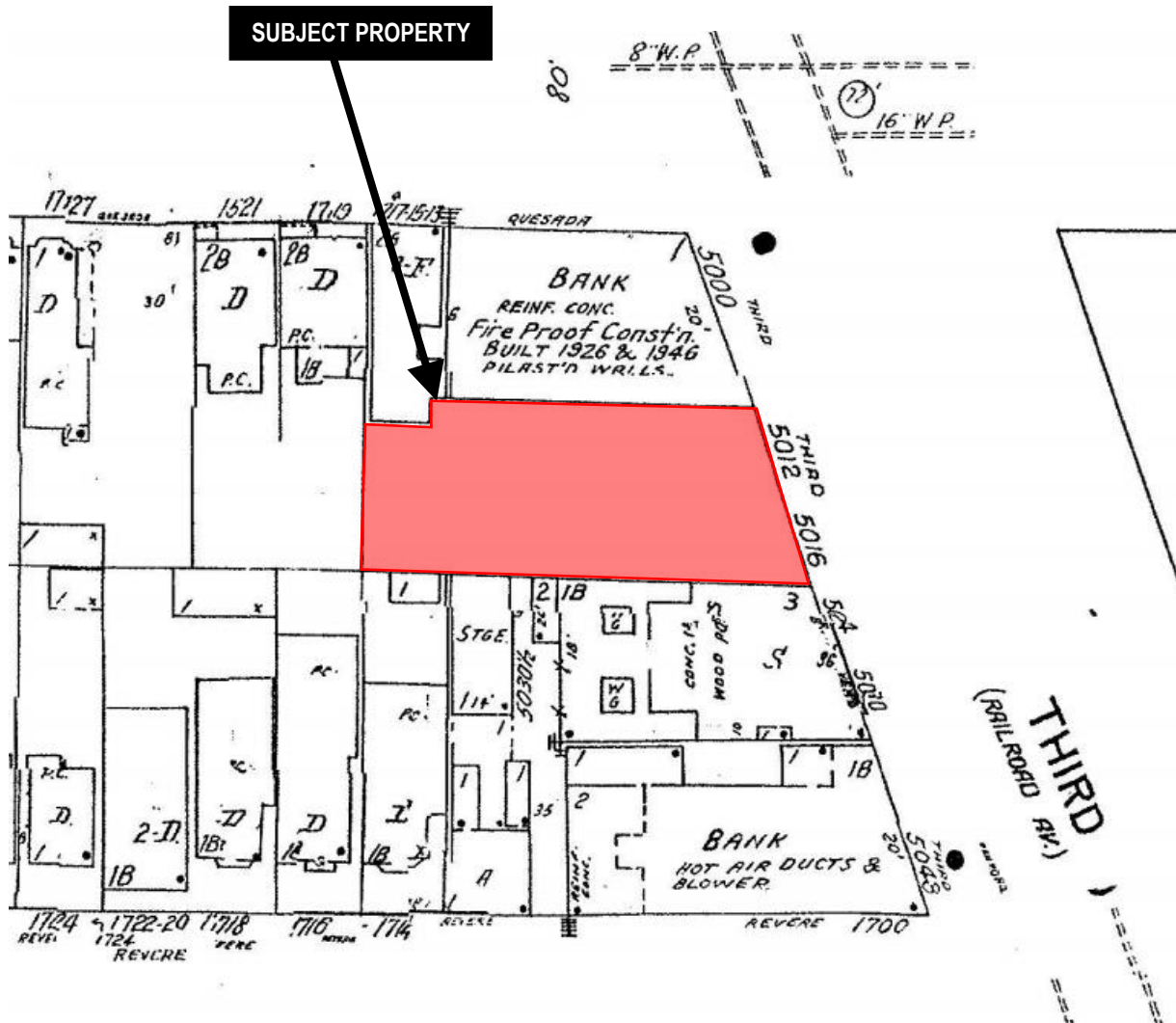
189
190

Revised 2003



SAN FRANCISCO
PLANNING DEPARTMENT

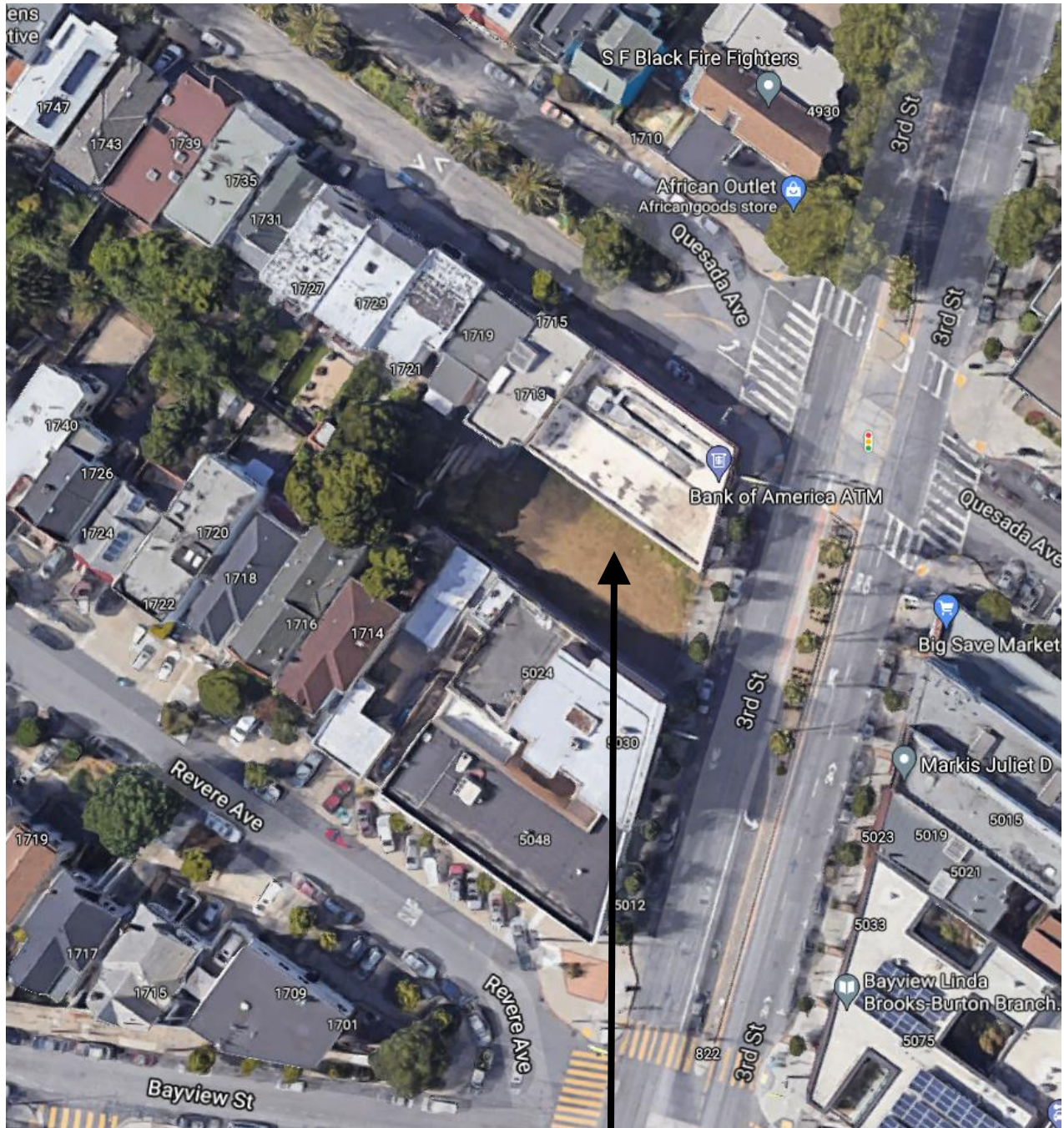
Sanborn Map*



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



Aerial Photo – View 1

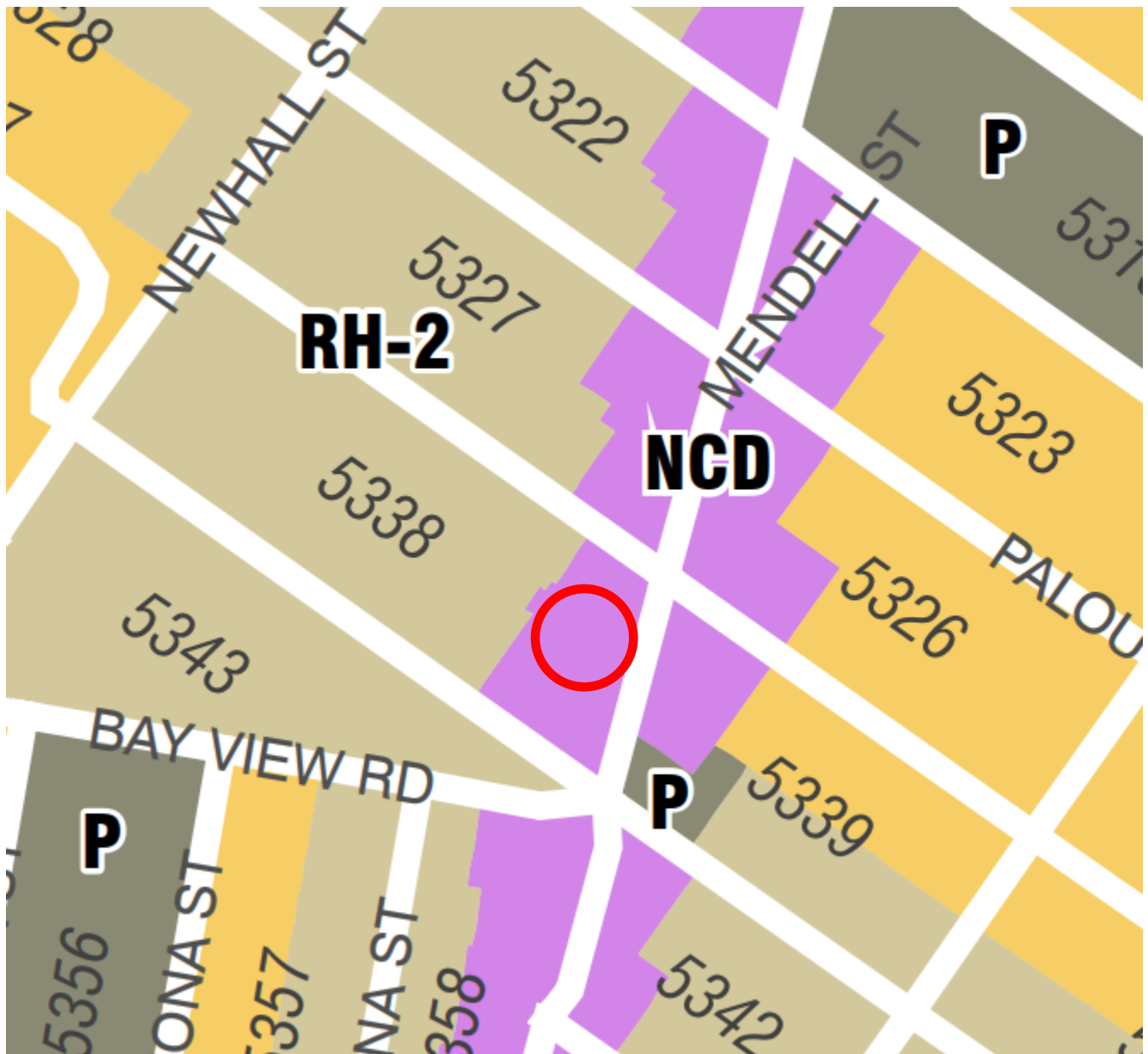


SUBJECT PROPERTY



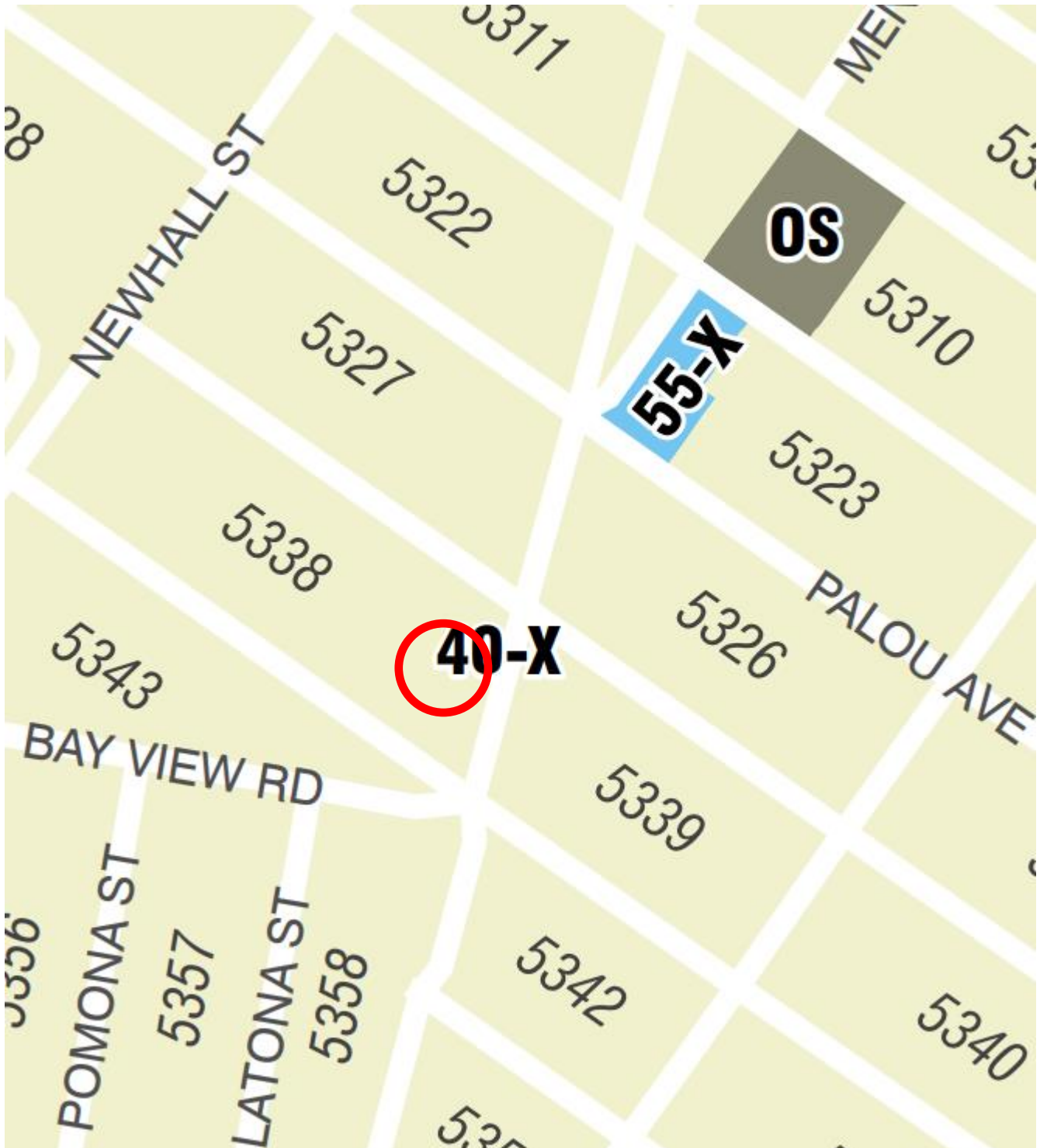
HOME-SF Project Authorization
Case Number 2019-020818AHB
5012 3rd Street
Block 5338 Lot 053

Zoning Use District Map



HOME-SF Project Authorization
Case Number 2019-020818AHB
5012 3rd Street
Block 5338 Lot 053

Height and Bulk District Map



HOME-SF Project Authorization
Case Number 2019-020818AHB
5012 3rd Street
Block 5338 Lot 053

Site Photo



HOME-SF Project Authorization
Case Number 2019-020818AHB
5012 3rd Street
Block 5338 Lot 053



COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

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

<i>Complete EEA Accepted: →</i>	<i>Before 1/1/13</i>	<i>Before 1/1/14</i>	<i>Before 1/1/15</i>	<i>Before 1/12/16</i>
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.

<i>Complete EEA Accepted: →</i>	<i>Before 1/1/13</i>	<i>Before 1/1/14</i>	<i>Before 1/1/15</i>	<i>Before 1/12/16</i>
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%

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

Date

I, _____,
do hereby declare as follows:

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

5012 3RD STREET

Address

5338/053

Block / Lot

The subject property is located within the following Zoning District:

NC-3

Zoning District

40X

Height and Bulk District

Special Use District, if applicable

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

☐ Yes ☒ No

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

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

2019-020818PRJ

Planning Case Number

201912200171

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:

XINYU LIANG

Planner Name

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

1/24/2020

Date

The project contains 29 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☒ Yes ☐ No

(If yes, please indicate HOME-SF Tier)

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

☐ Yes ☒ No

C Please indicate the tenure of the project.

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

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

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

☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)

☒ On-site Affordable Housing Alternative (Planning Code Sections 415.6)

☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)

☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units
(Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)

☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)

☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

22%

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

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

Residential Gross Floor Area

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

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

(1) Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;

(2) Record a new Notice of Special Restrictions; and

(3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

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

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

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

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

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS: 29	SRO / Group Housing:	Studios: 8	One-Bedroom Units: 8	Two-Bedroom Units: 10	Three (or more) Bedroom Units: 3
----------------------------------	----------------------	----------------------	--------------------------------	---------------------------------	--

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: 9	SRO / Group Housing:	Studios: 3	One-Bedroom Units: 2	Two-Bedroom Units: 3	Three (or more) Bedroom Units: 1
---------------------------------	----------------------	----------------------	--------------------------------	--------------------------------	--

LOW-INCOME	Number of Affordable Units 3	% of Total Units 12%	AMI Level 80%
MODERATE-INCOME	Number of Affordable Units 3	% of Total Units 10%	AMI Level 105%
MIDDLE-INCOME	Number of Affordable Units 3	% of Total Units 10%	AMI Level 130%

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

Number of Affordable Units to be Located OFF-SITE:

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

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

UNIT MIX TABLES: CONTINUED

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

1. On-Site % of affordable housing requirement.

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

Number of Affordable Units to be Located ON-SITE:

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

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

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

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

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

3. Fee % of affordable housing requirement.

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

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

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

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

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

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

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

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Alan Tse | Charles Chan Architectural Studio

Company Name

Charles Chan

Name (Print) of Contact Person

1504 Bryant Street #123

SF CA94103

Address

415-279-4203

City, State, Zip

chan@tc-archstudio.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:

Charles Chan Architect

Executed on this day in:

Location:

SF CA

Date:

6.21.2020

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

Sign Here

Signature:

Name (Print), Title:



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

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR **Anti-Discriminatory Housing Policy**

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: 415 558-8409
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.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 3RD 2019 LLC - PHILLIP CHEN	
PROPERTY OWNER'S ADDRESS: 476 3rd Lane SSF CA94080	TELEPHONE: () 415-939-2632
	EMAIL: PHILLIP2228@yahoo.com

APPLICANT'S NAME: CHARLES CHAN		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 1504 BRYANT STREET #123 SF CA94103	TELEPHONE: () 415-279-4203	
	EMAIL: CHAN@TC-ARCHSTUDIO.COM	

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: 5012 3RD STREET		ZIP CODE: 94124
CROSS STREETS: QUESADA STREET		
ASSESSORS BLOCK/LOT: 5338/053 /	ZONING DISTRICT: NC-3 zoning	HEIGHT/BULK DISTRICT: 40X

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

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

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

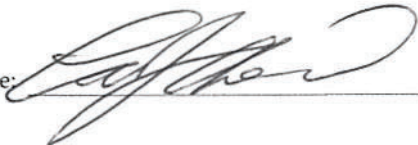
Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

5/8/20

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

CAI JIN CHEN

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

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

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	



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 5012 3RD STREET		BLOCK/LOT(S) 5338/053	
BUILDING PERMIT APPLICATION NO. 201912200171	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR 3RD 2019 LLC	MAIN CONTACT PHILLIP CHEN	PHONE 415-939-2632	
ADDRESS 476 3rd Lane			
CITY, STATE, ZIP SSF CA94080		EMAIL PHILLIP2228@yahoo.com	
ESTIMATED RESIDENTIAL UNITS 29	ESTIMATED SQ FT COMMERCIAL SPACE 856	ESTIMATED HEIGHT/FLOORS 65FT/6FL	ESTIMATED CONSTRUCTION COST \$2M
ANTICIPATED START DATE			

Section 2: First Source Hiring Program Verification

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

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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


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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer		10	10
Boilermaker	2	1	3	Operating Engineer	3		3
Bricklayer				Painter	5	2	7
Carpenter	15	6	21	Pile Driver			
Cement Mason	5	3	8	Plasterer	6	4	10
Drywall/Latherer	10	5	15	Plumber and Pipefitter	4	3	7
Electrician	6	3	9	Roofer/Water proofer	6	4	10
Elevator Constructor	3	1	4	Sheet Metal Worker	2	2	4
Floor Coverer	4	2	6	Sprinkler Fitter	5	3	8
Glazier	2	1	3	Taper	6	3	9
Heat & Frost Insulator	3	2	5	Tile Layer/Finisher	10	7	16
Ironworker	4	3	7	Other:	5	5	10
		TOTAL:	81			TOTAL:	94

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? ☒ YES ☐ NO
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? ☒ YES ☐ NO
3. Will hiring and retention goals for apprentices be established? ☒ YES ☐ NO
4. What is the estimated number of local residents to be hired? 105

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Phillip Chen	phillip2228@yahoo.com	415 939-2632
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		<u>8/8/20</u> (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.workforcedevelopment.org Email: CityBuild@sfgov.org