



MEMO TO THE PLANNING COMMISSION

HEARING DATE: JUNE 17, 2021

CONTINUED FROM THE APRIL 29, 2021 HEARING

June 10, 2021

Record No.: 2019-023105AHB
Project Address: 2800 GEARY BOULEVARD
Zoning: Geary Boulevard NCD (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1069/013
Project Sponsor: Jonathan Pearlman
1159 Green Street, #4
San Francisco, CA 94109
Property Owner: South Van Ness 490 LP
630 Taraval Street
San Francisco, CA 94116
Staff Contact: Matt Dito – (628) 652-7358
matthew.dito@sfgov.org

Recommendation: Approve with Conditions

Background

The Project was continued without hearing on April 29, 2021 to June 17, 2021. The continuance was requested by the Project Sponsor to allow time for the Planning Department to conduct CEQA analysis of an alternate proposal (“project variant”) that shifts the off-street parking access from Wood Street to Geary Boulevard. Previously, only Wood Street had been analyzed. This meant that, should the April 29, 2021 hearing have occurred, the Planning Commission would not have been able to approve the project variant and a continuance would have been necessary for CEQA purposes. Now, CEQA analysis is complete for both streets and the Commission may approve either the primary proposal or the project variant. An updated Environmental Determination is included with this memo, as well as a Transportation Analysis Memo. It was determined that less than significant impacts would be created whether the off-street parking was located on Wood Street or Geary Boulevard.

Current Proposal

No changes have been made to the project as a result of the continuance.

Additional Analysis

Minor edits for clarity have been made to the Draft Motion in Section 6F, with any changes from the original draft motion redlined.

The “Design Review” subsection of the “Issues and Other Considerations” section in the Executive Summary, as well as Section 5 of the Draft Motion, have been revised. For convenience, the revised sections are duplicated in this Memo, as follows:

- **Design Review.** The Project underwent extensive review for Planning Code and design guideline compliance. In addition to several refinements of the design, such as placing more emphasis on the ground floor corner storefront, there was one major functionality change that occurred throughout the review process. The off-street parking vehicular access was originally located on Geary Boulevard. Following review by the Street Design Advisory Team (“SDAT”), a recommendation was made to shift the location of this access to Wood Street. The Project Sponsor revised the Project to comply with the SDAT recommendation, though they also submitted the project variant proposal, with the garage curb cut located on Geary Boulevard. As both the project proposal and variant have been determined to create less than significant CEQA impacts, the driveway location recommendation is based on design principles and established City policies.
 - i. **Safety.** A driveway on Geary Boulevard would conflict with transit vehicles. This location on Geary Boulevard presents a transit challenge due to the Masonic Avenue tunnel running east-west along Geary Boulevard. Traffic moving westbound exits the tunnel in close proximity to the Project Site, moving at higher speeds than what is seen in residential areas. Muni transit lines do not use the tunnel, instead travelling along a slower above ground lane on Geary Boulevard. This lane merges with the westbound tunnel lanes at the intersection of Geary Boulevard and Wood Street. Locating a vehicular access driveway on the Geary Boulevard frontage creates a conflict for transit line operators, as they currently navigate vehicles travelling at higher speeds merging into their lane. Vehicles entering and exiting the Project Site from a Geary Boulevard curb cut have the potential to require sudden stops on the transit lines, a conflict considering the length, weight, and potential passenger load of a coach bus. Alternatively, placing this off-street vehicular access on Wood Street negates these issues as driver’s accessing the Project Site would have to use the slower above ground lane on Geary Boulevard to turn onto Wood Street. This configuration does not create any new conflicts for transit operators, as the right turn onto Wood Street from Geary Boulevard is an existing condition and turns from the faster moving tunnel lanes onto Wood Street are not legal.
 - ii. **Transit Reliability.** Beyond needing to proceed slowly through this area with caution, a garage driveway on Geary Boulevard means buses would be subject to unpredictable delays when entering vehicles need to queue, such as when waiting for a gate to open, or for a vehicle to exit. Merging into the fast moving tunnel lane is likely not an option. Delays that vary in frequency and magnitude make scheduling impossible and introduce bunches and gaps into the transit line

which appear to customers as unreliable, late, and crowded service. While these delays would be temporary, sporadic, and not rise to the level of a transit impact, Geary Boulevard is one of the busiest transit routes in the City and considerations should be given to ensure the necessity of a new curb cut. Placing this off-street vehicular access on Wood Street negates these issues. The Transit Analysis Memo states that, while impacts would not rise to the level of a potential significant impact under CEQA, “the project variant would result in more conflicts with transit vehicles compared to the proposed project” (Page 6).

- iii. **Citywide Policy.** In 1973, the Board of Supervisors adopted the City’s original transit-first policy. This policy has repeatedly been affirmed by the voters of San Francisco, both through the support of additional transit funding and through the rejection of measures meant to prioritize private automobiles. A key component of the City’s transit-first policy are rapid transit lanes for buses. While a curb cut and garage access is not expressly prohibited on Geary Boulevard, the presence of a rapid transit lane requires that such a curb cut and garage access must be more viable than, or not possess any, alternate locations. 2800 Geary Boulevard is a corner lot that fronts a high-traffic throughfare in Geary Boulevard and a low-traffic residential street in Wood Street. Wood Street is an appropriate location for a residential garage and conforms to the City’s transit-first policy with no significant drawbacks or conflicts. Placing the curb cut and garage access on Geary Boulevard is not necessary and does not ease any of the conflicts it may present, while Wood Street presents no such conflicts.
- iv. **Differences between Wood Street and Geary Boulevard.** The following table identifies differences between the project proposal and the project variant.

Description	Wood Street curb cut	Geary Boulevard curb cut
On-Street Parking	Two parking spaces and one loading space on Wood Street.	Three parking spaces and one loading space on Wood Street.
	Four parking spaces on Geary Boulevard.	Two parking spaces on Geary Boulevard.
	<u>Six parking spaces and one loading space total.</u>	<u>Five parking spaces and one loading space total.</u>
Width of curb cut	10 feet (one car)	18 feet (two cars)
Width of driveway	12 feet (one car)	18 feet (two cars)

Required Commission Action

In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization, pursuant to Planning Code Sections 206.3 and 328. Pursuant to Planning Code Section 206.3, as a Tier Three HOME-SF Project, the Project is receiving development bonuses to allow form based density, two addition stories of height, and a

modification of the exposure requirement of Planning Code Section 140. The Project is requesting an exception, pursuant to Planning Code Section 328, to the rear yard requirement of Planning Code Section 134.

Should the Commission revise the Project to incorporate the project variant design into the authorization, in addition to the actions taken above, the following must be considered in the final motion:

- **Rear yard exception.** The project proposal requires an exception to the rear yard requirement of Planning Code Section 134 (Section 13C of the Draft Motion). The project variant would require the same exception. The finding should be modified as appropriate.
- **Modification of Planning Code Section 155(r) requirements.** The project proposal does not require any further modification from Planning Code requirements beyond what is expressly listed in Section 328. The project variant would require a modification of Planning Code Section 155(r), which does not permit curb cuts on transit preferential streets, such as Geary Boulevard, if an alternative frontage, such as Wood Street, is available. This requirement may be modified as a zoning exception pursuant to Planning Code Section 328(d)(6). The project variant would require a new finding be added to the Draft Motion in Section 13F.

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 defunct, underdeveloped lot by constructing a new six-story mixed-use building. The Project will increase the City's housing stock by providing a total of 42 new dwelling units, 13 of which will be designated as on-site affordable dwelling units (30% of the Project's total units). The Project also provides a commercial storefront on the ground floor to add to the neighborhood's commercial character and retail stock. While the Project is larger than what is typical or permitted in the area in order to facilitate the higher levels of affordability, it is designed in a complimentary manner to be consistent with existing neighborhood character. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Recommendation: Approve with Conditions

Attachments:

Revised CEQA Exemption Determination, dated June 4, 2021
Transportation Analysis Memo, dated April 16, 2021 (Updated June 4, 2021)



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2800 GEARY BLVD		1069013
Case No.		Permit No.
2019-023105ENV		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed site is located on the northwest corner of Geary Boulevard and Wood Street, on the block bound by Geary Boulevard to the south, Collins Street to the west, Euclid Avenue to the north, and Laurel Street/Lupine Avenue/Wood Street to the east, in the Presidio Heights neighborhood. The proposed project would demolish the existing one-story building on the 11,680-square-foot project site (previously a Firestone Tire retail and service center) and would construct a new mixed-use residential and commercial building. The proposed building would include a total of 42 dwelling units, consisting of 24 one-bedroom, 13 two-bedroom, and five three-bedroom. The proposed building would be 6 stories tall and 65 feet in height to the roof (79 feet to the top of the elevator penthouse) and would contain approximately 55,360 gross square feet. The building would contain 850 square feet of ground-level commercial space, a community room, patio, rear yard, roof deck, and solar panels. The project would utilize the HOME-SF program to increase the allowable number of units and building height from 40 feet to 65 feet tall. The proposed project would remove the existing curb cut on Geary Boulevard and would add a new ten-foot-wide curb cut along Wood Street for entrance to a ramp for a basement parking garage. The garage would contain a 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 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 checked="" type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A <div style="margin-left: 20px;">a. Per HRER 01/06/2021</div> <div style="margin-left: 20px;">b. Other <i>(specify)</i>:</div> </div> <div style="width: 45%; text-align: right;"> <input checked="" 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 checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.	
	Project Approval Action:	Signature:
	Planning Commission Hearing	Joshua Pollak
		06/04/2021
<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 proposed site is located on the northwest corner of Geary Boulevard and Wood Street, on the block bound by Geary Boulevard to the south, Collins Street to the west, Euclid Avenue to the north, and Laurel Street/Lupine Avenue/Wood Street to the east, in the Presidio Heights neighborhood. The proposed project would demolish the existing one-story building on the 11,680-square-foot project site (previously a Firestone Tire retail and service center) and would construct a new mixed-use residential and commercial building.

The proposed building would include a total of 42 dwelling units, consisting of 24 one-bedroom, 13 two-bedroom, and five three-bedroom. The proposed building would be 6 stories tall and 65 feet in height to the roof (79 feet to the top of the elevator penthouse) and would contain approximately 55,360 gross square feet. The building would contain 850 square feet of ground-level commercial space, a community room, patio, rear yard, roof deck, and solar panels. The project would utilize the HOME-SF program to increase the allowable number of units and building height from 40 feet to 65 feet tall.

The proposed project would remove the existing curb cut on Geary Boulevard and would add a new ten-foot-wide curb cut along Wood Street for entrance to a ramp for a basement parking garage. The garage would contain a total of 23 parking spaces, 20 of which would utilize a car stacker, and 43 Class I bicycle parking spaces. An option of a Geary Boulevard driveway location was also evaluated.

The proposed project would excavate over an approximately 8,000 square foot area to an average depth of 11 feet for a total excavation amount of approximately 3,260 cubic yards of soil. The proposed project would add two additional street trees (for a total of four trees) along the Geary Boulevard frontage, and six additional street trees along the Wood Street frontage. The building would be supported by a reinforced concrete mat foundation.

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:

2800 Geary Boulevard (2019-023105ENV) – Additional Information

Air Quality. The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within the air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Hazardous Materials. The project site was formerly used as an automobile repair shop, which is currently closed. The project site contained an underground storage tank (UST) that was removed in 1987, according to the "Remedial Action Completion Certification" issued by the San Francisco Department of Public Health (SFPDH). The SFPDH provides regulatory oversight for the abatement of any unauthorized releases of hazardous substances from underground storage tanks, in accordance with State laws and regulations. The City and County of San Francisco granted closure for the site in 1995, which the San Francisco Regional Water Quality Control Board corroborated. The State Water Resources Control Board's GeoTracker database (listed per section 65962.5 of California Government Code, commonly known as the Cortese list) includes project sites that formerly contained USTs where remedial action is completed. The project site is on the Cortese List with the status "COMPLETED – CASE CLOSED AS OF 6/22/1995."

For the currently proposed project, the project sponsor has enrolled in San Francisco's Maher program. Codified in article 22A of the San Francisco Health Code, the Maher program provides a specific process for investigating, analyzing and, when deemed necessary, remediating hazardous substances in the soil and groundwater, under the oversight and supervision of SFPDH.

In October 2019, SFPDH reviewed a Phase I Environmental Site Assessment (ESA), a Limited Phase II Subsurface Investigation, a Subsurface Investigation Work Plan, and Subsurface Investigation Report (EHB-SAM No. SMED 1839). The ESA found the site contained Recognized Environmental Conditions (REC) due to the potential existence of buried USTs from between 1952 and 1967, former hydraulic lifts, and the potential presence of diesel impacted soil from the formerly removed UST. The Subsurface Investigation Work Plan included objectives to further delineate onsite contamination in a specific area of the project site and evaluate soil and groundwater conditions for the potential presence of soil or groundwater contamination across the project site. Results of the subsurface investigation will also be used to estimate volumes and provide waste profile disposal classifications of potentially impacted soils.

As the proposed project enrolled in the Maher program on April 23, 2019, the sponsor will be required to identify measures necessary to assure that the project will not result in public health or safety hazards in excess of the health risk levels established by the State for the intended use of the site. Following satisfactory completion of the site mitigation measures, any required post-mitigation monitoring, and recordation of any deed restrictions, the Director of Public Health issues a letter of "no further action" and notifies the Department of Building Inspection of compliance with the Maher Program. For project sites subject to the Maher Program, the Department of Building Inspection shall not issue building permits (except for soil sampling or the site plan mitigation measures required by the Maher Program) unless and until it receives this written notification from the Director of Public Health. Accordingly, the project shall not proceed until the Department of Public Health has confirmed that any

2800 Geary Boulevard (2019-023105ENV) – Additional Information (continued)

hazardous substances on the site have been removed or remediated to State standards for the intended use.

Based on the performance standards required by the State to ensure that no adverse impacts with respect to public health and safety would occur, it can be seen with certainty that the project, with oversight for remediation by SFDPH per article 22A, has no potential to have significant environmental effects with respect to hazardous substances on the site.

Serpentine Rock. The project site is underlain by Franciscan Complex bedrock consisting of serpentinite with shale and sandstone inclusions at a depth of approximately 40 feet below ground surface. Excavation for the proposed project would reach a depth of approximately 11 feet below ground surface, above the depth known to contain serpentinite. Regardless, construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweeping or vacuuming sidewalks, and covering inactive stockpiles of dirt. These measures would ensure that should serpentinite exist at shallower depths, that it does not become airborne during construction.

Transportation. The department's transportation staff completed a transportation study determination for the proposed project on April 8, 2021. Transportation staff wrote a supplemental memo dated June 4, 2021 analyzing the proposed project, with the proposed project including a driveway along Wood Street. The memo also analyzes an option where the proposed driveway is located on Geary Boulevard.

Archeological Resources. The department's staff archeologist conducted preliminary archeological review on September 28, 2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

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).

Public Notice. A Notification of Project Receiving Environmental Review was sent on November 20, 2020 for a two-week review period ending December 4, 2020.



ATTACHMENT B

Date: April 16, 2021 (*Updated June 4, 2021*)
To: Planning Department Case No. 2019-023105ENV, 2800 Geary Boulevard
From: Ryan Shum, Transportation Planner
Re: Transportation Analysis Memo – 2800 Geary Boulevard

1. Purpose

This memo describes the transportation impacts of the proposed project at 2800 Geary Boulevard. In addition, a project variant, as described below, is also analyzed for informational purposes.

2. Project Description

The proposed project would demolish the existing one-story building on site (previously a Firestone Tire retail and service center) and construct a new mixed-use residential and commercial building. The proposed building would include a total of 42 dwelling units (24 one-bedroom, 13 two-bedroom, and five three-bedroom), and would be 6 stories tall and 65 feet in height to the roof (79 feet to the top of the elevator penthouse). The building would also contain approximately 850 square feet of ground-level commercial space, a community room, patio, rear yard, roof deck, and solar panels. In addition, the proposed project would remove the existing curb cut on Geary Boulevard and add a new ten-foot-wide curb cut along Wood Street to provide access to the basement parking garage via a car ramp. The garage entrance would include audio and visual signs to indicate if a car is in the ramp or the garage door is opening for pedestrian safety and for cars preparing to enter the garage. The basement garage would contain a total of 23 parking spaces, 20 of which would utilize a car stacker, and 42 Class I bicycle parking spaces. One on-street passenger loading zone is proposed on Wood Street.

A project variant is also analyzed for informational purposes for this transportation impact assessment only. The project variant is identical to the proposed project in terms of the building envelope, and would include the same number of dwelling units, vehicle parking spaces, and bicycle parking spaces. The project variant would also have the same configuration on the second through sixth floors. However, the project variant would have a different configuration of the basement and first floor levels. The primary difference is that the project variant would have the garage entrance on Geary Boulevard, while the proposed project would have the garage entrance on Wood Street. The project variant would have approximately 1,370 square feet of ground-level commercial space, while the proposed project would have approximately 850 square feet of ground-level commercial space, but both would front Geary Boulevard. The project variant would include an 18-foot-wide curb cut on Geary Boulevard along the western edge of the property and would not require a new curb cut on Wood Street. One on-street passenger loading zone is proposed on Wood Street, same as the proposed project.

Cumulative Setting

The following is a list of cumulative projects within approximately 0.25 miles of the project site:

- **2670 Geary Boulevard (case no. 2014-002181ENV):** Construction of an eight-story mixed-use building with 101 dwelling units, two ground-level commercial spaces totaling approximately 2,800 square feet, and a no vehicle parking.
- **40-44, 46 & 48-50 Cook Street (case no. 2017-010174ENV):** Construction of a four-story, two-unit building with two parking spaces on the currently vacant lot at 40-44 Cook Street. Alterations to the existing structures on 46 Cook Street. Alterations to the existing structure at 48 Cook Street and construction of a four-story single-family house within the front portion of the lot to create 50 Cook Street.
- **1327 Lyon Street (case no. 2018-008432PRJ):** Addition of two ADUs to the basement level of an existing structure within the rear yard.
- **230 Anza Street (case no. 2016-005365ENV):** Demolition of an existing two-story residential building with two dwelling units and construction of a four-story residential building with three dwelling units.
- **2 Lupine Avenue (case no. 2016-007461PRJ):** Construction of a new two-story single family residential building on lot containing an existing two-story-over-garage, five-unit apartment building.
- **2750 Geary Boulevard (case Number 2018-015786ENV):** Construction of a 3-story horizontal and vertical addition with 20 one-bedroom dwelling units, 2 tandem parking spaces, and a 2-story addition with a community center. The project would increase the building area from 32,180 square feet to approximately 48,700 square feet and the total unit count would increase from 79 to 99 units. The new addition would include five vehicle parking spaces and ten Class 1 bicycle spaces in bike lockers accessed from Wood Street.
- **Geary Rapid Project (SFMTA):** The Geary Rapid Project aims to improve public transit performance and safety along Geary Boulevard through improvements to the public right-of-way, including: dedicated transit lanes, transit and pedestrian bulbs, and new crosswalks. Project construction consists of two major phases. Phase 1 extends from Market Street to Stanyan Street; construction began in 2018 and is expected to continue into summer 2021. Phase 2 is called the Geary Boulevard Improvement Project will extend from Stanyan Street to 34th Avenue; there is no anticipated construction start date at this time.

3. Transportation Setting

The project site is located on the northwest corner of Geary Boulevard and Wood Street and is bounded Geary Boulevard to the south, Wood Street to the east, a two-story residential building to the north, and a three-story mixed-use commercial and residential building to the west. Land uses in the surrounding vicinity include retail and commercial uses along Geary Boulevard and a variety of residential uses, including single-family, multi-family, and group-housing units. There is a bus stop at the northeast corner of Geary Boulevard and Collins Street, approximately 90 feet west of the project site, that is served by the 38-Geary and 38R-Geary Muni routes. Wood Street is a bidirectional residential street with low traffic volumes. Vehicle traffic on Wood Street is primarily local traffic and typically limited to people accessing residences along Wood Street and Lupine Avenue. Geary Boulevard is a six-lane, east-west thoroughfare

with three lanes in each direction. Geary Boulevard is a major corridor that connects the northwestern neighborhoods of the city (e.g. the Richmond District and Seacliff) with Downtown San Francisco and the rest of the city. As previously discussed, the 38-Geary and 38R-Geary Rapid Muni bus routes travel on Geary Boulevard and are two of the busiest bus routes in the city. Sidewalks in the immediate vicinity are 10 feet wide on Geary Boulevard and 12 feet wide on Wood Street.

Under existing conditions, vehicles access the project site via a 28-foot-wide curb cut on Geary Boulevard. The surrounding curb consists primarily of unmetered vehicular parking.

Existing Loading Conditions

There are no commercial or passenger loading zones along the project frontages and block face on Geary Boulevard and Wood Street. The closest commercial (yellow curb) loading zone is on the opposite side of Wood Street approximately 60 feet northeast of the project site; this commercial loading zone is 35 feet long. The closest passenger (white curb) loading zone is also on the opposite side of Wood Street, adjacent to the commercial loading zone, approximately 95 feet northeast of the project site; this passenger loading zone is 43 feet long. Both of these loading zones are adjacent to the senior living center at 2750 Geary Boulevard.

The SFMTA conducted field observations at the project site at approximately noon on May 27, 2021.¹ They observed one commercial loading event at the commercial loading zone adjacent to the senior living center. A separate commercial loading event was observed on Geary Boulevard. The passenger loading zone adjacent to the senior living center was in use during field observations. SFMTA did not observe any blockages of the travel lanes or driveways on Wood Street. SFMTA also reviewed historic information from Google StreetView which showed there is generally curb space available for vehicles to use for loading/unloading on Wood Street.

SFMTA staff also spoke with the director of the senior living center regarding the use of the loading zones. The center has food delivery twice a week, along with typical garbage pickup. At the start of the COVID-19 pandemic, the center experienced greater deliveries of personal protective equipment, but those deliveries have subsided.

There are two small yellow commercial loading zones north of the senior living center at 36 Wood Street adjacent to a construction company. The company parks pickup trucks and flatbeds in those commercial loading zones throughout the day. The yellow loading zones are in effect 8 am to 6 pm Monday through Friday.

¹ Mackowski, Daniel, Transit Engineering, San Francisco Municipal Transportation Agency, email correspondence with Ryan Shum, environmental planner, San Francisco Planning Department, June 1, 2018.

4. Transportation Impact Analysis – Significance Criteria

The proposed project and project variant's transportation-related impacts were analyzed per the following significance criteria consistent with the 2019 Transportation Impact Analysis Guidelines for Environmental Review (guidelines)²:

Construction

Construction of the project or project variant would have a significant effect on the environment if it requires a substantial extended duration or intense activity that could create potentially hazardous conditions for people walking, bicycling, driving, or riding public transit; or interfere with emergency access or accessibility for people walking or bicycling; or substantially delay public transit.

Operation

Operation of the project or project variant would have a significant effect if it would:

- Create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations.
- Interfere with accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access.
- Substantially delay public transit.
- Cause substantial additional VMT or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network.
- Result in a loading deficit and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving; or substantially delay public transit.
- Result in a substantial vehicular parking deficit and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving; or interfere with accessibility for people walking or bicycling or inadequate access for emergency vehicles; or substantially delay public transit.

Scoped Out Topics

Detailed analysis of the project and project variant's impacts related to construction, bicycling, emergency access, vehicular parking, and vehicle miles traveled (VMT) are not included. These topics were scoped out as the proposed project and project variant meet the guidelines screening criteria for construction, VMT, and vehicular parking. In addition, the project and project variant are not located near an emergency service operator and would not include features that would interfere with accessibility for emergency services, people walking or people bicycling. The project and project variant do not include features that

² San Francisco Planning Department, 2019 *Transportation Impact Analysis Guidelines for Environmental Review*, <https://sfplanning.org/project/transportation-impact-analysis-guidelines-environmental-review-update#impact-analysis-guidelines>

could result in potentially hazardous conditions to people walking or bicycling. The following sections describe the project's impacts regarding driving hazards, public transit, and walking and accessibility. The proposed project's travel demand is described below in Table 1.

Table 1: Weekday Daily Person Trips			
Mode	Daily Person Trips	Daily Vehicle Trips	PM Peak Hour Vehicle Trips ¹
Auto	119	93	8
TNC/Taxi	12	8	1
Transit	58		
Private Shuttle	3		
Bike	12		
Walk	103		
<i>Total:</i>	<i>306</i>	<i>101</i>	<i>9</i>
¹ San Francisco County Transportation Authority. <i>Travel Demand Tool</i> . Available at: https://sftraveldemand.sfcta.org/			

5. Transportation Impact Analysis

The transportation analysis is divided into two main sections: Existing Plus Project Conditions and Cumulative Conditions. Each section is further divided into two subsections that discuss the impact of the primary project and the impact of the project variant.

Existing Plus Project Conditions

Potentially Hazardous Conditions for People Driving and Public Transit Operations

A significant driving hazard impact could occur if the project could create potentially hazardous conditions for people driving or public transit operations.

Under the proposed project, vehicles would access the underground garage via a new curb cut on Wood Street. As previously discussed, Wood Street is a low-volume residential street and vehicular traffic on the street is primarily limited to people accessing residences along Wood Street and Lupine Avenue. There are no public transit routes operating on Wood Street. The proposed project would generate nine vehicle trips during the p.m. peak hour, and the number of daily vehicles accessing the garage would be limited by the number of parking spaces provided (23 spaces).

Project vehicle trips are unlikely to conflict with local traffic when accessing the garage due to the low traffic volumes on Wood Street. A vehicle queue could occur if vehicles are waiting enter the garage, either because there is another vehicle exiting at the same time or because of a person on the sidewalk and a vehicle is unable to turn. However, there is enough vehicle queuing capacity on Wood Street such that

vehicles are unlikely to spill onto Geary Boulevard. Other vehicles would have space to wait for a car to successfully complete its turn into the project garage before proceeding or maneuver around the vehicle. Furthermore, other vehicle traffic would also travel slower due to the residential nature of Wood Street and the use of the slower aboveground lane on Geary Boulevard to turn into Wood Street, which would further minimize the potential for a substantially hazardous condition to occur. Thus, the proposed project is unlikely to result in potentially hazardous conditions for people driving and public transit operations, and would have a less than significant impact.

Project Variant

Under the project variant, vehicles would access the underground garage via Geary Boulevard. Geary Boulevard is a heavily trafficked corridor with a substantially higher vehicle volume than Wood Street. There is a potential for vehicle queues to form on Geary Boulevard if inbound vehicles need to wait to enter the garage. A vehicle queue on Geary Boulevard in front of the project site could conflict with the 38-Geary and 38R-Geary, as well as faster-moving vehicles exiting the Masonic Tunnel. Currently, the 38-Geary and 38R-Geary buses traveling westbound on Geary Boulevard near the project frontage have to navigate multiple potential conflicts from vehicles entering and exiting Wood Street, westbound vehicles from Masonic Street, and vehicles exiting the Masonic tunnel who may merge into their lane. Under the project variant, a vehicle queue on Geary Boulevard from vehicles entering and exiting the project garage could increase the number of potential hazards that bus operators would need to safely navigate. However, such a vehicle queue is not anticipated to occur given the low volumes of vehicles accessing the project site during the p.m. peak hour (i.e., nine trips). If a queue would occur, the queue would be temporary and not substantial.

As a result, the project variant would result in more conflicts with transit vehicles compared to the proposed project. However, due to the limited number of parking spaces in the project garage and the limited number of vehicle movements that would be entering and exiting from this garage, it is unlikely that there would be a substantial number of potential vehicle conflicts. Thus, although the project variant would result in more impacts compared to the proposed project, it would not rise to the level of a potentially significant impact under CEQA. The project variant would therefore have a less than significant impact.

Public Transit Delay

A significant transit delay impact could occur if the project would result in transit delay greater than or equal to four minutes. The department uses a screening criterion of 300 vehicle trips during the p.m. peak hour³ to determine if a development project has the potential to result in substantial public transit delay that could result in a significant transit delay impact. Based on the project's anticipated vehicle trip generation (nine vehicle trips during the p.m. peak hour), the project would not exceed this screening criterion. Thus, the proposed project would not result in substantial public transit delay, and would have a less than significant impact.

³ The SF Guidelines establish a transit delay screening criterion of 300 vehicles during the peak hour. The department determined that projects with fewer than 300 project vehicle trips during the peak hour would not result in transit delay greater than the quantitative threshold of significance, which is four minutes.

Project Variant

The project variant would generate approximately the same number of vehicle trips during the p.m. peak hour as the proposed project and would not exceed the substantial public transit delay screening threshold. Thus, similar to the proposed project, the project variant would not result in substantial public transit delay and would have a less than significant impact.

Loading

The proposed project and project variant propose one on-street passenger loading zone on Wood Street, adjacent to the project frontage. There is an existing commercial loading zone across the street from the project site on Wood Street. The proposed project and variant would generate a passenger loading demand of approximately one passenger loading space during the peak hour of loading demand, and demand for approximately one freight loading space during the peak hour of loading demand. In other words, on average, the proposed project and variant would require one loading space to meet its loading needs during the one-hour period with the highest loading demand. Due to the low loading demand of the project, the project's anticipated loading demand would be adequately accommodated by the proposed on-street passenger loading zone and the existing commercial loading zone. Because the project variant's passenger and freight loading demand and supply would be the same under the proposed project, loading impacts under the project variant would be the same as the proposed project, which would be less than significant.

Cumulative Conditions

Cumulative transportation impacts could occur when nearby cumulative projects combine with the proposed project or project variant to result in greater impacts than each project individually. The list of nearby cumulative projects is described in the Cumulative Setting section of the Project Description, above. Based on the list of cumulative projects, the proposed projects at 2750 Geary Boulevard and 2670 Geary Boulevard have the potential to combine with the proposed project to result in cumulative transportation impacts. Other nearby projects are small in scale (e.g., construction of ADUs in existing buildings, one-to-four-unit residential buildings) and would not generate substantial number of net new vehicle trips; or are located far away from 2800 Geary Boulevard and would not combine with the proposed project to result in cumulative transportation impacts.

The Geary Rapid Project and Geary Boulevard Improvement Project would not generate additional vehicle trips that could combine with the proposed project.

Potentially Hazardous Conditions for People Driving and Public Transit Operations

The cumulative context is the project site and the design of streets in the immediate nearby area, combined with existing and anticipated vehicle trips from other cumulative projects (e.g., 2670 and 2750 Geary Boulevard). The project at 2670 Geary Boulevard would construct an eight-story mixed-use building with 101 dwelling units and ground-level commercial space. The 2750 Geary Boulevard project would increase the total unit count on-site from 79 to 99 units and would also include five additional vehicle parking spaces. Both projects would generate additional vehicle trips during the p.m. peak hour, some of which could travel on Geary Boulevard or Wood Street near the project site.

Under cumulative conditions, the additional vehicle trips from cumulative projects would not change the conditions described under existing plus project conditions related to the potential for queues from the proposed project site nor conflicts. Thus, the proposed project combined with cumulative projects would not result in potentially hazardous conditions for people driving or public transit operation and would have a less than significant impact.

Project Variant

As discussed above, the project variant would locate the project garage on Geary Boulevard. The cumulative context is project site and the design of streets in immediate nearby area, combined with existing and anticipated vehicle trips from other cumulative projects (e.g., 2670 and 2750 Geary Boulevard). Under cumulative conditions, the additional vehicle trips from cumulative projects would not change the conditions described under existing plus project conditions related to the potential for queues from the proposed project site nor conflicts. Thus, the proposed project combined with cumulative projects would not result in potentially hazardous conditions for people driving or public transit operations and would have a less than significant impact.

Public Transit Delay

Under cumulative conditions, the projects at 2670 and 2750 Geary Boulevard would add additional vehicle trips to surrounding roadways, which would combine with vehicle trips from the proposed project. However, the combined trips would not exceed the 300 vehicle trips during the peak hour screening criterion for substantial public transit delay. Therefore, the proposed project would not combine with cumulative projects to result in substantial public transit delay.

Project Variant

The project variant would result in approximately the same number of vehicle trips as the proposed project. Therefore, similar to the proposed project, the project variant would not combine with cumulative projects to result in substantial public transit delay.

Loading

Cumulative loading impacts are typically limited to the vicinity of a project site. Under cumulative conditions, loading demand generated by the expansion of the senior living facility at 2750 Geary Boulevard may combine with the loading demand of the proposed project. However, the existing commercial and passenger loading zones on Wood Street meet the loading demand for 2750 Geary Boulevard project.

As discussed above, the proposed project and project variant would include a passenger loading zone on Wood Street that would adequately accommodate the project's and project variant's passenger loading demand. As a result, neither the proposed project nor project variant would result in a passenger loading supply deficit under cumulative conditions.



EXECUTIVE SUMMARY

HOME-SF PROJECT AUTHORIZATION

HEARING DATE: MARCH 4, 2021

Record No.: 2019-023105AHB
Project Address: 2800 GEARY BOULEVARD
Zoning: Geary Boulevard NCD (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1069/013
Project Sponsor: Jonathan Pearlman
1159 Green Street, #4
San Francisco, CA 94109
Property Owner: South Van Ness 490 LP
630 Taraval Street
San Francisco, CA 94116
Staff Contact: Matt Dito – (628) 652-7358
matthew.dito@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes demolition of an existing commercial building on the project site, and new construction of a six-story, 65-foot tall mixed-used building with 42 dwelling units, approximately 850 square-feet of ground floor commercial space, 23 below-grade off-street parking spaces, 42 Class 1 bicycle parking spaces, and 4 Class 2 bicycle parking spaces. The Project includes 24 one-bedroom units ranging in size from 510 square feet to 745 square feet, 13 two-bedroom units ranging in size from 925 square feet to 1,225 square feet, and five three-bedroom units that are each 1,170 square feet in size. The Project building area totals 55,360 gross square feet. The Project includes approximately 3,975 square feet of common open space via ground floor courtyard and roof deck, and approximately 1,200 square feet of private open space via balconies and terraces.

Required Commission Action

In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization, pursuant to Planning Code Sections 206.3 and 328. Pursuant to Planning Code Section 206.3, as a Tier Three HOME-SF Project, the Project is receiving development bonuses to allow form based density, two addition stories of height, and a modification of the exposure requirement of Planning Code Section 140. The Project is requesting an exception, pursuant to Planning Code Section 328, to the rear yard requirement of Planning Code Section 134.

Should the Commission revise the Project to incorporate the project variant design into the authorization, in addition to the actions taken above, the following must be considered in the final motion:

- **Rear yard exception.** The project proposal requires an exception to the rear yard requirement of Planning Code Section 134 (Section 13C of the Draft Motion). The project variant would require the same exception. The finding should be modified as appropriate.
- **Modification of Planning Code Section 155(r) requirements.** The project proposal does not require any further modification from Planning Code requirements beyond what is expressly listed in Section 328. The project variant would require a modification of Planning Code Section 155(r), which does not principally permit curb cuts on transit preferential streets, such as Geary Boulevard. This requirement generally requires Conditional Use Authorization, but may be incorporated into a HOME-SF Authorization. The project variant would require a new finding be added to the Draft Motion in Section 13F.

Issues and Other Considerations

- **Public Comment & Outreach.** The Department has received one letter signed by six nearby residents of the Project Site expressing opposition to the location of the off-street parking vehicular access on Wood Street. The groups stated preference is for the access to be located on Geary Boulevard, which would require a zoning exception pursuant to Planning Code Section 328(d)(6).
- **Design Review.** The Project underwent extensive review for Planning Code and design guideline compliance. In addition to several refinements of the design, such as placing more emphasis on the ground floor corner storefront, there was one major functionality change that occurred throughout the review process. The off-street parking vehicular access was originally located on Geary Boulevard. Following review by the Street Design Advisory Team (“SDAT”), a recommendation was made to shift the location of this access to Wood Street. The Project Sponsor revised the Project to comply with the SDAT recommendation, though they also submitted the project variant proposal, with the garage curb cut located on Geary Boulevard. As both the project proposal and variant have been determined to create less than significant CEQA impacts, the driveway location recommendation is based on design principles and established City policies.
 - i. **Safety.** A driveway on Geary Boulevard would conflict with transit vehicles. This location on Geary Boulevard presents a transit challenge due to the Masonic Avenue tunnel running east-west along Geary Boulevard. Traffic moving westbound exits the tunnel in close proximity to the Project Site, moving at higher speeds than what is seen in residential areas. Muni transit lines do not use the tunnel, instead travelling along a slower above ground lane on Geary Boulevard. This lane merges with the westbound tunnel lanes at the intersection of Geary Boulevard and Wood Street.

Locating a vehicular access driveway on the Geary Boulevard frontage creates a conflict for transit line operators, as they currently navigate vehicles travelling at higher speeds merging into their lane. Vehicles entering and exiting the Project Site from a Geary Boulevard curb cut have the potential to require sudden stops on the transit lines, a conflict considering the length, weight, and potential passenger load of a coach bus. Alternatively, placing this off-street vehicular access on Wood Street negates these issues as driver's accessing the Project Site would have to use the slower above ground lane on Geary Boulevard to turn onto Wood Street. This configuration does not create any new conflicts for transit operators, as the right turn onto Wood Street from Geary Boulevard is an existing condition and turns from the faster moving tunnel lanes onto Wood Street are not legal.

- ii. **Transit Reliability.** Beyond needing to proceed slowly through this area with caution, a garage driveway on Geary Boulevard means buses would be subject to unpredictable delays when entering vehicles need to queue, such as when waiting for a gate to open, or for a vehicle to exit. Merging into the fast moving tunnel lane is likely not an option. Delays that vary in frequency and magnitude make scheduling impossible and introduce bunches and gaps into the transit line which appear to customers as unreliable, late, and crowded service. While these delays would be temporary, sporadic, and not rise to the level of a transit impact, Geary Boulevard is one of the busiest transit routes in the City and considerations should be given to ensure the necessity of a new curb cut. Placing this off-street vehicular access on Wood Street negates these issues. The Transit Analysis Memo states that, while impacts would not rise to the level of a potential significant impact under CEQA, "the project variant would result in more conflicts with transit vehicles compared to the proposed project" (Page 6).
- iii. **Citywide Policy.** In 1973, the Board of Supervisors adopted the City's original transit-first policy. This policy has repeatedly been affirmed by the voters of San Francisco, both through the support of additional transit funding and through the rejection of measures meant to prioritize private automobiles. A key component of the City's transit-first policy are rapid transit lanes for buses. While a curb cut and garage access is not expressly prohibited on Geary Boulevard, the presence of a rapid transit lane requires that such a curb cut and garage access must be more viable than, or not possess any, alternate locations. 2800 Geary Boulevard is a corner lot that fronts a high-traffic throughfare in Geary Boulevard and a low-traffic residential street in Wood Street. Wood Street is an appropriate location for a residential garage and conforms to the City's transit-first policy with no significant drawbacks or conflicts. Placing the curb cut and garage access on Geary Boulevard is not necessary and does not ease any of the conflicts it may present, while Wood Street presents no such conflicts.
- iv. **Differences between Wood Street and Geary Boulevard.** The following table identifies differences between the project proposal and the project variant.

Description	Wood Street curb cut	Geary Boulevard curb cut
On-Street Parking	Two parking spaces and one loading space on Wood Street.	Three parking spaces and one loading space on Wood Street.

	Four parking spaces on Geary Boulevard.	Two parking spaces on Geary Boulevard.
	<u>Six parking spaces and one loading space total.</u>	<u>Five parking spaces and one loading space total.</u>
Width of curb cut	10 feet (one car)	18 feet (two cars)
Width of driveway	12 feet (one car)	18 feet (two cars)

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a common sense exemption pursuant to CEQA Guidelines Section 15061(b)(3).

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 defunct, underdeveloped lot by constructing a new six-story mixed-use building. The Project will increase the City’s housing stock by providing a total of 42 new dwelling units, 13 of which will be designated as on-site affordable dwelling units (30% of the Project’s total units). The Project also provides a commercial storefront on the ground floor to add to the neighborhood’s commercial character and retail stock. While the Project is larger than what is typical or permitted in the area in order to facilitate the higher levels of affordability, it is designed in a complimentary manner to be consistent with existing neighborhood character. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
Exhibit B – Plans and Renderings
Exhibit C – Alternate Basement Level Plan (Geary Boulevard off-street vehicular access)
Exhibit D – Environmental Determination
Exhibit E – Land Use Data
Exhibit F – Maps and Context Photos
Exhibit G - Project Sponsor Submittal
Exhibit H – Inclusionary Affordable Housing Affidavit
Exhibit I – Anti-Discriminatory Housing Affidavit
Exhibit J – First Source Hiring Affidavit



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: APRIL 29, 2021

Record No.: 2019-023105AHB
Project Address: 2800 GEARY BOULEVARD
Zoning: Geary Boulevard NCD (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1069/013
Project Sponsor: Jonathan Pearlman
1159 Green Street, #4
San Francisco, CA 94109
Property Owner: South Van Ness 490 LP
630 Taraval Street
San Francisco, CA 94116
Staff Contact: Matt Dito – (628) 652-7358
matthew.dito@sfgov.org

ADOPTING FINDINGS RELATING TO A HOME-SF AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 206.3 AND 328 TO ALLOW CONSTRUCTION OF A SIX-STORY BUILDING, WITH A MODIFICATION OF THE EXPOSURE REQUIREMENT OF PLANNING CODE SECTION 140 AND AN EXCEPTION TO THE REAR YARD REQUIREMENT OF PLANNING CODE SECTION 134, THAT CONTAINS 42 DWELLING UNITS AND APPROXIMATELY 850 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, AND 23 BELOW-GRADE OFF-STREET PARKING SPACES LOCATED AT 2800 GEARY BOULEVARD, LOT 013 IN ASSESSOR'S BLOCK 1069, WITHIN THE GEARY BOULEVARD NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 17, 2019, Jonathan Pearlman of ELEVATIONarchitects (hereinafter "Project Sponsor") filed Application No. 2019-023105AHB (hereinafter "Application") with the Planning Department (hereinafter "Department") for a HOME-SF Authorization to construct a new six-story, 65-foot tall mixed-use building with 42 dwelling units and approximately 850 square feet of commercial space (hereinafter "Project") at 2800 Geary Boulevard, Block 1069, Lot 013 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a common sense exemption pursuant to CEQA Guidelines Section 15061(b)(3).

On April 29, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on HOME-SF Authorization Application No. 2019-023105AHB.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-023105AHB 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 Authorization as requested in Application No. 2019-023105AHB, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of an existing commercial building on the project site, and new construction of a six-story, 65-foot tall mixed-used building with 42 dwelling units, approximately 850 square feet of ground floor commercial space, 23 below-grade off-street parking spaces, 42 Class 1 bicycle parking spaces, and 4 Class 2 bicycle parking spaces. The Project includes 24 one-bedroom units ranging in size from 510 square feet to 745 square feet, 13 two-bedroom units ranging in size from 925 square feet to 1,225 square feet, and five three-bedroom units that are each 1,170 square feet in size. The Project building area totals 55,360 gross square feet. The Project includes approximately 3,975 square feet of common open space via ground floor courtyard and roof deck, and approximately 1,200 square feet of private open space via balconies and terraces.
- 3. Site Description and Present Use.** The Project Site is located on the northwest corner of Geary Boulevard and Wood Street. The lot area is 11,680 square feet and contains an approximately 9,000 square-foot one-story vacant commercial building that was last occupied by an automotive repair use (d.b.a. Firestone Complete Auto Care). The lot has 90 linear feet of frontage along the south property line on Geary Boulevard, and 122 linear feet of frontage along the east property line along Wood Street. The existing building was constructed circa 1952 and has been determined to not be a historic resource.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Geary Boulevard Neighborhood Commercial District (NCD) in the Presidio Heights neighborhood. North of Geary Boulevard, the immediate neighborhood on Wood Street and the west side of Emerson Street includes two- and three-story residential buildings, primarily for single-family and two-family dwellings. These properties are exclusively zoned RH-2 (Residential, House – Two-Family). Geary Boulevard, which runs east-west, is part of the Geary Boulevard NCD and contains two- and three-story mixed-use buildings, with residential over commercial uses. The Project Site is two blocks from a large shopping center at the southeast corner of Geary Boulevard and Masonic Avenue. Other zoning districts in the vicinity of the Project Site include: P (Public), NC-3 (Neighborhood Commercial – Moderate Scale), RH-1 (Residential, House – Single-Family), and RH-3 (Residential, House – Three-Family). The Project Site is directly across the street from 2750 Geary Boulevard, at the northeast corner of Geary Boulevard and Wood Street, which is occupied by Sagebrook Senior Assisted Living. The Commission approved a three-story horizontal addition containing 20 additional care units, for a total of 99 care units, in January of 2021. The Project Site is also located approximately 400 feet from 2670 Geary Boulevard, where an eight-story mixed-use building containing 101 dwelling units was approved by the Commission in November of 2017. Neither project has begun construction or had a building permit issued.
- 5. Public Outreach and Comments.** The Department has one letter signed by six nearby residents of the Project Site expressing opposition to the location of the off-street parking vehicular access on Wood Street. The groups stated preference is for the access to be located on Geary Boulevard, which would require a zoning exception pursuant to Planning Code Section 328(d)(6), as discussed further in Section

6F of this Motion.

Design Review. The Project underwent extensive review for Planning Code and design guideline compliance. In addition to several refinements of the design, such as placing more emphasis on the ground floor corner storefront, there was one major functionality change that occurred throughout the review process. The off-street parking vehicular access was originally located on Geary Boulevard. Following review by the Street Design Advisory Team (“SDAT”), a recommendation was made to shift the location of this access to Wood Street. The Project Sponsor revised the Project to comply with the SDAT recommendation, though they also submitted the project variant proposal, with the garage curb cut located on Geary Boulevard. As both the project proposal and variant have been determined to create less than significant CEQA impacts, the driveway location recommendation is based on design principles and established City policies.

- i. **Safety.** A driveway on Geary Boulevard would conflict with transit vehicles. This location on Geary Boulevard presents a transit challenge due to the Masonic Avenue tunnel running east-west along Geary Boulevard. Traffic moving westbound exits the tunnel in close proximity to the Project Site, moving at higher speeds than what is seen in residential areas. Muni transit lines do not use the tunnel, instead travelling along a slower above ground lane on Geary Boulevard. This lane merges with the westbound tunnel lanes at the intersection of Geary Boulevard and Wood Street. Locating a vehicular access driveway on the Geary Boulevard frontage creates a conflict for transit line operators, as they currently navigate vehicles travelling at higher speeds merging into their lane. Vehicles entering and exiting the Project Site from a Geary Boulevard curb cut have the potential to require sudden stops on the transit lines, a conflict considering the length, weight, and potential passenger load of a coach bus. Alternatively, placing this off-street vehicular access on Wood Street negates these issues as driver’s accessing the Project Site would have to use the slower above ground lane on Geary Boulevard to turn onto Wood Street. This configuration does not create any new conflicts for transit operators, as the right turn onto Wood Street from Geary Boulevard is an existing condition and turns from the faster moving tunnel lanes onto Wood Street are not legal.
- ii. **Transit Reliability.** Beyond needing to proceed slowly through this area with caution, a garage driveway on Geary Boulevard means buses would be subject to unpredictable delays when entering vehicles need to queue, such as when waiting for a gate to open, or for a vehicle to exit. Merging into the fast moving tunnel lane is likely not an option. Delays that vary in frequency and magnitude make scheduling impossible and introduce bunches and gaps into the transit line which appear to customers as unreliable, late, and crowded service. While these delays would be temporary, sporadic, and not rise to the level of a transit impact, Geary Boulevard is one of the busiest transit routes in the City and considerations should be given to ensure the necessity of a new curb cut. Placing this off-street vehicular access on Wood Street negates these issues. The Transit Analysis Memo states that, while impacts would not rise to the level of a potential significant impact under CEQA, “the project variant would result in more conflicts with transit vehicles compared to the proposed project” (Page 6).
- iii. **Citywide Policy.** In 1973, the Board of Supervisors adopted the City’s original transit-first policy. This policy has repeatedly been affirmed by the voters of San Francisco, both through the support

of additional transit funding and through the rejection of measures meant to prioritize private automobiles. A key component of the City's transit-first policy are rapid transit lanes for buses. While a curb cut and garage access is not expressly prohibited on Geary Boulevard, the presence of a rapid transit lane requires that such a curb cut and garage access must be more viable than, or not possess any, alternate locations. 2800 Geary Boulevard is a corner lot that fronts a high-traffic throughfare in Geary Boulevard and a low-traffic residential street in Wood Street. Wood Street is an appropriate location for a residential garage and conforms to the City's transit-first policy with no significant drawbacks or conflicts. Placing the curb cut and garage access on Geary Boulevard is not necessary and does not ease any of the conflicts it may present, while Wood Street presents no such conflicts.

- iv. **Differences between Wood Street and Geary Boulevard.** The following table identifies differences between the project proposal and the project variant.

Description	Wood Street curb cut	Geary Boulevard curb cut
On-Street Parking	Two parking spaces and one loading space on Wood Street.	Three parking spaces and one loading space on Wood Street.
	Four parking spaces on Geary Boulevard.	Two parking spaces on Geary Boulevard.
	<u>Six parking spaces and one loading space total.</u>	<u>Five parking spaces and one loading space total.</u>
Width of curb cut	10 feet (one car)	18 feet (two cars)
Width of driveway	12 feet (one car)	18 feet (two cars)

Public Outreach. The Department facilitated two meetings between the Project Sponsor and neighborhood during the course of review of the Project, in addition to a Department facilitated Pre-Application Meeting prior to submittal of the Application.

The two meetings with the Project Sponsor and neighborhood were conducted as follows:

- i. **December 9, 2020.** The purpose of this meeting was to discuss the general process in place for the review of the application, the hearing schedule, and to provide a better understanding to the neighbors of what CEQA analysis was being conducted for the Project. Neighbors expressed general concern with the proposed height and density of the Project, as well as towards the general volume of large projects being pursued in the neighborhood.
- ii. **February 24, 2021.** The purpose of this meeting was to update the neighbors on the review process and changes the Project had undergone since the previous meeting in December 2020. Neighbors expressed opposition to the location of the off-street parking vehicular access being shifted to Wood Street.

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. **Residential Use.** Planning Code Section 739 states that one dwelling unit per 600 square feet of lot area is permitted. The subject property has a lot area of 11,680 square feet. Therefore, 19 dwelling units are permitted.

The Project includes 42 dwelling units, exceeding the amount principally permitted in the Geary Boulevard NCD. The Project includes 24 one-bedroom units ranging in size from 510 square feet to 745 square feet, 13 two-bedroom units ranging in size from 925 square feet to 1,225 square feet, and five three-bedroom units that are each 1,170 square feet in size. The Project has applied for HOME-SF Authorization, which limits density not by lot area, but by the applicable requirements and limitations set forth elsewhere in the Code, including, but not limited to, height, setbacks, required open space, exposure, and unit mix. HOME-SF Authorization permits 42 dwelling units, as further discussed in Section 12A of this Motion.

- B. **Rear Yard.** Planning Code Section 134 states that a rear yard equal to 25% of the lot depth is required at the lowest story containing a dwelling unit, and at each succeeding level.

The Project includes an above-ground rear yard at the interior corner of the lot equal to 24.6% of the lot area. The basement level garage extends further to the west and north than the above-ground building mass. The resulting undeveloped below-grade area is equal to 15.3% of the total lot area. The Project has applied for HOME-SF Authorization, which allows for a zoning modification to the rear yard requirement for corner lots. The modification allows for the rear yard to be located at the interior corner and be reduced to 20% of the lot area, provided that each horizontal dimension of the open area is at least 15 feet. While the above-ground building mass is in conformity with the granted zoning modification, the below-grade garage level is not. Rear yard requirements extend to below-grade spaces. Therefore, an exception from the rear yard requirement of Planning Code Section 134 is required, which may be granted pursuant to Planning Code Section 328, as discussed further in Sections 12D and 13C of this Motion.

- C. **Usable Open Space.** Planning Code Section 135 requires that a minimum of 80 square feet of usable open space per unit shall be provided if private, or 100 square feet of usable open space shall be provided if common.

The Project proposes Code-compliant private usable open space for four dwelling units. The Project proposes 3,875 square feet of Code-compliant common usable open space for the remaining 38 dwelling units. This combination of usable open space meets the requirements of Planning Code Section 135. Additionally, 11 dwelling units feature private balconies or decks that do not meet the Code-requirements for usable open space.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 requires 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.

27 of the 42 proposed dwelling units face directly on to either Wood Street or Geary Boulevard, which satisfies the requirements of Planning Code Section 140. The remaining 15 dwelling units face the interior corner rear yard, which does not meet the requirements of Planning Code Section 140. The Project has applied for HOME-SF Authorization, which allows for a zoning modification to the exposure requirement. The modification allows the exposure requirement to be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension, and such open area is not required to expand in every horizontal direction at each subsequent floor. The proposed exposure for the 15 dwelling units facing the interior corner rear yard is compliant with the HOME-SF program requirements, as discussed further in Section 12D of this Motion.

- E. Street Frontage in Residential-Commercial Districts.** Planning Code Section 145.1 requires that, with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, 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. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space. Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger. 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 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. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to parking ingress or egress.

Excepting space for parking and loading access, building egress, and access to mechanical systems, the Project provides active uses within the first 25 feet of building depth. The Project proposes these features in the first 25 feet of building depth on the ground floor on both the Geary Boulevard and Wood Street facades.

The first 25 feet of depth on the Geary Boulevard frontage contains two dwelling units, which are considered active uses on the ground floor when 50 percent of the linear frontage containing residential uses features dwelling units with direct, individual pedestrian access to a public sidewalk. One of these units occupies linear frontage and also provides direct access to the street. The second unit does not occupy linear frontage. Therefore, 100 percent of the linear frontage on Geary Boulevard containing residential uses features a dwelling unit with direct access to the street and the residential use is considered an active use. The remaining frontage on Geary Boulevard is occupied by the exempted uses previously listed and the ground floor commercial space, which also meets the requirements of Planning Code Section 145.1.

The first 25 feet of depth on the Wood Street frontage contains a community room for residents of the building's dwelling units. Community rooms are considered active uses when meeting the intent of

Planning Code Section 145.1 and have access directly to a public sidewalk or street. The intent of this requirement is to preserve, enhance, and promote attractive, clearly defined street frontages that are pedestrian-oriented, and fine-grained, and that are appropriate and compatible with the surrounding district. The community room is consistent with that intent, and also provides direct access to the street. Therefore, the community room is considered an active use. The remaining frontage on Wood Street is occupied by exempted uses previously listed and the ground floor commercial space, which also meets the requirements of Planning Code Section 145.1.

- F. **Location of Off-Street Parking Entrance/Exit.** Planning Code Section 155(r) states that, in order to preserve pedestrian character of certain districts and minimize delays to transit service, garage entries, driveways, or other vehicular access to off-street parking via curb cuts shall be regulated. Where an alternative frontage is not available, ~~No~~ curb cut shall be permitted along any Neighborhood Commercial Street and Commercial Throughways as defined in the Better Streets Plan without Conditional Use Authorization. Where an alternative frontage is available, parking or loading access along these streets is not permitted. Requests for off-street parking vehicular access in HOME-SF Projects that would otherwise require Conditional Use Authorization or not be permitted may be pursued as a zoning exception pursuant to Planning Code Section 328(d)(6).

Geary Boulevard is defined as a Neighborhood Commercial Throughway in the Better Streets Plan. The Project proposes vehicular access to off-street parking on Wood Street. Therefore, the Project does not require an exception from the Planning Code. However, the Project Sponsor has stated a preference for an alternate proposal that would locate the off-street parking access on Geary Boulevard. Parking or loading access on Geary Boulevard is not permitted because an alternative frontage (Wood Street) is available. Therefore, ~~The~~ request for the Geary Boulevard off-street parking access would require a zoning exception as part of the HOME-SF Project Authorization, pursuant to Planning Code Section 328(d)(6).

- G. **Bicycle Parking.** Planning Code Section 155.2 requires that at least one weather protected bicycle parking space per dwelling unit be provided and easily accessible to residents. One Class 2 bicycle parking space is required for every 20 dwelling units provided. Two additional Class 2 bicycle parking spaces are required if the Project contains a retail sales and service use less than 7,500 square feet in size.

The Project provides 42 total weather protected bicycle parking spaces, which is one per dwelling unit. The Project is required to provide four Class 2 bicycle parking spaces. Two are required due to the dwelling unit count, and two are required due to the retail sales and service use. Four Class 2 bicycle parking spaces are provided. The Project meets the Planning Code requirements for bicycle parking.

- H. **Non-Residential Use.** Planning Code Section 739 states that ground floor retail sales and service uses are generally permitted.

The Project includes approximately 850 square feet of commercial space on the ground floor. While there is no specified use at this time, the space must conform to the use limitations of Planning Code Section 739.

- I. **Non-Residential Use Size.** Planning Code Section 739 states that a non-residential use size of up to

5,999 square feet is principally permitted.

The Project proposes a non-residential use of approximately 850 square feet.

- J. **Special Height Exception: Additional Five Feet Height for Active Ground Floor Uses.** Planning Code Section 263.20 allows an additional foot of height above the designated height limit for each additional foot that the ground floor ceiling height is in excess of 10 feet. This exception is provided for projects located in NC-3 Zoning Districts that front Geary Boulevard between Masonic Avenue and 28th Avenue¹.

The Project proposes a 15-foot ground floor ceiling height. As the ground floor ceiling height exceeds 10 feet by five feet, this allows for an additional five feet of building height above the designated height limit.

- K. **Height.** Planning Code Section 260 states that the maximum height of any building on the subject property is 40 feet.

The Project proposes a six-story building that is 65 feet in height, exceeding the maximum permitted height in Planning Code Section 260. The Project has applied for HOME-SF Authorization, which permits an additional 20 feet in height above the authorized limit, to be used for two 10-foot stories. In combination with the additional five feet in height permitted for active ground floor uses in Planning Code Section 263.20, a building 65 feet in height is compliant with the HOME-SF program requirements, as discussed further in Section 12B of this Motion. Additionally, the roof contains features that are exempt from height limits, such as an elevator and two stair penthouses.

- L. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 14 points.

As currently proposed, the Project will achieve its required 14 points through the following TDM measures:

- Bicycle Parking (Option B)
- Bicycle Repair Station
- Fleet of Bicycles
- Delivery Supportive Amenities
- Family TDM Amenities (Options A and B)
- Multimodal Wayfinding Signage
- On-site Affordable Housing (Option A)

¹ The Project Site was previously zoned NC-3 (Neighborhood Commercial, Moderate Scale) prior to the creation of the Geary Boulevard NCD. Planning Code Section 263.20 does not list the Geary Boulevard NCD in the controls. This was an unintended oversight that occurred when the Geary Boulevard NCD was created. All controls that previously applied to Project Site when part of the NC-3 Zoning District were intended to be incorporated into the Geary Boulevard NCD controls. Therefore, the controls for Planning Code Section 263.20 in the NC-3 Zoning District apply to the Project Site.

- Unbundle Parking (Option D)
- Parking Supply (Option A)

- M. **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 42 new dwelling units. Therefore, it is subject to the Transportation Sustainability Fee, which must be paid prior to the issuance of the first construction document.

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

The Project proposes 42 net new dwelling units. Therefore, it is subject to the Child Care Fee, which must be paid prior to the issuance of the first construction document.

- O. **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 decontrolled 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. 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 30% of the proposed dwelling units as affordable, with a minimum of 10% of the units having an affordable purchase price at 80% of Area Median Income (“AMI”), 10% of the units having an affordable purchase price at 105% of AMI, and the remaining 10% of the units having an affordable purchase price at 130% of AMI, as defined in Section 206.3. .

The Project Sponsor has demonstrated that the Project is eligible for the HOME-SF program, and has submitted an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program’ to satisfy the requirements of the HOME-SF by providing 30% affordable housing on-site as ownership units with a minimum of 10% of the units affordable to low-income households (80% AMI), 10% of the units as affordable to moderate income households (105% AMI), and the remaining 10% of the units affordable to middle-income households (130% AMI) as defined by the Planning Code and Procedures Manual. The Project includes 13 dwelling units to be designated as affordable, which is equal to approximately 31% of the total dwelling units. Seven one-bedroom units, four two-bedroom units, and two three-bedroom units will be designated as affordable. This will satisfy the affordability requirements of the HOME-SF program. 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.

7. **HOME-SF Applicability Requirements.** Planning Code Section 206.3 lists nine 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 42 dwelling units. It does not contain any Group Housing units, 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 Geary Boulevard NCD, 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.

Base Density, as calculated under Planning Code Section 206.5, at the Project Site is 19 dwelling units. The Project proposes 42 dwelling units, which is equal to 221% of the Base Density.

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

The Project proposes to demolish a vacant commercial building and construct a new six-story mixed-use building.

- 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 sales prices set forth in Section 206.3.

- G. If any retail use is demolished or removed, the proposed project may not include a Formula Retail use, as defined in Section 303.1, unless the retail use demolished or removed was either a Formula Retail Use or 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 proposes the demolition of a vacant Automotive Repair use, but the proposed building does not include a Formula 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 south of the centerline of Post Street and west of the centerline of Van Ness Avenue.

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

The Project Site is located within Supervisorial District 2.

8. **HOME-SF Project Authorization Eligibility Requirements.** In order to receive the development bonuses granted under Planning Code Section 206.3, a Tier Three 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 to provide 30% (12.6 units, rounded up to 13 units) of the on-site dwelling units

as HOME-SF Units. 10% (5 units) of the Owned Units will have an average affordable purchase price set at 80% of Area Median Income; 10% (4 units) will have an average affordable purchase price set at 105% of Area Median Income; and 10% (4 units) will have an average affordable purchase price set at 130% of Area Median Income. The on-site affordable housing requirement is split into thirds; however, because the required 13 units cannot be split evenly into thirds, the remaining unit is allocated at the low-income level.

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

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

- C. All HOME-SF Units (income-restricted units in HOME-SF projects meeting the requirements of Section 206.3) shall be no smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017. In addition, notwithstanding any other provision of this Code, 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 300 square feet pursuant to Planning Code Section 415.6(f)(2). The Project proposes HOME-SF units that exceed the minimum unit sizes set forth by the California Tax Credit Allocation Committee. The Project provides a dwelling unit mix that is approximately 43% two- or three-bedroom units. 63% of all bedrooms within the Project are provided in units with more than one bedroom.

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

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

- E. Includes at the ground floor level active uses, as defined in Section 145.1, at the same square

footages as any neighborhood commercial uses demolished or removed, unless the Planning Commission has granted an exception under Section 328.

The Project does not demolish any neighborhood commercial use and proposes ground floor level active uses in accordance with the requirements of Planning Code Section 145.1. The approximately 10,000 square-foot automotive repair use will be demolished, and a new 850 square-foot commercial use will be constructed.

The existing 10,000 square-foot automotive repair use has been determined not to be a neighborhood commercial use for the following reasons:

- *Automotive repair uses require Conditional Use Authorization in the Geary Boulevard NCD.*
- *Use sizes of 6,000 square feet or larger require Conditional Use Authorization in the Geary Boulevard NCD.*
- *The size and nature of the previous automotive repair use are more in-line with larger non-residential uses that serve a larger market than the surrounding neighborhood, such as furniture sales and self-storage. This is in contrast to the smaller, more neighborhood-focused commercial uses in the area, such as grocery stores, banks, and dry cleaners.*

Due to the use and size of the previous automotive use requiring special consideration in the form of Conditional Use Authorization, and the use having a Citywide clientele, as opposed to a neighborhood-only clientele, the use is not a neighborhood-commercial use, and no exception is required to demolish it and construct a new commercial use with less square footage.

9. **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. The front façade for floors two to six are articulated with stacks of bay windows. The Project includes a roof deck which is accessible to all residents. While the roof deck is larger than a typical residential roof deck at approximately 1,800 square feet, it is centrally located on the roof, 35 feet from the nearest

adjacent building. This distance will prevent any adverse impacts to the surrounding properties.

With a height of 65 feet, the proposed Project is substantially taller than any nearby buildings. While some impacts are unavoidable, the height is necessary to facilitate the higher levels of affordable housing proposed. The Project proposes slight setbacks at the sixth floor towards the north property line to help mitigate potential adverse impacts to light and air to adjacent residential properties. Nearby properties along Geary Boulevard to the west will see minimal, if any, adverse impacts to light and air due to the massing design, which provides large setbacks at the rear of the adjacent buildings. The overall design of the building is compatible with the Affordable Housing Design Guidelines.

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

The Project will construct a new residential building that incorporates fine-grained detailing with 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 material composition is referential to the surrounding neighborhood contexts, as it draws upon the immediate area's use of smooth stucco, wood, and metal cladding. The structure's mixed-use is reflected in the mixed materials, in that the ground floor commercial space emphasizes transparent glazing and steel cladding, whereas the upper residential levels use wood, smooth stucco, and smaller windows with a mullion pattern commonly found in the area. The design is also referential to the spatial organization found in the vicinity, in that the building's ground floor and corner space shall be used for commercial purposes and the residential units will predominantly be located above the ground floor.

The two street visible facades emphasize the differentiation of materials at various depths. This approach helps provide visual significance to individual features. The materials, such as porcelain tile, aluminum exterior windows, stucco, and steel cladding vary as the building wall depth changes, emphasizing the three-dimensional features of the facades.

Additionally, the ground floor incorporates more glass-oriented corner glazed storefront windows with vertical mullions and transoms, a design commonly seen throughout the area, to visually signal the commercial use and to contrast from the residential units located at the property. The residential units are predominantly located at the upper levels, but those which are located on the ground floor are differentiated have slight design differences from the corner storefront to signify their residential use. These design differences include smaller windows, more proportionate to the residential use and facade cladding that distinguishes the units from the commercial space and emphasizes the relationship with the residences located at the upper levels, primarily through similarities in their window design, whereas the corner storefront is designed to contrast the units above. 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 entrances will be to the side of the commercial space on both facades and are recessed into the façade to clearly denote the transition between the public and private realms. The ground floor dwelling units are sensitively designed to complement the commercial use.

- 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 13-foot wide sidewalk and retains existing street trees while also providing 10 new trees.

- 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.

10. HOME-SF Project Authorization Findings. In its review of any project pursuant to Planning Code Section 328, the Planning Commission shall make the following findings:

- A. The use as proposed will comply with the applicable provisions of the Planning 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 discussed further in Section 14 of this Motion.

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

The Project Site is located within the Geary Boulevard NCD. The Geary Boulevard NCD's stated purpose is to provide new residential housing, diversified commercial uses, and protect existing residential uses. The Project provides new housing, a new commercial space, and does not remove any existing housing. Therefore, the Project is in conformity with the stated purpose of the Geary Boulevard NCD.

11. HOME-SF Project Authorization Additional Criteria. In its review of any project pursuant to Planning Code Section 328, the Planning Commission shall consider the extent to which the following criteria are met:

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

The Project proposes the demolition of an existing vacant commercial building, last occupied by an automotive repair use.

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

The building proposed for demolition does not have any active commercial or retail uses. It was last occupied by an automotive repair use. It has been vacant since late-2019.

- C. 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 Site was last occupied by a commercial tenant in late-2019.

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

The Project includes a new 850 square foot commercial space on the ground floor. A specific use or tenant has not been identified.

- E. 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 loss of the existing commercial building will be offset by the construction of a new ground floor commercial space. There will be no adverse impact on the public health, safety, and general welfare in the district.

- F. 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.

There is no existing commercial or retail use that has been designated, nor is eligible to be designated, as a Legacy Business under Administrative Code Section 2A.242; nor is a formula retail business.

12. HOME-SF Project Development Bonuses. Any HOME-SF Project shall at the project sponsor's request receive the following:

- A. **Form based density.** Notwithstanding any zoning designation to the contrary, density of a Tier Three HOME-SF Project shall not be limited by lot area but rather by the applicable requirements and limitations set forth elsewhere in this Code. Such requirements and limitations include, but 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 Project density is limited by the applicable requirements and limits set forth elsewhere in the Planning Code, not by the lot area restrictions that typically apply to projects in the Geary Boulevard

NCD, where the Project is located. 42 dwelling units are proposed with form based density, whereas 19 dwelling units are principally permitted under the Geary Boulevard NCDs lot area density controls.

- B. **Height.** Up to 20 additional feet above the height authorized for the Tier Three HOME-SF Project under the Height Map of the Zoning Map. 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. Building features exempted from height controls under Planning Code Section 260(b) shall be measured from the roof level of the highest story provided under this section.

The Project includes 20 additional feet above the height limit as two additional 10-foot stories.

- C. **Ground Floor Ceiling Height.** In addition to the permitted height allowed under subsection (f)(2)(C)(ii), Tier Three HOME-SF Projects with active uses on the ground floor as defined in Section 145.1(b)(2) shall receive up to a maximum of five additional feet in height above the height limit. However, the additional five feet may only be applied at the ground floor to provide a 14-foot (floor to ceiling) ceiling height for nonresidential uses, and to allow walk-up dwelling units to be consistent with the Ground Floor Residential Design Guidelines. This additional five feet shall not be granted to projects that already receive such a height increase under Planning Code Section 263.20.

The Project is receiving an additional five feet of building height pursuant to Planning Code Section 263.20. Therefore, no development bonus is requested, nor granted, for the ground floor ceiling height.

- D. **Zoning Modifications.** HOME-SF Projects may receive the following zoning modifications:

- i. **Rear yard.** The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties.

The Project includes an above-ground rear yard at the interior corner of the lot equal to 24.6% of the lot area. The basement level garage extends further to the west and north than the above-ground building mass. The resulting undeveloped below-grade area is equal to 15.3% of the total lot area. While the above-ground building mass is in conformity with the granted zoning modification, the below-grade garage level is not. Rear yard requirements extend to below-grade spaces. Therefore, the Project is requesting an exception from the rear yard requirement of Planning Code Section 134, as further discussed in Section 13C of this Motion.

- ii. **Dwelling Unit Exposure.** The dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no

less than 25 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.

27 of the 42 proposed dwelling units face directly on to either Wood Street or Geary Boulevard, which satisfies the requirements of Planning Code Section 140. The remaining 15 dwelling units face the interior corner rear yard, which does not meet the requirements of Planning Code Section 140. The proposed exposure for the 15 dwelling units facing the interior corner rear yard is no less than 25 feet in every horizontal dimension. The Project is requesting a modification to the exposure requirement.

iii. Off-Street Loading. Off-street loading spaces per Section 152 shall not be required.

The Project is not requesting a modification of the loading requirement, as none is required nor proposed.

iv. Automobile Parking. Up to a 75% reduction in the residential and commercial parking requirements in Section 151 or any applicable special use district.

The Project is not requesting a modification of the accessory parking requirement, as none is required.

v. Open Space. Up to a 5% reduction in common open space if provided under Section 135 or any applicable special use district.

The Project is not requesting a modification of the usable open space requirement.

vi. Additional Open Space. Up to an additional 5% reduction in common open space if provided under Section 135 or any applicable special use district, beyond the 5% provided in subsection (d)(4)(E).

The Project is not requesting a modification of the usable open space requirement.

vii. Inner Courts as Open Space. For an inner court to qualify as usable common open space, Section 135(g)(2) requires it to be at least 20 feet in every horizontal dimension, and for the height of the walls and projections above the court on at least three sides (or 75% of the perimeter, whichever is greater) to be no higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court. HOME-SF Projects may instead provide an inner court that is at least 25 feet in every horizontal dimension, with no restriction on the heights of adjacent walls. All area within such an inner court shall qualify as common open space under Section 135.

The Project is not requesting a modification of the usable open space requirement.

13. HOME-SF Exceptions. As a component of the review process under Planning Code Section 328, the Planning Commission may grant minor exceptions to the provisions of this Code as provided for below, in addition to the development bonuses granted to the project in Section 206.3. Such exceptions,

however, should only be granted to allow building mass to appropriately shift to respond to 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. These exceptions may include:

- A. **Exception from residential usable open space requirements per Section 135, or any applicable special use district.**

The Project is not requesting an exception from the usable open space requirement.

- B. **Exception from satisfaction of loading requirements per Section 152.1, or any applicable special use district.** Off-street loading spaces per Section 152 shall not be required.

The Project is not requesting an exception from the loading requirement, as none is required nor proposed.

- C. **Exception for rear yards, pursuant to the requirements of Section 134, or any applicable special use district.** The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties.

The Project includes an above-ground rear yard at the interior corner of the lot equal to 24.6% of the lot area. The basement level garage extends further to the west and north than the above-ground building mass. The resulting undeveloped below-grade area is equal to 15.3% of the total lot area. While the above-ground building mass is in conformity with the granted zoning modification, the below-grade garage level is not. Rear yard requirements extend to below-grade spaces. Therefore, the Project is requesting an exception from the rear yard requirement of Planning Code Section 134. The Department recommends that the Commission grant the exception, as the below-grade garage is located in the required interior corner rear yard area partly due to the off-street vehicle access. The off-street vehicle access being located on Wood Street necessitates that the driveway extend into the required interior area. Granting the exception would allow for building mass to be designed in a way that appropriately responds to the surrounding context, as the placement of the vehicle access was recommended by the Department due to the prevailing traffic patterns along Wood Street. Additionally, granting the exception would not significantly increase the overall building envelope.

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

27 of the 42 proposed dwelling units face directly on to either Wood Street or Geary Boulevard, which satisfies the requirements of Planning Code Section 140. The remaining 15 dwelling units face the interior corner rear yard, which does not meet the requirements of Planning Code Section 140. The proposed exposure for the 15 dwelling units facing the interior corner rear yard is no less than 25 feet in every horizontal dimension. The Project is requesting a modification to the exposure requirement.

- E. Exception from satisfaction of accessory parking requirements per Section 152.1, or any applicable special use district. Up to a 75% reduction in the residential and commercial parking requirements in Section 151 or any applicable special use district.

The Project is not requesting a modification of the accessory parking requirement, as none is required.

- F. Where not specified elsewhere in this subsection (d), modification of other Code requirements that could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.

The Project is not requesting any further modifications from Planning Code requirements.

- 14. 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 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

OBJECTIVE 12

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

Policy 12.2

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

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.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1:

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

OBJECTIVE 11

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

Policy 11.3:

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

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project is located in the Geary Boulevard NCD Zoning District, in which the stated purpose is to promote new residential uses, new and diverse commercial activity, and protect existing residential uses. The Project includes new residential uses, a smaller replacement commercial space for the existing commercial use to be demolished, and does not remove any existing residential housing. Future residents of the building, given the location in a neighborhood commercial area, will largely rely on nearby amenities for daily needs. They will be able to utilize public transit, walking, or bicycling for these daily needs trips. Private automobile usage will be moderate and will focus on commuting, travelling, or specific needs that cannot be met in the neighborhood. The availability of daily needs uses within close proximity to the site will help minimize the reliance on private automobiles. The proposed building includes 42 weather protected bicycle parking spaces, and 23 off-street private automobile parking spaces. Access to the off-street parking is located on Wood Street in order to prevent an adverse impact to public transit and traffic on Geary Boulevard, which is high in volume and in speed, relative to the surrounding areas. The Project is located along the 38 and 38R Geary bus lines, which travels east-west across the City through the downtown core.

The Project provides 42 dwelling units, of which 13 will be permanently affordable ownership units. It includes 13 two-bedroom units and five three-bedroom units, which are suitable for families. The building adequately provides new housing for the full range of housing needs.

The Project is designed to maximize its housing potential through form-based density and utilize the height bonus available through the HOME-SF program. While the building is significant taller than any nearby residential building, the design of the Project sufficiently complements the neighborhood and minimizes any

adverse impacts to neighboring properties. The minimization of impacts is achieved due to the lot's location on the corner, a significant corner rear yard, and slight upper story setbacks.

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

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

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

The project site does not possess any neighborhood-serving retail uses. It includes a vacant commercial space previously occupied by an automotive repair use, which is a Citywide serving use. The Project provides 42 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses. A new retail space is proposed on the ground floor.

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

The project would not displace any existing housing or negatively affect the existing neighborhood character. The project would improve the existing character of the neighborhood by maximizing the housing potential of an underdeveloped lot with new residential uses that will add economic diversity to the neighborhood, including a mix of dwelling unit types on-site. The proposed ground floor retail space is consistent with the pedestrian-oriented uses in the immediate area.

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

The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 13 below-market rate dwelling units for ownership through the HOME-SF Program. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is served by nearby public transportation options. The Project is located along a major Muni bus line (38 and 38R Geary) that travels east-west across the City through the downtown core. Various other transit lines are located in the neighborhood to connect with other nearby neighborhoods. Future residents would be afforded proximity to these transit lines. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests. Off-street parking is located on Wood Street in order to prevent an adverse impact to public transit and traffic on Geary Boulevard, which is high in volume and in speed, relative to the surrounding areas. The Project will not overburden Muni transit service or overburden our streets.

- 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 industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site 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 is not located nearby any parks or open space. Therefore, there will be no impact to parks and open spaces access to sunlight, nor vistas.

- 16. 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.

- 17.** 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.
- 18.** 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 Authorization Application No. 2019-023105AHB** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 20, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 29, 2021

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 29, 2021

EXHIBIT A

Authorization

This authorization is for a HOME-SF Project Authorization located at 2800 Geary Boulevard, Block 1069, Lot 013, pursuant to Planning Code Sections 206.3, 328, and 739 within the Geary Boulevard NCD Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated June 20, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2019-023105AHB and subject to conditions of approval reviewed and approved by the Commission on April 29, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 29, 2020 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

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 628.652.6378, 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 628.652.6378, 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 628.652.6378, 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 628.652.6378, www.sfplanning.org

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

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

- 11. 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

- 12. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.6378, www.sfplanning.org

- 13. Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

For information about compliance, contact the Case Planner, Planning Department at 628.652.6378, www.sfplanning.org

- 14. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.6378, www.sfplanning.org

Parking and Traffic

- 15. 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

- 16. Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

- 17. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 46 bicycle parking spaces (42 weather protected spaces for the residential portion of the Project and 4 Class 2 spaces for the residential and commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

- 18. 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

- 19. 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 628.652.6378, www.sfplanning.org

- 20. 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

- 21. 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 628.652.6378, www.sfplanning.org

- 22. 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 628.652.6378, www.sfplanning.org

- 23. 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. **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.
 - A. **Regulatory Agreement.** Recipients of development bonuses under this Section 206.3 shall enter into a Regulatory Agreement with the City, as follows.
 - B. 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.

- C. 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.
- D. 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.
- E. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - i. The total number of dwelling units approved for the Housing Project, including the number of HOME-SF Units or other restricted units;
 - ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing HOME-SF Units;
 - iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the HOME-SF Units;
 - iv. Term of use restrictions for the life of the project;¹
 - v. A schedule for completion and occupancy of HOME-SF Units;
 - vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
 - vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
 - viii. Other provisions to ensure implementation and compliance with this Section.

For information about compliance, contact the Case Planner, Planning Department at 628.652.6378, 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 42 units; therefore, 13 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 13 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 24 one-bedroom units, 13 two bedroom units, and five (5) three-bedroom units; therefore, the required affordable unit mix is 7 one-bedroom units, four (4) two-bedroom unit, and two (2) three-bedroom units. 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. **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 purchase price set at 80% of Area Median Income or less. Ownership Units for moderate-income households shall have an affordable purchase price set at 105% of Area Median Income or less. Ownership Units for middle-income households shall have an affordable purchase price set at 130% of Area Median Income or less. 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. **Unit Location.** The affordable unit(s) shall be designated on a reduced set of plans recorded as part of a Regulatory Agreement prior to the issuance of the first Construction Document.
- E. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet

pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

- F. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.
- G. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than thirty percent (30%) as on-site affordable units.
- H. **Duration.** Under Planning Code Section 206.3, all HOME-SF units constructed pursuant to Section 206.3 must remain affordable to qualifying households for the life of the project.
- I. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.
- J. **20% below market sales prices.** Pursuant to Planning Code 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 628.652.6378, www.sfplanning.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 XX% of the units affordable to low-income households, X% to moderate-income households, and the remaining X% 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 628.652.6378, www.sfplanning.org or the Mayor's Office of Housing and Community Development at 415.701.5500, www.sfmohcd.org.

Monitoring - After Entitlement

- 24. 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

- 25. 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

- 26. 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

- 27. 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

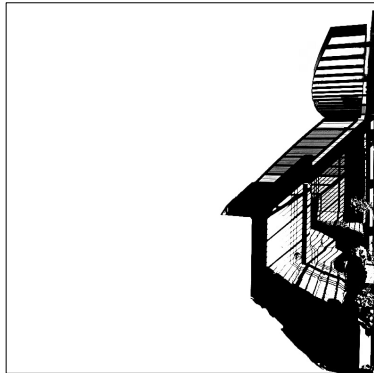
- 28. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed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

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



EXHIBIT B - PRIMARY PLAN PROPOSAL

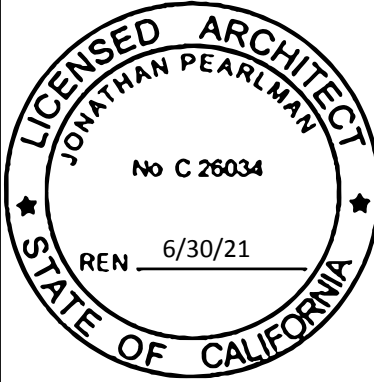
MIXED USE DEVELOPMENT
2800 GEARY BOULEVARD, SAN FRANCISCO, CA 94121



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 ✉
www.elevationarchitects.com ✉



MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
AD.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	INV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTACT
BD	BOARD	NTS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	OV	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION	RAD	RADICAL
DIMS.	DIMENSIONS	REF	REFRIGERATOR
DN	DOWN	REQ.	REQUIRED
DWG	DRAWING	RB	RUBBER BASE
(E), EX.	EXISTING	RM	ROOM
EA.	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RDWD	REDWOOD
ELEC	ELECTRIC	SC	SOLID CORE
EL. ELEV.	ELEVATION	SHTG	SHEETING
EMB.	EMBEDDED	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST. STL.	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STRL	STRUCTURAL
F.O.M.	FACE OF MASONRY	STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP.BD.	GYP SUM BOARD	TYR	TYPICAL
GWB	GYP SUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	V.C.N.	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HP	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

PROPOSED PARKING

23 UNDERGROUND PARKING SPACES
20 IN-TRI-LEVEL STACKER
2 STANDARD SPACES
1 HANDICAP VAN LOCATION w/ ACCESS APRON

+/- 4 MOTORCYCLE/SCOOTER AREA

BICYCLE PARKING

(SEC. 155.2: 1/UNIT)
REQUIRED: 42 CLASS 1 FOR RESIDENTIAL UNITS
42 CLASS 2 FOR COMMERCIAL USE
PROVIDED: 42 CLASS 1 FOR RESIDENTIAL UNITS
42 CLASS 2 FOR COMMERCIAL USE

OPEN SPACE REQUIRED (TABLE 135B)

80 SF/UNIT (PRIVATE) OR 100 SF/UNIT (PUBLIC)
IF PRIVATE: 80 x 42 = 3,360 SF
IF PUBLIC: 100 x 42 = 4,200 SF

OPEN SPACE PROVIDED:

PUBLIC: 2,400 SF @ 1ST FLOOR
2,460 SF @ ROOF DECK
PRIVATE: 300 SF @ UNIT 11 & 12 (2 x 150 SF PATIOS)
175 SF @ UNIT 25 DECK
165 SF @ UNIT 65 DECK
TOTAL: 5,500 SF

ROOF REQUIREMENTS

GREENSPACE (30% OF ROOF) OR PV SOLAR PANELS (15%)
PROVIDED = 1,172 SF SOLAR AREA
1,172 SF > 15% OF 7,495 SF = 1,124 SF

PENTHOUSES MAX. 20% OF ROOF:

7,495 SF X 20% = 1,499 SF

TOTAL ABOVE HEIGHT LIMIT:

80 SF ELEVATOR + 165 SF STAIR + 165 SF STAIR = 410 SF (5.5%)

PLANNING DEPARTMENT NOTES

LOCATION: 2800 GEARY BLVD
BLOCK/LOT: 1069 / 013
LOT AREA: 11,656 SF
ZONING: NC3 - NEIGHBORHOOD
RESIDENTIAL MODERATE SCALE
HEIGHT / BULK: 40-X
DENSITY: 1 UNIT / 600 SF OF LOT AREA
11,65 SF / 600 = 19.42 OR 19 UNITS

PROPOSED BUILDING USE

1ST FL: COMMERCIAL PLUS UTILITIES & CIRC.
1ST THRU 6TH FL: 42 RESIDENTIAL UNITS
ROOF: ROOF DECK AND SOLAR PANELS

PROPOSED BUILDING AREA

BASEMENT (GARAGE) 8,035 GSF
1ST FLOOR: 7,680 GSF
2ND FLOOR: 7,885 GSF
3RD FLOOR: 8,015 GSF
4TH FLOOR: 8,015 GSF
5TH FLOOR: 8,015 GSF
6TH FLOOR: 7,715 GSF
TOTAL: 55,360 GSF

SETBACKS

FRONT: NONE REQUIRED
SIDE: NONE REQUIRED
REAR: REQ'T IF CORNER LOT: 20% OF LOT (HOME-SF)
LOT AREA: 0.20 x 11,656 SF = 2,331 SF
PROVIDED: 2,880 SF

HOME SF PROGRAM

24 1-BEDROOM UNITS @ 24/42 = 57.1 %
13 2-BEDROOM UNITS @ 13/42 = 31.0 %
5 3-BEDROOM UNITS @ 5/42 = 11.9 %

2-BEDROOM AND 3-BEDROOM UNITS @ (13 + 5)/42 = 42.8 %
TOTAL 3-BEDROOM: 5/42 = 11.9 %

65 BEDROOMS TOTAL

1-BEDROOM UNITS PROVIDE 24 BEDROOMS @ 24/65 = 36.9 %
2-BEDROOM UNITS PROVIDE 26 BEDROOMS @ 26/65 = 40.0 %
3-BEDROOM UNITS PROVIDE 15 BEDROOMS @ 15/65 = 23.1 %
REQUIRED 30% BMR UNITS: 42 X 30 = 12.6 -> 13 BMR UNITS

1-BEDROOM UNITS : 57.1 % X 12.6 UNITS = 7.2 -> 7 UNITS
2-BEDROOM UNITS : 28.5 % X 12.6 UNITS = 3.6 -> 4 UNITS
3-BEDROOM UNITS : 11.9 % X 12.6 UNITS = 1.5 -> 2 UNITS

SPECIFIC BMR UNIT LOCATIONS TO BE DETERMINED

Program Areas								
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65	Unit 67	Unit 68	
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm	1-bdrm	1-bdrm	
6,555 sf	1,105	1,225	745	1,170	1,010	660	640	
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,775 sf	1,105	1,225	745	1,170	615	615	660	640
2nd Floor	Unit 21	Unit 22	Unit 23	Unit 24	Unit 25	Unit 27	Unit 28	
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm	1-bdrm	1-bdrm	
6,435 sf	1,100	1,225	730	1,170	940	645	625	
1st Floor	Unit 11	Unit 12	Unit 13	Unit 14				
	1-bdrm	1-bdrm	2-bdrm	1-bdrm				
2,605 sf	510	545	925	625				
Basement								
0 sf								
36,010 sf	6,030	6,670	4,635	6,475	3,885	1,845	3,285	3,185

PERMITS

- SITE PERMIT
- ADDENDUM #1 STRUCTURAL
- ADDENDUM #2 ARCHITECTURE & MECH/ELEC/PLUMBING
- ADDENDUM #3 FIRE SPRINKLER

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC)
w/ CITY OF SF AMENDMENTS
CURRENT NFPA 13
2016 CALIFORNIA ENERGY CODE

SCOPE OF WORK

A NEW 6-STORY RESIDENTIAL BUILDING WILL INCLUDE 42 RESIDENTIAL UNITS WITH STREET LEVEL COMMERCIAL.

- BASEMENT INCLUDES 23 VEHICLE PARKING SPACES, SPACE FOR +/- 4 MOTORCYCLES/SCOOTER, AND BICYCLE PARKING/REPAIR. TDM PROVISIONS ARE PROVIDED ON THE BASEMENT LEVEL.

- 1ST FLOOR INCLUDES 850 GSF COMMERCIAL LEASE SPACE, AND RESIDENTIAL LOBBY, 4 RESIDENTIAL UNITS, COMMUNITY ROOM, AND TRASH/ELEC/WATER ROOMS.

- FLOORS 1 TO 6 INCLUDE A MIX OF 1-BEDROOM, 2-BEDROOM, AND 3-BEDROOM RESIDENTIAL UNITS.

- ROOF DECK WILL HAVE 1,815 SF OPEN SPACE +/- 645 SF PLANTERS FOR RESIDENTS AND STORMWATER MNGT.

- THE EXISTING 1-STORY AUTOMOBILE SERVICE BUILDING WILL BE DEMOLISHED UNDER SEPARATE PERMIT.

BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS:
70'-7" FROM SOUTH-WEST CORNER TO ROOF
84'-7" FROM SOUTH-WEST CORNER TO ELEV PNT HSE

OCCUPANCY CLASSIFICATION :
COMMERCIAL : B
RESIDENTIAL : R-2

OCCUPANCY SEPARATION :
VERTICAL SHAFTS : 2-HOUR
1ST FLOOR : 1-HOUR
RESIDENTIAL : 1-HOUR

CONSTRUCTION CLASSIFICATION :
FIRST FLOOR : TYPE I-A
SECOND - SIXTH FLOOR : TYPE 3-A

EXITING REQUIREMENTS : 2 MEANS OF EGRESS

PROJECT TEAM

Building Owner:
South Van Ness 490 LP
630 Taraval Street
San Francisco, CA 94116
Contact: Elizabeth Moore
415.990.2199
Email: liz@shamrocks.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125 x101
jonathan@elevationarchitects.com

Surveyor:
Seher & Associates
Contact: Rick Seher
415.921.7990
Email: rick@sflandsurveyor.com

Landscape Architect:
Tanaka Design Group
360 Langston St, Suite 102
San Francisco, CA 94103
Contact: Bob Tanaka
415.863.7800
Email: bob@tanakadesign.com

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VICINITY MAP



date issue

03.18.21 SITE PERMIT REVISION

Cover Sheet

project: 19.04
drawn by: CT
checked by: JP
date: 6.20.20
scale:

A-0.1



SIDEWALK VIEW AT THE SOUTHEAST CORNER



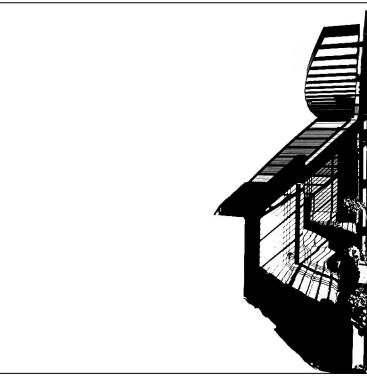
NORTHEAST VIEW ON WOOD STREET



SOUTHWEST VIEW ON GEARY BOULEVARD

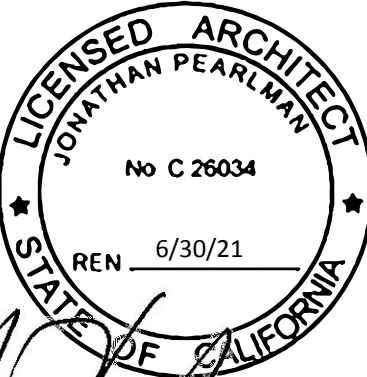


SOUTHEAST VIEW ON GEARY BOULEVARD



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 x
www.elevationarchitects.com



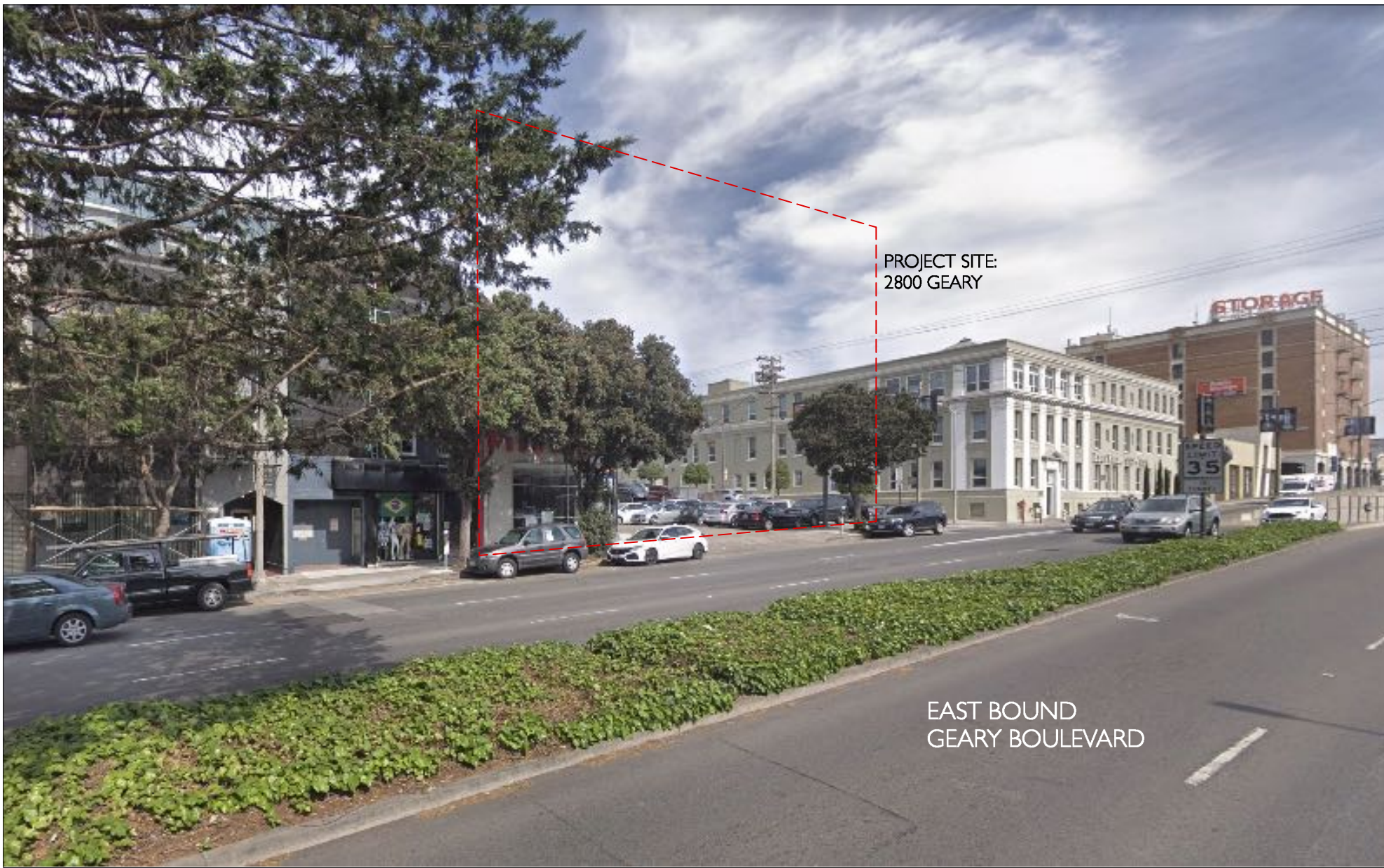
MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

#	date	issue
03.18.21		SITE PERMIT REVISION

Proposed Project Renderings

project:	19.04
drawn by:	CT
checked by:	JP
date:	6.20.20
scale:	

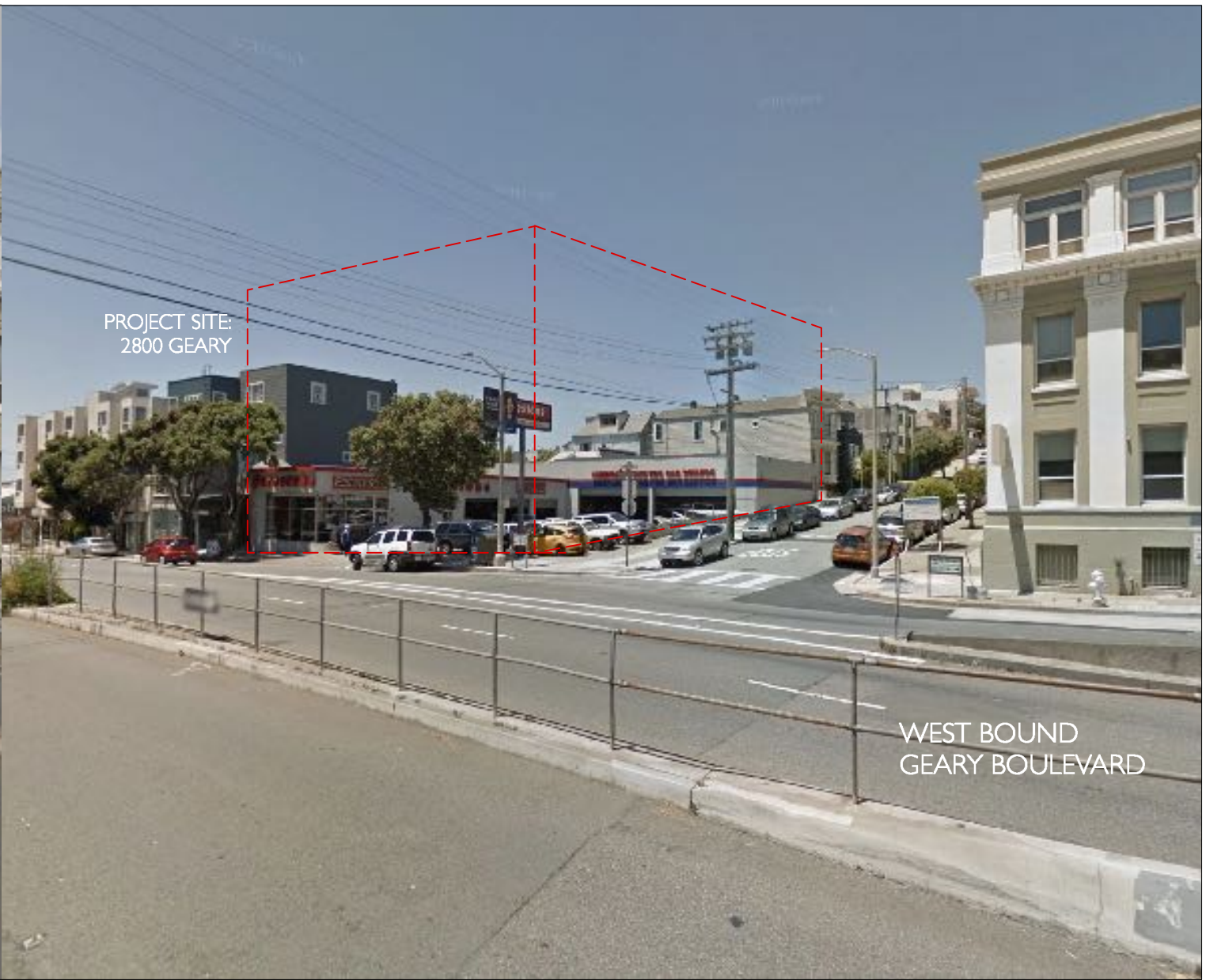
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1



2



3



4



5



6



7



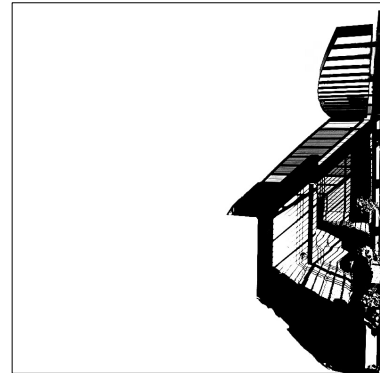
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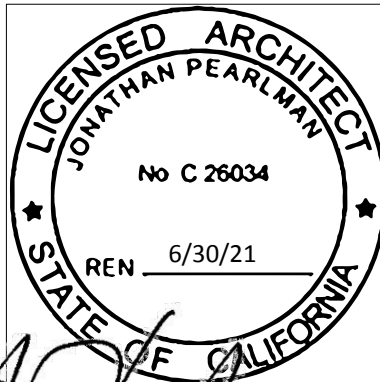


PHOTO KEY



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 x
www.elevationarchitects.com x



Jonathan Pearlman

MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

#	date	issue
03.18.21	SITE PERMIT	REVISION

Existing
Neighborhood Views

project:	19.04
drawn by:	CT
checked by:	JP
date:	6.20.20
scale:	

A-0.3

GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

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

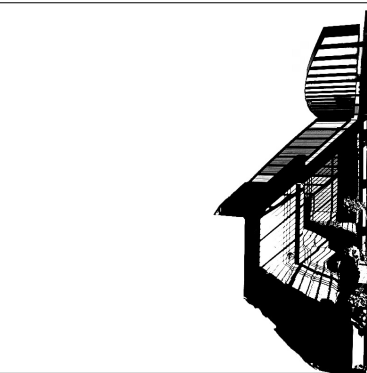
INSTRUCTIONS:

- Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".
- Provide project information in the Verification box at the right.
- Attach LEED or GreenPoint Rated Scorecard on separate sheet.
- Submittal must be a minimum of 24" x 36".
- This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

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



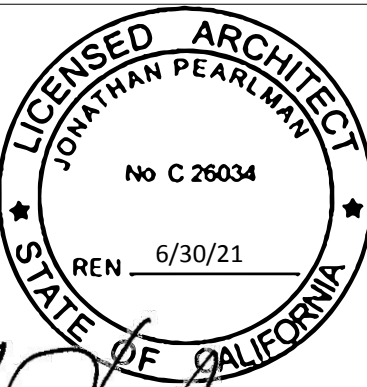
INSTRUCTIONS:					NEW CONSTRUCTION			ALTERATIONS + ADDITIONS			REFERENCES	VERIFICATION								
					<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> NON-RESIDENTIAL ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> 1ST TIME NON-RESIDENTIAL INTERIORS B,M 25,000 sq.ft. or greater	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)	MIXED USE DEV'T. PROJECT NAME	1069 / 013 BLOCK/LOT							
												2800 GEARY BLVD. ADDRESS	RESIDENTIAL PRIMARY OCCUPANCY							
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.2 & 5.103.4.1			Project is required to achieve sustainability certification listed at right.									55,360 GSF GROSS BUILDING AREA						
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105			Enter any applicable point adjustments in box at right.															
	Points on Current Scorecard				Enter current expected score in box at right as appropriate.															
					CHECK ONE: <input type="checkbox"/> LEED <input checked="" type="checkbox"/> GPR															
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6 SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	EQc2	K2, K3, L2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).									4.504.2.1-5	4.504.2.1-5	LEED EQc2	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2	
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	WEp2, WEc2	G2	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).									4.303.1	4.303.1	LEED WEc2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable	SF Building Code ch.13A if applicable	
	NON-POTABLE WATER REUSE	Health Code art.12C	WEc2		New buildings ≥40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation.									n/r	•	•	n/r	n/r	n/r	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEp1, WEc1		New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.									•	•	•	•	•	•	
	WATER METERING	CALGreen 5.303.1	WEc4		Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).									n/r	n/r	•	n/r	•	•	
ENERGY	ENERGY EFFICIENCY	CA Energy Code	EAp2, c2	J5	Comply with all provisions of the CA Energy Code.									•	•	•	•	•	•	
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2	EAc5, EAc2	I3	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.									•	≤10 floors	•	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	EAc2		Non-residential buildings ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).									n/r	n/r	•	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	EAp1, EAc1		For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.									n/r	n/r	LEED EAc1 opt. 1	n/r	•	•	
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	LTc6	N3.5, N3.6	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.									Planning Code 155.1-2	Planning Code 155.1-2	•	Planning Code 155.1-2	•	•	
	DESIGNATED PARKING	CALGreen 5.106.5.2	LTc7		Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.									n/r	n/r	•	n/r	•	•	
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	LTc8		Permit application January 2018 or after: Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.									•	•	•	applicable for permit application January 2018 or after	applicable for permit application January 2018 or after	n/r	
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	MRp1	M4	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.									•	•	•	•	•	•	
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	MRp2, MRC5	A2.1	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.									•	75% diversion	75% diversion	•	•	75% diversion	
HVAC	HVAC INSTALLER QUALS	CALGreen 702.1			Installers must be trained and certified in best practices.									•	•	n/r	•	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2			HVAC shall be designed to ACCA Manual J, D, and S.									•	•	n/r	•	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAc6		Use no halons or CFCs in HVAC.									n/r	n/r	•	n/r	•	•	
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code, CALGreen 5.106.8	SSc6		Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.									n/r	n/r	•	n/r	•	•	
	BIRD-SAFE BUILDINGS	Planning Code sec.139			Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.									•	•	•	•	•	•	
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	EQp2		For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.									•	•	•	•	•	•	
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	SSc4	A6	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.									•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	SSp1		Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <5,000 sq.ft.									if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9		Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.									•	•	•	n/r	•	•	
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1 & 5.504.1-3	EQc3		Seal permanent HVAC ducts/equipment stored onsite before installation.									•	•	•	•	•	•	
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Health Code art.38	EQc1		Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.									if applicable	if applicable	•	if applicable	•	•	
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	EQc3		During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.									n/r	n/r	LEED EQc3	n/r	n/r	n/r	
RESIDENTIAL-ONLY	GRADING & PAVING	CALGreen 4.106.3			Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.									•	•	n/r	if applicable	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1			Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.									•	•	n/r	•	n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1			Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.									•	•	n/r	•	n/r	n/r	
	CAPILLARY BREAK SLAB ON GRADE	CALGreen 4.505.2			Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.									•	•	n/r	•	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3			Wall and floor wood framing must have <19% moisture content before enclosure.									•	•	n/r	•	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1			Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).									•	•	n/r	•	n/r	n/r	



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 x
www.elevationarchitects.com xw



Jonathan Pearlman

Option 1:

Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

PERMIT APPLICANT (sign & date)

Option 2: LEED GBCPR

Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

☐ I am a LEED Accredited Professional

☐ I have completed one or more LEED projects

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL (sign & date) AFFIX STAMP BELOW:

Option 3: GreenPoint Rated GBPCR

Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

☐ I am a GreenPoint Rater ☐ I am not a GreenPoint Rater

☐ I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required.

GreenPoint Rater (print name) (contact phone #)

(sign & date)

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

AFFIX STAMP BELOW:

LICENSED PROFESSIONAL (sign & date)

MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

date issue

03.18.21 SITE PERMIT REVISION

Green Building
Site Permit Submittal

project: 19.04

drawn by: CT

checked by: JP

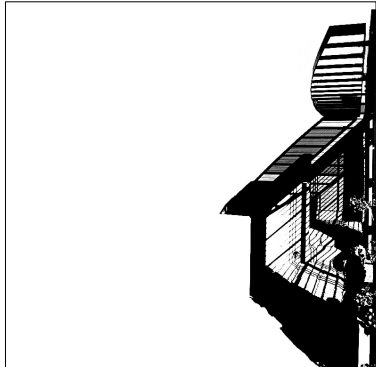
date: 6.20.20

scale:

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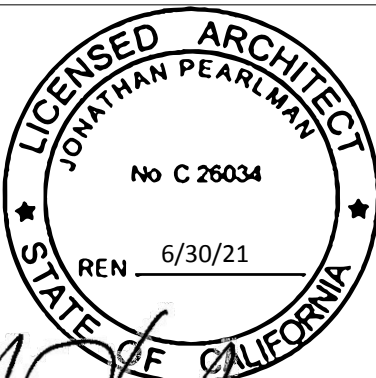


1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



Jonathan Pearlman

MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

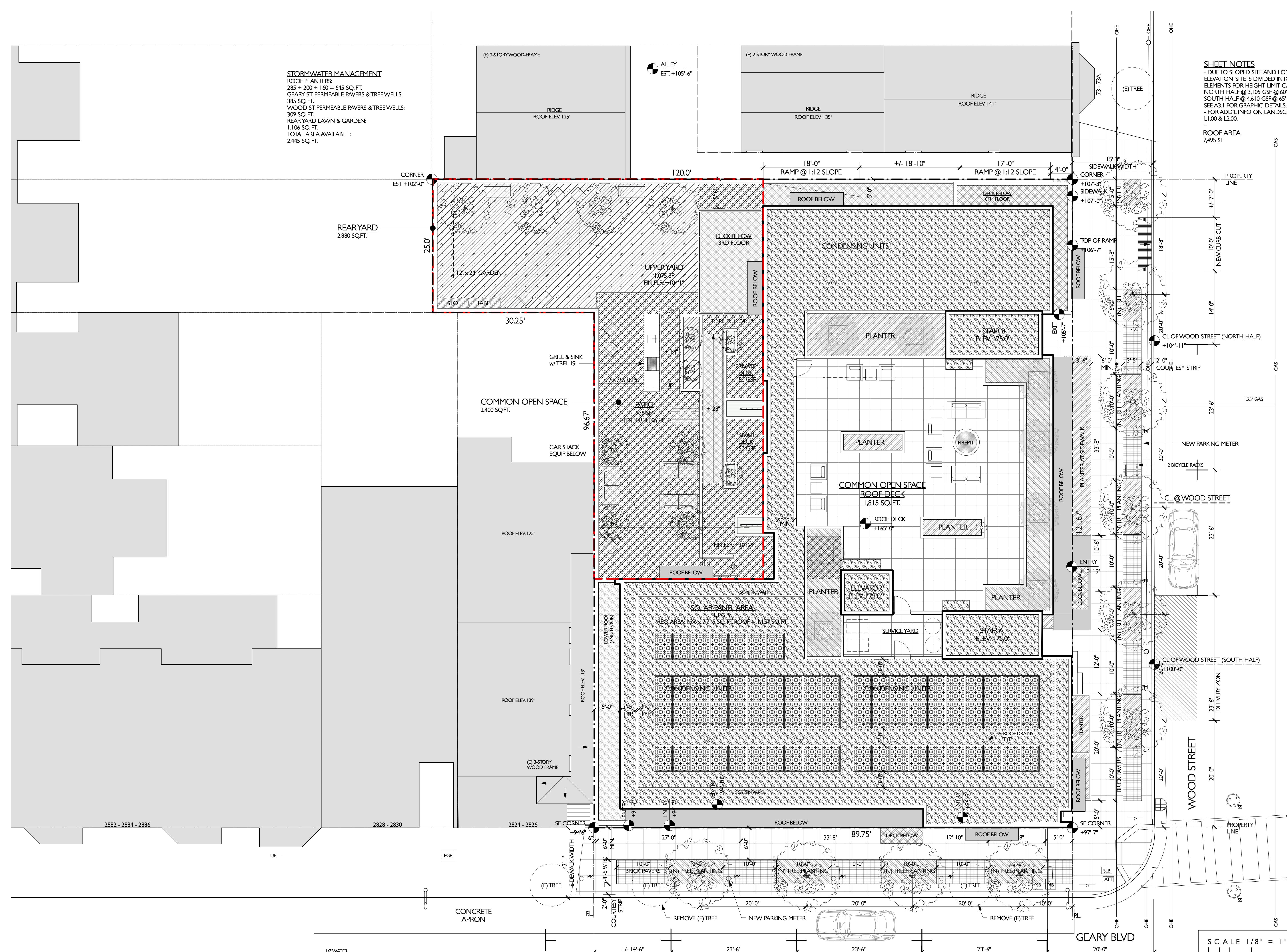
#	date	issue
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03.18.21	SITE PERMIT	REVISION
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Existing Site Plan

project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	12.16.19
scale:	

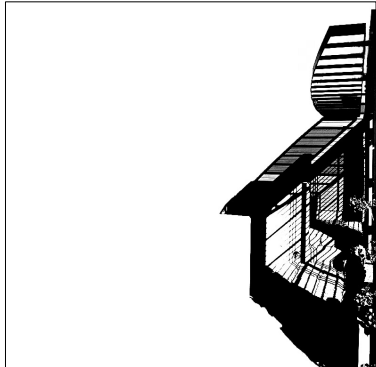
A-1.1



STORMWATER MANAGEMENT
ROOF PLANTERS:
285 + 200 + 140 = 645 SQ. FT.
GEARY ST PERMEABLE PAVERS & TREE WELLS:
385 SQ. FT.
WOOD ST. PERMEABLE PAVERS & TREE WELLS:
309 SQ. FT.
REAR YARD LAWN & GARDEN:
1,106 SQ. FT.
TOTAL AREA AVAILABLE :
2,445 SQ. FT.

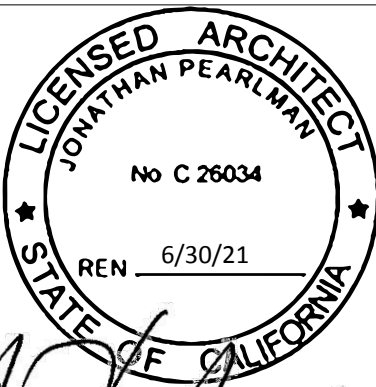
SHEET NOTES
- DUE TO SLOPED SITE AND LONG WOOD ST ELEVATION, SITE IS DIVIDED INTO TWO ELEMENTS FOR HEIGHT LIMIT CALCS.
NORTH HALF @ 3.105 GSF @ 60' ABOVE GRADE
SOUTH HALF @ 4.610 GSF @ 65' ABOVE GRADE
SEE A3.1 FOR GRAPHIC DETAILS.
- FOR ADD'L INFO ON LANDSCAPE DESIGN, SEE L1.00 & L2.00.

ROOF AREA
7,495 SF



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date issue

03.18.21 SITE PERMIT REVISION

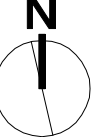
Proposed Site Plan

project: 19.04
drawn by: JP, CT
checked by: JP
date: 12.16.19
scale:

A-1.2

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'



NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR 2800 GEARY, LLC, AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISAVOWS ANY AND ALL RESPONSIBILITY.

4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

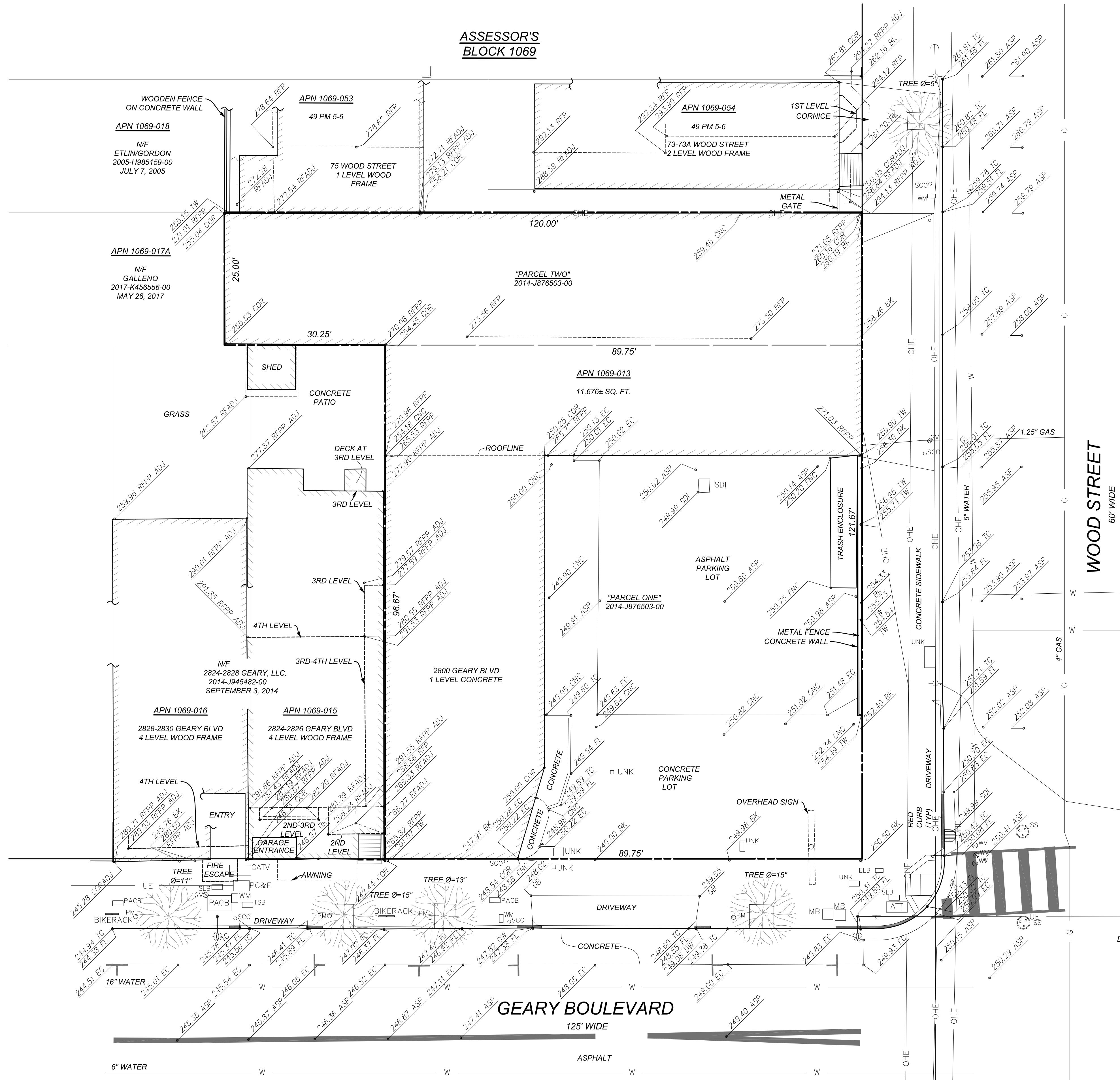
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

8. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

ADJ	ADJACENT BUILDING
ASP	ASPHALT
ATT	AT&T
BK	BACK OF WALK
CATV	CABLE TELEVISION
CNC	CONCRETE
COR	CORNER
DW	DRIVEWAY
EC	EDGE OF CONCRETE
FL	FLOW LINE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
MB	MAIL BOX
PACB	PACIFIC BELL
PG&E	PACIFIC GAS & ELECTRIC
PM	PARKING METER
RF	ROOF
RFP	ROOF PEAK
RPPP	ROOF PARAPET
SDI	STORM DRAIN INLET
SLB	STREET LIGHT BOX
SCO	SANITARY CLEAN OUT/VENT
SS	SANITARY SEWER
TSB	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE
UNK	UNKNOWN BOX
— G —	GAS LINE
— OHE —	OVERHEAD ELECTRIC LINE
— UE —	UNDERGROUND ELECTRIC LINE
— W —	WATER LINE
Ø	DIAMETER
↖	GUY WIRE
♿	HANDICAP RAMP
☀	STREET LIGHT
—	PAINT STRIPE
⊙	POWER POLE
—	SIGN
ELEV DESC	SPOT ELEVATION
⌒	STORM DRAIN INLET
🌳	TREE



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON APRIL 16, 2019.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
APN 1069-013: RECORDED MAY 8, 2014, DOCUMENT NUMBER 2014-J876503-00

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF COOK ST. AND GEARY BLVD., ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. NE CORNER, SURVEY MON IN WALK.
ELEVATION = 215.988'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

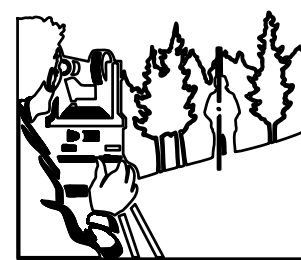
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

**PRELIMINARY
FOR REVIEW PURPOSES
ONLY**

DATE: MAY, 2019	△				
SCALE: 1" = 10'	△				
DRAWN BY: FG	△				
DRAWING NAME: 2214-19	△				
SURVEYED BY: FTS	△				
CHECKED BY: EF	△				
CHECKED BY:	△				
NO.	BY	DATE	REVISIONS		



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S PARCEL NUMBER: 1069-013
2800 GEARY BOULEVARD, SAN FRANCISCO, CA

SHEET	1
OF 1 SHEETS	
JOB NO.:	2214-19



Jonathan Pearlman

MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

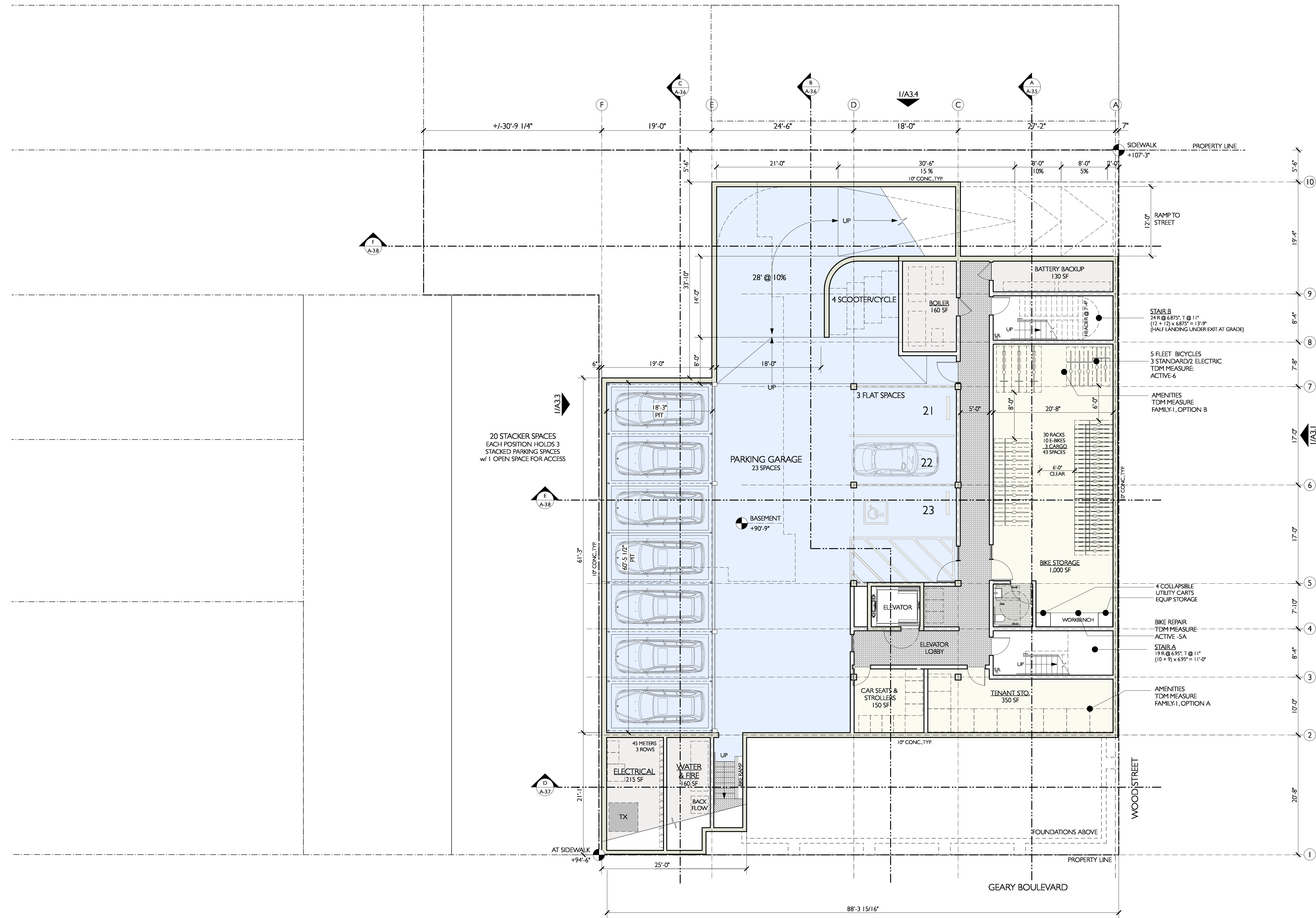
date issue

03.18.21 SITE PERMIT REVISION

Basement Floor Plan

project 19.04
drawn by: JP, CT
checked by: JP
date: 6.2.20
scale:

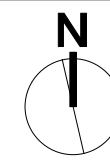
A-2.0



BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

1/A32

SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'



Program Areas								
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65		Unit 67	Unit 68
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,555 sf	1,105	1,225	745	1,170	1,010		660	640
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,775 sf	1,105	1,225	745	1,170	615	615	660	640
2nd Floor	Unit 21	Unit 22	Unit 23	Unit 24	Unit 25		Unit 27	Unit 28
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,435 sf	1,100	1,225	730	1,170	940		645	625
1st Floor	Unit 11	Unit 12	Unit 13	Unit 14				
	1-bdrm	1-bdrm	2-bdrm	1-bdrm				
2,605 sf	510	545	925	625				
Basement								
0 sf								
36,010 sf	6,030	6,670	4,635	6,475	3,885	1,845	3,285	3,185

NATURAL LIGHT / AIR CALCS

UNIT 11 @ 510 NSF
 LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 265 SF
 REQ'D MIN. GLAZING (8%) = 21.2 SF
 PROVIDED GLAZING = 73.0 SF
 REQ'D MIN. VENT AREA (4%) = 10.6 SF
 PROVIDED VENT AREA = 44.0 SF
 BEDROOM 1
 HABITABLE FLOOR AREA = 116 SF
 REQ'D MIN. GLAZING (8%) = 9.3 SF
 PROVIDED GLAZING = 30.0 SF
 REQ'D MIN. VENT AREA (4%) = 4.6 SF
 PROVIDED VENT AREA = 15.0 SF

UNIT 12 @ 545 NSF
 LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 300 SF
 REQ'D MIN. GLAZING (8%) = 24.0 SF
 PROVIDED GLAZING = 73.0 SF
 REQ'D MIN. VENT AREA (4%) = 2.0 SF
 PROVIDED VENT AREA = 44.0 SF
 BEDROOM 1
 HABITABLE FLOOR AREA = 116 SF
 REQ'D MIN. GLAZING (8%) = 9.3 SF
 PROVIDED GLAZING = 30.0 SF
 REQ'D MIN. VENT AREA (4%) = 4.6 SF
 PROVIDED VENT AREA = 15.0 SF

UNIT 13 @ 925 NSF
 LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 460 SF
 REQ'D MIN. GLAZING (8%) = 36.8 SF
 PROVIDED GLAZING = 85.0 SF
 REQ'D MIN. VENT AREA (4%) = 18.4 SF
 PROVIDED VENT AREA = 20.9 SF
 BEDROOM 1
 HABITABLE FLOOR AREA = 105 SF
 REQ'D MIN. GLAZING (8%) = 8.4 SF
 PROVIDED GLAZING = 28.0 SF
 REQ'D MIN. VENT AREA (4%) = 4.2 SF
 PROVIDED VENT AREA = 18.0 SF
 BEDROOM 2
 HABITABLE FLOOR AREA = 135 SF
 REQ'D MIN. GLAZING (8%) = 10.8 SF
 PROVIDED GLAZING = 80.0 SF
 REQ'D MIN. VENT AREA (4%) = 5.4 SF
 PROVIDED VENT AREA = 20.9 SF

UNIT 14 @ 625 NSF
 LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 292 SF
 REQ'D MIN. GLAZING (8%) = 23.4 SF
 PROVIDED GLAZING = 74.0 SF
 REQ'D MIN. VENT AREA (4%) = 11.7 SF
 PROVIDED VENT AREA = 16.5 SF
 BEDROOM 1
 HABITABLE FLOOR AREA = 140 SF
 REQ'D MIN. GLAZING (8%) = 11.2 SF
 PROVIDED GLAZING = 72.5 SF
 REQ'D MIN. VENT AREA (4%) = 5.6 SF
 PROVIDED VENT AREA = 11.5 SF

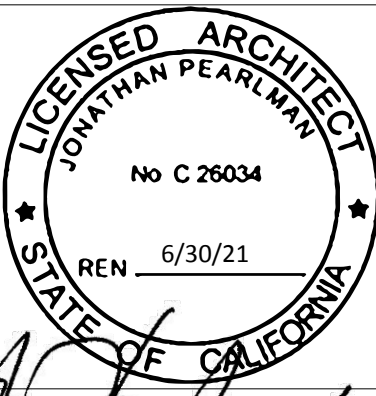
STORMWATER MANAGEMENT
 ROOF PLANTERS:
 285 + 200 + 160 = 645 SQ. FT.
 GEARY ST
 PERMEABLE PAVERS & TREE WELLS:
 385 SQ. FT.
 WOOD ST
 PERMEABLE PAVERS & TREE WELLS:
 309 SQ. FT.
 REAR YARD LAWN & GARDEN:
 1,106 SQ. FT.
 TOTAL AREA AVAILABLE:
 2,445 SQ. FT.



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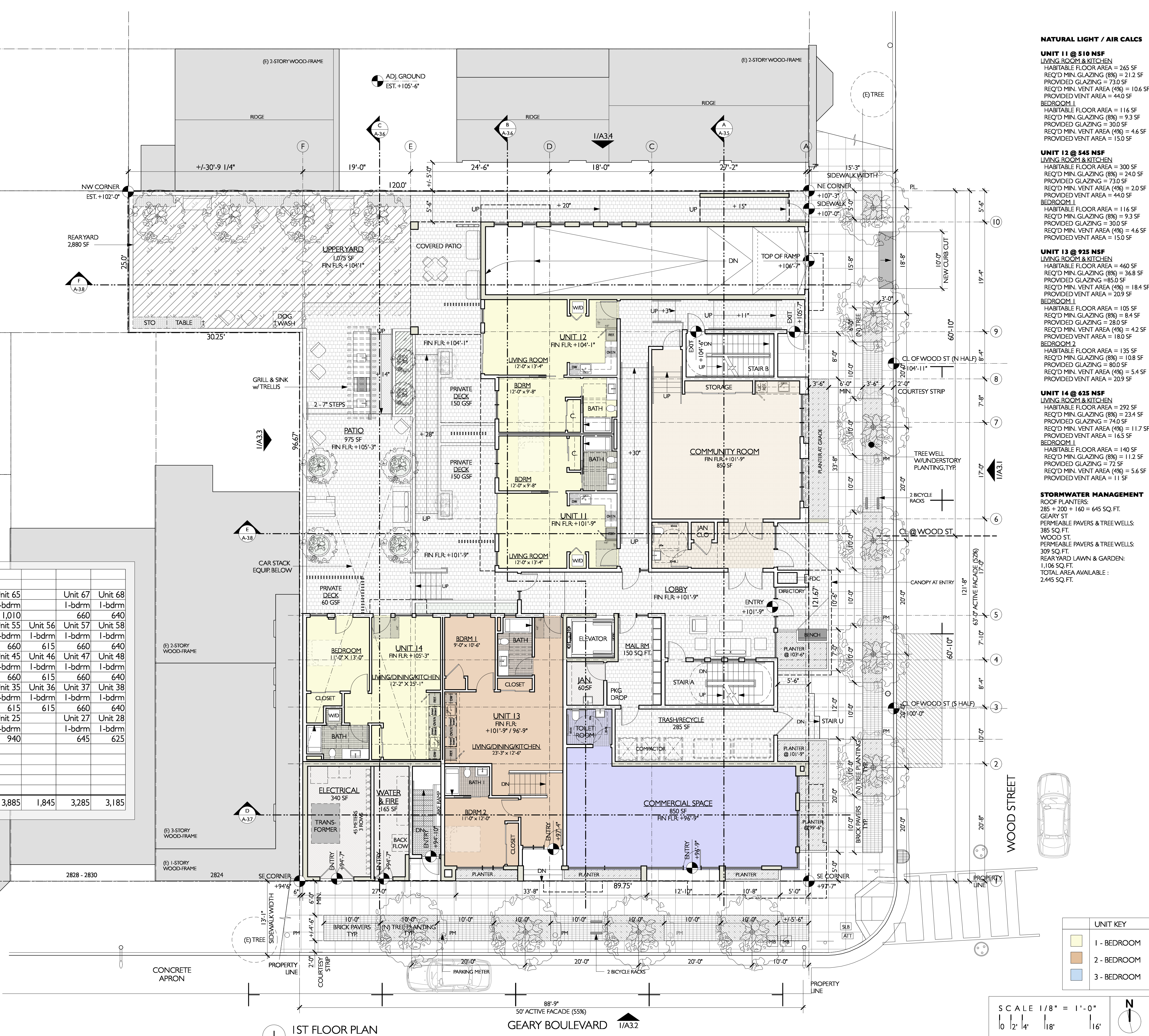
date issue

03.18.21 SITE PERMIT REVISION

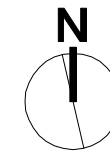
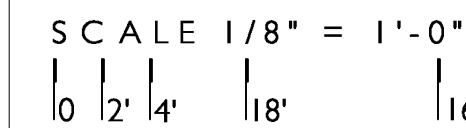
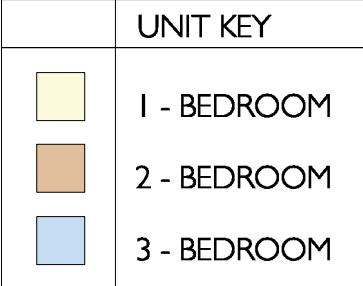
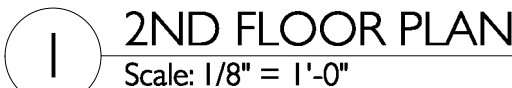
1st Floor Plan

project: 19.04
 drawn by: JP, CT
 checked by: JP
 date: 6.2.20
 scale:

A-2.1



Program Areas								
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65		Unit 67	Unit 68
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,555 sf	1,105	1,225	745	1,170	1,010		660	640
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,775 sf	1,105	1,225	745	1,170	615	615	660	640
2nd Floor	Unit 21	Unit 22	Unit 23	Unit 24	Unit 25		Unit 27	Unit 28
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,435 sf	1,100	1,225	730	1,170	940		645	625
1st Floor	Unit 11	Unit 12	Unit 13	Unit 14				
	1-bdrm	1-bdrm	2-bdrm	1-bdrm				
2,605 sf	510	545	925	625				
Basement								
0 sf								
36,010 sf	6,030	6,670	4,635	6,475	3,885	1,845	3,285	3,185



NATURAL LIGHT / AIR CALCS

UNIT 21 @ 1,100 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 400 SF
REQ'D MIN. GLAZING (8%) = 32.0 SF
PROVIDED GLAZING = 124.0 SF
REQ'D MIN. VENT AREA (4%) = 16.0 SF
PROVIDED VENT AREA = 24.0 SF

BEDROOM 1
HABITABLE FLOOR AREA = 206 SF
REQ'D MIN. GLAZING (8%) = 16.5 SF
PROVIDED GLAZING = 72.5 SF
REQ'D MIN. VENT AREA (4%) = 8.3 SF
PROVIDED VENT AREA = 10.5 SF

BEDROOM 2
HABITABLE FLOOR AREA = 162 SF
REQ'D MIN. GLAZING (8%) = 13.0 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 21 @ 1,225 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 496 SF
REQ'D MIN. GLAZING (8%) = 39.7 SF
PROVIDED GLAZING = 124.0 SF
REQ'D MIN. VENT AREA (4%) = 19.8 SF
PROVIDED VENT AREA = 24.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 235 SF
REQ'D MIN. GLAZING (8%) = 18.8 SF
PROVIDED GLAZING = 20.0 SF
REQ'D MIN. VENT AREA (4%) = 9.4 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 2
HABITABLE FLOOR AREA = 138 SF
REQ'D MIN. GLAZING (8%) = 11.0 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 5.5 SF
PROVIDED VENT AREA = 10.5 SF

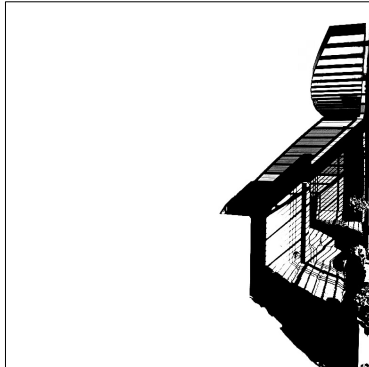
UNIT 23 @ 730 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 330 SF
 REQ'D MIN. GLAZING (8%) = 26.4 SF
 PROVIDED GLAZING = 100 SF
 REQ'D MIN. VENT AREA (4%) = 13.2 SF
 PROVIDED VENT AREA = 12.0 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 125 SF
 REQ'D MIN. GLAZING (8%) = 10.0 SF
 PROVIDED GLAZING = 30.75 SF
 REQ'D MIN. VENT AREA (4%) = 5.0 SF
 PROVIDED VENT AREA = 14.5 SF

UNIT 24 @ 1,170 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 324 SF
REQ'D MIN. GLAZING (8%) = 26.5 SF
PROVIDED GLAZING = 124.0 SF
REQ'D MIN. VENT AREA (4%) = 13.0 SF
PROVIDED VENT AREA = 24.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 144 SF
REQ'D MIN. GLAZING (8%) = 11.5 SF
PROVIDED GLAZING = 72 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 2
HABITABLE FLOOR AREA = 145 SF
REQ'D MIN. GLAZING (8%) = 11.6 SF
PROVIDED GLAZING = 70 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 3
HABITABLE FLOOR AREA = 126 SF
REQ'D MIN. GLAZING (8%) = 10.5 SF
PROVIDED GLAZING = 70 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 25 @ 940 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 481 SF
REQ'D MIN. GLAZING (8%) = 38.5 SF
PROVIDED GLAZING = 124.0 SF
REQ'D MIN. VENT AREA (4%) = 19.2 SF
PROVIDED VENT AREA = 24.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 210 SF
REQ'D MIN. GLAZING (8%) = 16.8 SF
PROVIDED GLAZING = 72 SF
REQ'D MIN. VENT AREA (4%) = 8.4 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 2
HABITABLE FLOOR AREA = 135 SF
REQ'D MIN. GLAZING (8%) = 10.8 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 5.4 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 27 @ 645 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 333 SF
 REQ'D MIN. GLAZING (8%) = 26.6 SF
 PROVIDED GLAZING = 72 SF
 REQ'D MIN. VENT AREA (4%) = 13.3 SF
 PROVIDED VENT AREA = 10.5 SF
BEDROOM I
 HABITABLE FLOOR AREA = 163 SF
 REQ'D MIN. GLAZING (8%) = 13.4 SF
 PROVIDED GLAZING = 20 SF
 REQ'D MIN. VENT AREA (4%) = 6.5 SF
 PROVIDED VENT AREA = 10.5 SF

UNIT 28 @ 625 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 318 SF
 REQ'D MIN. GLAZING (8%) = 25.4 SF
 PROVIDED GLAZING = 72 SF
 REQ'D MIN. VENT AREA (4%) = 12.7 SF
 PROVIDED VENT AREA = 10.5 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 163 SF
 REQ'D MIN. GLAZING (8%) = 13.4 SF
 PROVIDED GLAZING = 20 SF
 REQ'D MIN. VENT AREA (4%) = 6.5 SF
 PROVIDED VENT AREA = 10.5 SF



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 n
www.elevationarchitects.com w



MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

#	date	issue
03.18.21	SITE PERMIT REVISION	
2nd Floor Plan		
project:	19.04	
drawn by:	JP CT	
checked by:	JP	
date:	6.2.20	
scale:		

2nd Floor Plan

project: 19.04

drawn by: JP, CI

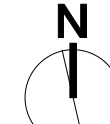
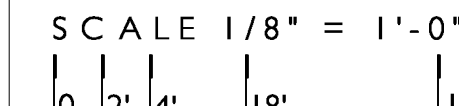
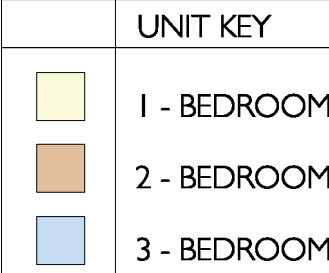
checked by: JP

date: 6.2.20

scale:

A-2.2

Program Areas								
6th Floor		Unit 61	Unit 62	Unit 63	Unit 64	Unit 65		Unit 67
		2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm
	6,555 sf	1,105	1,225	745	1,170	1,010		660
5th Floor		Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57
		2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm
	6,820 sf	1,105	1,225	745	1,170	660	615	660
4th Floor		Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 48
		2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm
	6,820 sf	1,105	1,225	745	1,170	660	615	660
3rd Floor		Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37
		2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm
	6,775 sf	1,105	1,225	745	1,170	615	615	660
2nd Floor		Unit 21	Unit 22	Unit 23	Unit 24	Unit 25		Unit 27
		2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm
	6,435 sf	1,100	1,225	730	1,170	940		625
1st Floor		Unit 11	Unit 12	Unit 13	Unit 14			
		1-bdrm	1-bdrm	2-bdrm	1-bdrm			
	2,605 sf	510	545	925	625			
Basement								
	0 sf							
	36,010 sf	6,030	6,670	4,635	6,475	3,885	1,845	3,285



NATURAL LIGHT / AIR CALCS

UNIT 31 @ 1,100 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 400 SF
REQ'D MIN. GLAZING (8%) = 32.0 SF
PROVIDED GLAZING = 156.0 SF
REQ'D MIN. VENT AREA (4%) = 16.0 SF
PROVIDED VENT AREA = 48.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 206 SF
REQ'D MIN. GLAZING (8%) = 16.5 SF
PROVIDED GLAZING = 72 SF
REQ'D MIN. VENT AREA (4%) = 8.3 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 2
HABITABLE FLOOR AREA = 162 SF
REQ'D MIN. GLAZING (8%) = 13.0 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 32 @ 1,225 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 496 SF
REQ'D MIN. GLAZING (8%) = 39.7 SF
PROVIDED GLAZING = 94.0 SF
REQ'D MIN. VENT AREA (4%) = 19.8 SF
PROVIDED VENT AREA = 37.5 SF
BEDROOM 1
HABITABLE FLOOR AREA = 235 SF
REQ'D MIN. GLAZING (8%) = 18.8 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 9.4 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 2
HABITABLE FLOOR AREA = 138 SF
REQ'D MIN. GLAZING (8%) = 11.0 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 5.5 SF
PROVIDED VENT AREA = 27 SF

UNIT 33 @ 745 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 330 SF
 REQ'D MIN. GLAZING (8%) = 26.4 SF
 PROVIDED GLAZING = 110 SF
 REQ'D MIN. VENT AREA (4%) = 13.2 SF
 PROVIDED VENT AREA = 27.0 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 125 SF
 REQ'D MIN. GLAZING (8%) = 10.0 SF
 PROVIDED GLAZING = 33.4 SF
 REQ'D MIN. VENT AREA (4%) = 5.0 SF
 PROVIDED VENT AREA = 18.0 SF

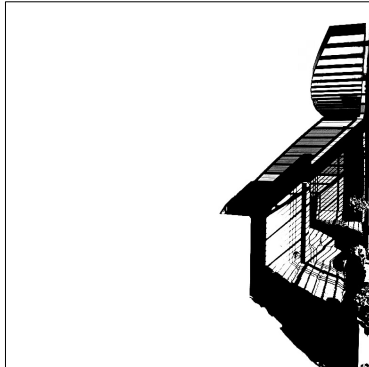
UNIT 14A @ 1,170 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 324 SF
 REQ'D MIN. GLAZING (8%) = 26.0 SF
 PROVIDED GLAZING = 34.0 SF
 REQ'D MIN. VENT AREA (4%) = 13.0 SF
 PROVIDED VENT AREA = 47 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 144 SF
 REQ'D MIN. GLAZING (8%) = 11.5 SF
 PROVIDED GLAZING = 33.6 SF
 REQ'D MIN. VENT AREA (4%) = 5.8 SF
 PROVIDED VENT AREA = 18.8 SF
BEDROOM 2
 HABITABLE FLOOR AREA = 145 SF
 REQ'D MIN. GLAZING (8%) = 11.6 SF
 PROVIDED GLAZING = 33.6 SF
 REQ'D MIN. VENT AREA (4%) = 5.8 SF
 PROVIDED VENT AREA = 18.8 SF
BEDROOM 3
 HABITABLE FLOOR AREA = 160 SF
 REQ'D MIN. GLAZING (8%) = 12.8 SF
 PROVIDED GLAZING = 20 SF
 REQ'D MIN. VENT AREA (4%) = 6.4 SF
 PROVIDED VENT AREA = 10.5 SF

UNIT 35 @ 940 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 262 SF
 REQ'D MIN. GLAZING (8%) = 21.0 SF
 PROVIDED GLAZING = 96.0 SF
 REQ'D MIN. VENT AREA (4%) = 10.5 SF
 PROVIDED VENT AREA = 47.0 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 128 SF
 REQ'D MIN. GLAZING (8%) = 10.2 SF
 PROVIDED GLAZING = 33 SF
 REQ'D MIN. VENT AREA (4%) = 8.4 SF
 PROVIDED VENT AREA = 18 SF

UNIT 36 @ 615 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 252 SF
 REQ'D MIN. GLAZING (8%) = 20.2 SF
 PROVIDED GLAZING = 66 SF
 REQ'D MIN. VENT AREA (4%) = 10.1 SF
 PROVIDED VENT AREA = 27 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 164 SF
 REQ'D MIN. GLAZING (8%) = 13.2 SF
 PROVIDED GLAZING = 33.6 SF
 REQ'D MIN. VENT AREA (4%) = 6.6 SF
 PROVIDED VENT AREA = 18.8 SF

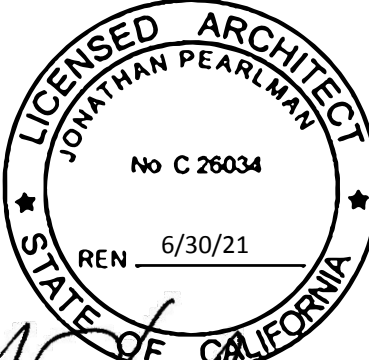
UNIT 37 @ 645 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 333 SF
 REQ'D MIN. GLAZING (8%) = 26.6 SF
 PROVIDED GLAZING = 66 SF
 REQ'D MIN. VENT AREA (4%) = 13.3 SF
 PROVIDED VENT AREA = 27 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 163 SF
 REQ'D MIN. GLAZING (8%) = 13.4 SF
 PROVIDED GLAZING = 66 SF
 REQ'D MIN. VENT AREA (4%) = 6.5 SF
 PROVIDED VENT AREA = 27.5 SF

UNIT 38 @ 625 NSF
LIVING ROOM & KITCHEN
 HABITABLE FLOOR AREA = 318 SF
 REQ'D MIN. GLAZING (8%) = 25.4 SF
 PROVIDED GLAZING = 66 SF
 REQ'D MIN. VENT AREA (4%) = 12.7 SF
 PROVIDED VENT AREA = 27 SF
BEDROOM 1
 HABITABLE FLOOR AREA = 163 SF
 REQ'D MIN. GLAZING (8%) = 13.4 SF
 PROVIDED GLAZING = 66 SF
 REQ'D MIN. VENT AREA (4%) = 6.5 SF
 PROVIDED VENT AREA = 27 SF



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w



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22800 Geary Boulevard
San Francisco, CA 94121

```
#    date    issue
```

03.18.21 SITE PERMIT REVISION

3rd Floor Plan

project: 19.04

drawn by: JP, CT

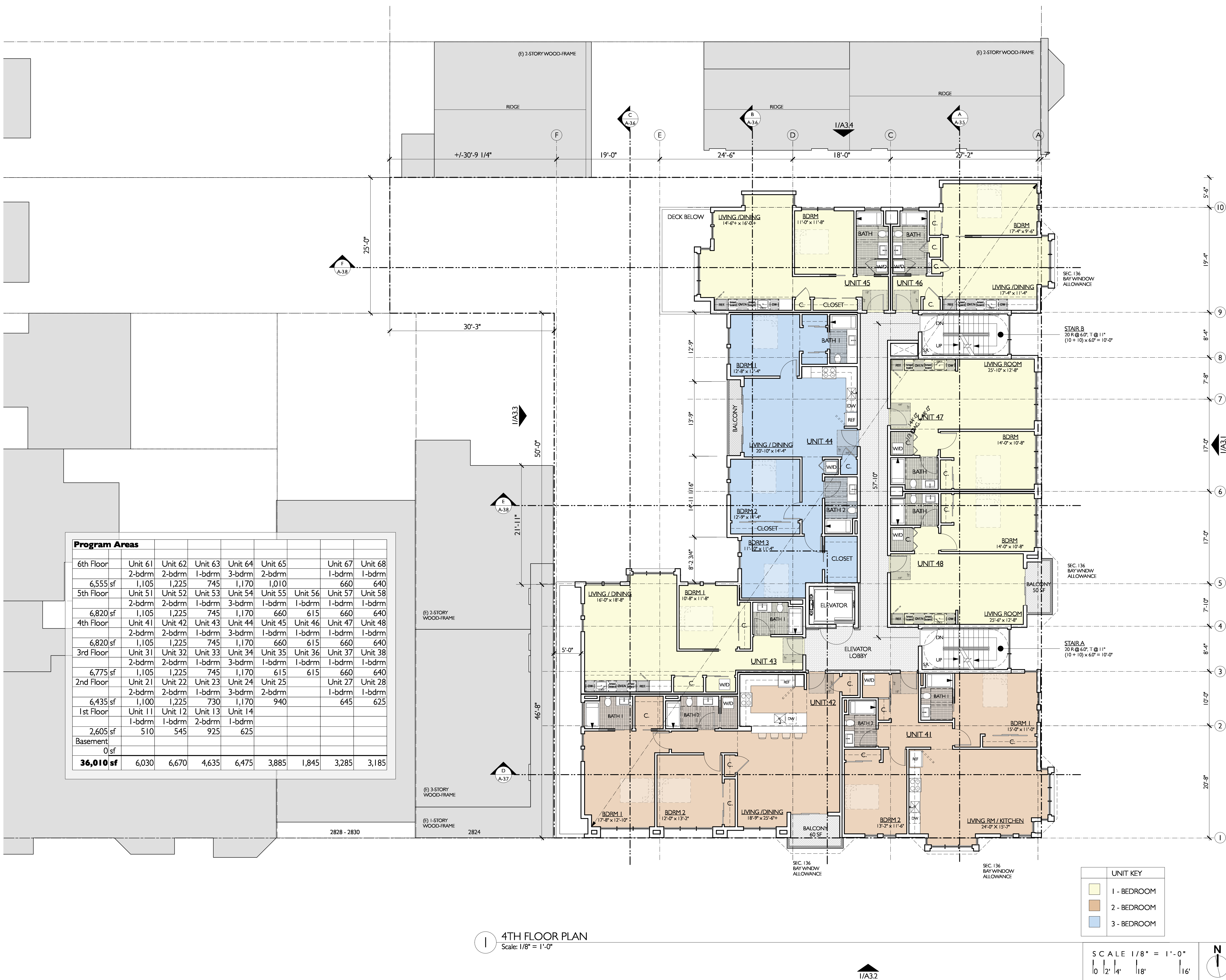
checked by: JP

date: 6.2.20

scale:

422

7.1.2.5



Program Areas								
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65		Unit 67	Unit 68
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,555 sf	1,105	1,225	745	1,170	1,010		660	640
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,775 sf	1,105	1,225	745	1,170	615	615	660	640
2nd Floor	Unit 21	Unit 22	Unit 23	Unit 24	Unit 25		Unit 27	Unit 28
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,435 sf	1,100	1,225	730	1,170	940		645	625
1st Floor	Unit 11	Unit 12	Unit 13	Unit 14				
	1-bdrm	1-bdrm	2-bdrm	1-bdrm				
2,605 sf	510	545	925	625				
Basement								
0 sf								
36,010 sf	6,030	6,670	4,635	6,475	3,885	1,845	3,285	3,185

NATURAL LIGHT / AIR CALCS

UNIT 41 @ 1,100 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 400 SF
REQ'D MIN. GLAZING (8%) = 32.0 SF
PROVIDED GLAZING = 156.0 SF
REQ'D MIN. VENT AREA (4%) = 16.0 SF
PROVIDED VENT AREA = 48.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 206 SF
REQ'D MIN. GLAZING (8%) = 16.5 SF
PROVIDED GLAZING = 72 SF
REQ'D MIN. VENT AREA (4%) = 8.3 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 2
HABITABLE FLOOR AREA = 162 SF
REQ'D MIN. GLAZING (8%) = 13.0 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 42 @ 1,225 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 496 SF
REQ'D MIN. GLAZING (8%) = 39.7 SF
PROVIDED GLAZING = 94.0 SF
REQ'D MIN. VENT AREA (4%) = 19.8 SF
PROVIDED VENT AREA = 37.5 SF
BEDROOM 1
HABITABLE FLOOR AREA = 235 SF
REQ'D MIN. GLAZING (8%) = 18.8 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 9.4 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 2
HABITABLE FLOOR AREA = 138 SF
REQ'D MIN. GLAZING (8%) = 11.0 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 5.5 SF
PROVIDED VENT AREA = 27 SF

UNIT 43 @ 745 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 330 SF
REQ'D MIN. GLAZING (8%) = 26.4 SF
PROVIDED GLAZING = 110 SF
REQ'D MIN. VENT AREA (4%) = 13.2 SF
PROVIDED VENT AREA = 27.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 125 SF
REQ'D MIN. GLAZING (8%) = 10.0 SF
PROVIDED GLAZING = 33.4 SF
REQ'D MIN. VENT AREA (4%) = 5.0 SF
PROVIDED VENT AREA = 18.0 SF

UNIT 44 @ 1,170 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 324 SF
REQ'D MIN. GLAZING (8%) = 26.0 SF
PROVIDED GLAZING = 94 SF
REQ'D MIN. VENT AREA (4%) = 13.0 SF
PROVIDED VENT AREA = 47 SF
BEDROOM 1
HABITABLE FLOOR AREA = 144 SF
REQ'D MIN. GLAZING (8%) = 11.5 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 18.8 SF
BEDROOM 2
HABITABLE FLOOR AREA = 145 SF
REQ'D MIN. GLAZING (8%) = 11.6 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 18.8 SF
BEDROOM 3
HABITABLE FLOOR AREA = 160 SF
REQ'D MIN. GLAZING (8%) = 12.8 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.4 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 45 @ 940 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 262 SF
REQ'D MIN. GLAZING (8%) = 21.0 SF
PROVIDED GLAZING = 96.0 SF
REQ'D MIN. VENT AREA (4%) = 10.5 SF
PROVIDED VENT AREA = 47.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 128 SF
REQ'D MIN. GLAZING (8%) = 10.2 SF
PROVIDED GLAZING = 33 SF
REQ'D MIN. VENT AREA (4%) = 8.4 SF
PROVIDED VENT AREA = 18 SF

UNIT 46 @ 615 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 252 SF
REQ'D MIN. GLAZING (8%) = 20.2 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 10.1 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 164 SF
REQ'D MIN. GLAZING (8%) = 13.2 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 6.6 SF
PROVIDED VENT AREA = 18.8 SF

UNIT 47 @ 645 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 333 SF
REQ'D MIN. GLAZING (8%) = 26.6 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 13.3 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 163 SF
REQ'D MIN. GLAZING (8%) = 13.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 27 SF

UNIT 48 @ 625 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 318 SF
REQ'D MIN. GLAZING (8%) = 25.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 12.7 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 163 SF
REQ'D MIN. GLAZING (8%) = 13.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 27 SF

ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 v
www.elevationarchitects.com w

LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 6/30/21
STATE OF CALIFORNIA

MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

#	date	issue
03.18.21	SITE PERMIT	REVISION

4th Floor Plan

project:	19.04
drawn by:	JR,CT
checked by:	JP
date:	6.2.20
scale:	

A-2.4



Program Areas								
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65		Unit 67	Unit 68
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,555 sf	1,105	1,225	745	1,170	1,010		660	640
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,775 sf	1,105	1,225	745	1,170	615	615	660	640
2nd Floor	Unit 21	Unit 22	Unit 23	Unit 24	Unit 25		Unit 27	Unit 28
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,435 sf	1,100	1,225	730	1,170	940		645	625
1st Floor	Unit 11	Unit 12	Unit 13	Unit 14				
	1-bdrm	1-bdrm	2-bdrm	1-bdrm				
2,605 sf	510	545	925	625				
Basement								
0 sf								
36,010 sf	6,030	6,670	4,635	6,475	3,885	1,845	3,285	3,185

NATURAL LIGHT / AIR CALCS

UNIT 51 @ 1,100 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 400 SF
REQ'D MIN. GLAZING (8%) = 32.0 SF
PROVIDED GLAZING = 156.0 SF
REQ'D MIN. VENT AREA (4%) = 16.0 SF
PROVIDED VENT AREA = 48.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 206 SF
REQ'D MIN. GLAZING (8%) = 16.5 SF
PROVIDED GLAZING = 72 SF
REQ'D MIN. VENT AREA (4%) = 8.3 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 2
HABITABLE FLOOR AREA = 162 SF
REQ'D MIN. GLAZING (8%) = 13.0 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 52 @ 1,225 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 496 SF
REQ'D MIN. GLAZING (8%) = 39.7 SF
PROVIDED GLAZING = 94.0 SF
REQ'D MIN. VENT AREA (4%) = 19.8 SF
PROVIDED VENT AREA = 37.5 SF
BEDROOM 1
HABITABLE FLOOR AREA = 235 SF
REQ'D MIN. GLAZING (8%) = 18.8 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 9.4 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 2
HABITABLE FLOOR AREA = 138 SF
REQ'D MIN. GLAZING (8%) = 11.0 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 5.5 SF
PROVIDED VENT AREA = 27 SF

UNIT 53 @ 745 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 330 SF
REQ'D MIN. GLAZING (8%) = 26.4 SF
PROVIDED GLAZING = 110 SF
REQ'D MIN. VENT AREA (4%) = 13.2 SF
PROVIDED VENT AREA = 27.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 125 SF
REQ'D MIN. GLAZING (8%) = 10.0 SF
PROVIDED GLAZING = 33.4 SF
REQ'D MIN. VENT AREA (4%) = 5.0 SF
PROVIDED VENT AREA = 18.0 SF

UNIT 54 @ 1,170 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 324 SF
REQ'D MIN. GLAZING (8%) = 26.0 SF
PROVIDED GLAZING = 94 SF
REQ'D MIN. VENT AREA (4%) = 13.0 SF
PROVIDED VENT AREA = 47 SF
BEDROOM 1
HABITABLE FLOOR AREA = 144 SF
REQ'D MIN. GLAZING (8%) = 11.5 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 18.8 SF
BEDROOM 2
HABITABLE FLOOR AREA = 145 SF
REQ'D MIN. GLAZING (8%) = 11.6 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 18.8 SF
BEDROOM 3
HABITABLE FLOOR AREA = 160 SF
REQ'D MIN. GLAZING (8%) = 12.8 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.4 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 55 @ 940 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 262 SF
REQ'D MIN. GLAZING (8%) = 21.0 SF
PROVIDED GLAZING = 96.0 SF
REQ'D MIN. VENT AREA (4%) = 10.5 SF
PROVIDED VENT AREA = 47.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 128 SF
REQ'D MIN. GLAZING (8%) = 10.2 SF
PROVIDED GLAZING = 33 SF
REQ'D MIN. VENT AREA (4%) = 8.4 SF
PROVIDED VENT AREA = 18 SF

UNIT 56 @ 615 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 252 SF
REQ'D MIN. GLAZING (8%) = 20.2 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 10.1 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 164 SF
REQ'D MIN. GLAZING (8%) = 13.2 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 6.6 SF
PROVIDED VENT AREA = 18.8 SF

UNIT 57 @ 645 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 333 SF
REQ'D MIN. GLAZING (8%) = 26.6 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 13.3 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 163 SF
REQ'D MIN. GLAZING (8%) = 13.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 27 SF

UNIT 58 @ 625 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 318 SF
REQ'D MIN. GLAZING (8%) = 25.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 12.7 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 163 SF
REQ'D MIN. GLAZING (8%) = 13.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 27 SF

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1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 v
www.elevationarchitects.com w

LICENSED ARCHITECT
JONATHAN PEARLHART
No C 26034
REN 6/30/21
STATE OF CALIFORNIA

Jonathan Pearlhart

MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

#	date	issue
03.18.21	SITE PERMIT	REVISION

5th Floor Plan

project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

A-2.5

Program Areas								
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65		Unit 67	Unit 68
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,555 sf	1,105	1,225	745	1,170	1,010		660	640
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,820 sf	1,105	1,225	745	1,170	660	615	660	640
3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,775 sf	1,105	1,225	745	1,170	615	615	660	640
2nd Floor	Unit 21	Unit 22	Unit 23	Unit 24	Unit 25		Unit 27	Unit 28
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm		1-bdrm	1-bdrm
6,435 sf	1,100	1,225	730	1,170	940		645	625
1st Floor	Unit 11	Unit 12	Unit 13	Unit 14				
	1-bdrm	1-bdrm	2-bdrm	1-bdrm				
2,605 sf	510	545	925	625				
Basement								
0 sf								
36,010 sf	6,030	6,670	4,635	6,475	3,885	1,845	3,285	3,185

6TH FLOOR PLAN
Scale: 1/8" = 1'-0"

NATURAL LIGHT / AIR CALCS

UNIT 61 @ 1,100 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 400 SF
REQ'D MIN. GLAZING (8%) = 32.0 SF
PROVIDED GLAZING = 156.0 SF
REQ'D MIN. VENT AREA (4%) = 16.0 SF
PROVIDED VENT AREA = 48.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 206 SF
REQ'D MIN. GLAZING (8%) = 16.5 SF
PROVIDED GLAZING = 72 SF
REQ'D MIN. VENT AREA (4%) = 8.3 SF
PROVIDED VENT AREA = 10.5 SF
BEDROOM 2
HABITABLE FLOOR AREA = 162 SF
REQ'D MIN. GLAZING (8%) = 13.0 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 62 @ 1,225 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 496 SF
REQ'D MIN. GLAZING (8%) = 39.7 SF
PROVIDED GLAZING = 94.0 SF
REQ'D MIN. VENT AREA (4%) = 19.8 SF
PROVIDED VENT AREA = 37.5 SF
BEDROOM 1
HABITABLE FLOOR AREA = 235 SF
REQ'D MIN. GLAZING (8%) = 18.8 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 9.4 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 2
HABITABLE FLOOR AREA = 138 SF
REQ'D MIN. GLAZING (8%) = 11.0 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 5.5 SF
PROVIDED VENT AREA = 27 SF

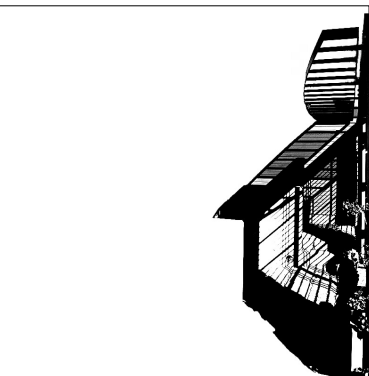
UNIT 63 @ 745 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 330 SF
REQ'D MIN. GLAZING (8%) = 26.4 SF
PROVIDED GLAZING = 110 SF
REQ'D MIN. VENT AREA (4%) = 13.2 SF
PROVIDED VENT AREA = 27.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 125 SF
REQ'D MIN. GLAZING (8%) = 10.0 SF
PROVIDED GLAZING = 33.4 SF
REQ'D MIN. VENT AREA (4%) = 5.0 SF
PROVIDED VENT AREA = 18.0 SF

UNIT 64 @ 1,170 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 324 SF
REQ'D MIN. GLAZING (8%) = 26.0 SF
PROVIDED GLAZING = 94 SF
REQ'D MIN. VENT AREA (4%) = 13.0 SF
PROVIDED VENT AREA = 47 SF
BEDROOM 1
HABITABLE FLOOR AREA = 144 SF
REQ'D MIN. GLAZING (8%) = 11.5 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 18.8 SF
BEDROOM 2
HABITABLE FLOOR AREA = 145 SF
REQ'D MIN. GLAZING (8%) = 11.6 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 5.8 SF
PROVIDED VENT AREA = 18.8 SF
BEDROOM 3
HABITABLE FLOOR AREA = 160 SF
REQ'D MIN. GLAZING (8%) = 12.8 SF
PROVIDED GLAZING = 20 SF
REQ'D MIN. VENT AREA (4%) = 6.4 SF
PROVIDED VENT AREA = 10.5 SF

UNIT 65 @ 940 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 302 SF
REQ'D MIN. GLAZING (8%) = 24.1 SF
PROVIDED GLAZING = 96.0 SF
REQ'D MIN. VENT AREA (4%) = 12.1 SF
PROVIDED VENT AREA = 47.0 SF
BEDROOM 1
HABITABLE FLOOR AREA = 176 SF
REQ'D MIN. GLAZING (8%) = 14.1 SF
PROVIDED GLAZING = 99.6 SF
REQ'D MIN. VENT AREA (4%) = 7.1 SF
PROVIDED VENT AREA = 31.0 SF
BEDROOM 2
HABITABLE FLOOR AREA = 127 SF
REQ'D MIN. GLAZING (8%) = 10.2 SF
PROVIDED GLAZING = 33.6 SF
REQ'D MIN. VENT AREA (4%) = 5.1 SF
PROVIDED VENT AREA = 18.0 SF

UNIT 67 @ 645 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 333 SF
REQ'D MIN. GLAZING (8%) = 26.6 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 13.3 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 163 SF
REQ'D MIN. GLAZING (8%) = 13.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 27 SF

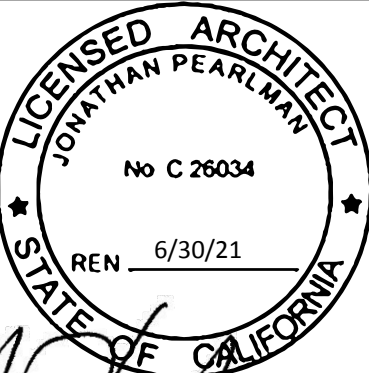
UNIT 68 @ 625 NSF
LIVING ROOM & KITCHEN
HABITABLE FLOOR AREA = 318 SF
REQ'D MIN. GLAZING (8%) = 25.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 12.7 SF
PROVIDED VENT AREA = 27 SF
BEDROOM 1
HABITABLE FLOOR AREA = 163 SF
REQ'D MIN. GLAZING (8%) = 13.4 SF
PROVIDED GLAZING = 66 SF
REQ'D MIN. VENT AREA (4%) = 6.5 SF
PROVIDED VENT AREA = 27 SF



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03.18.21 SITE PERMIT REVISION

6th Floor Plan

project: 19.04

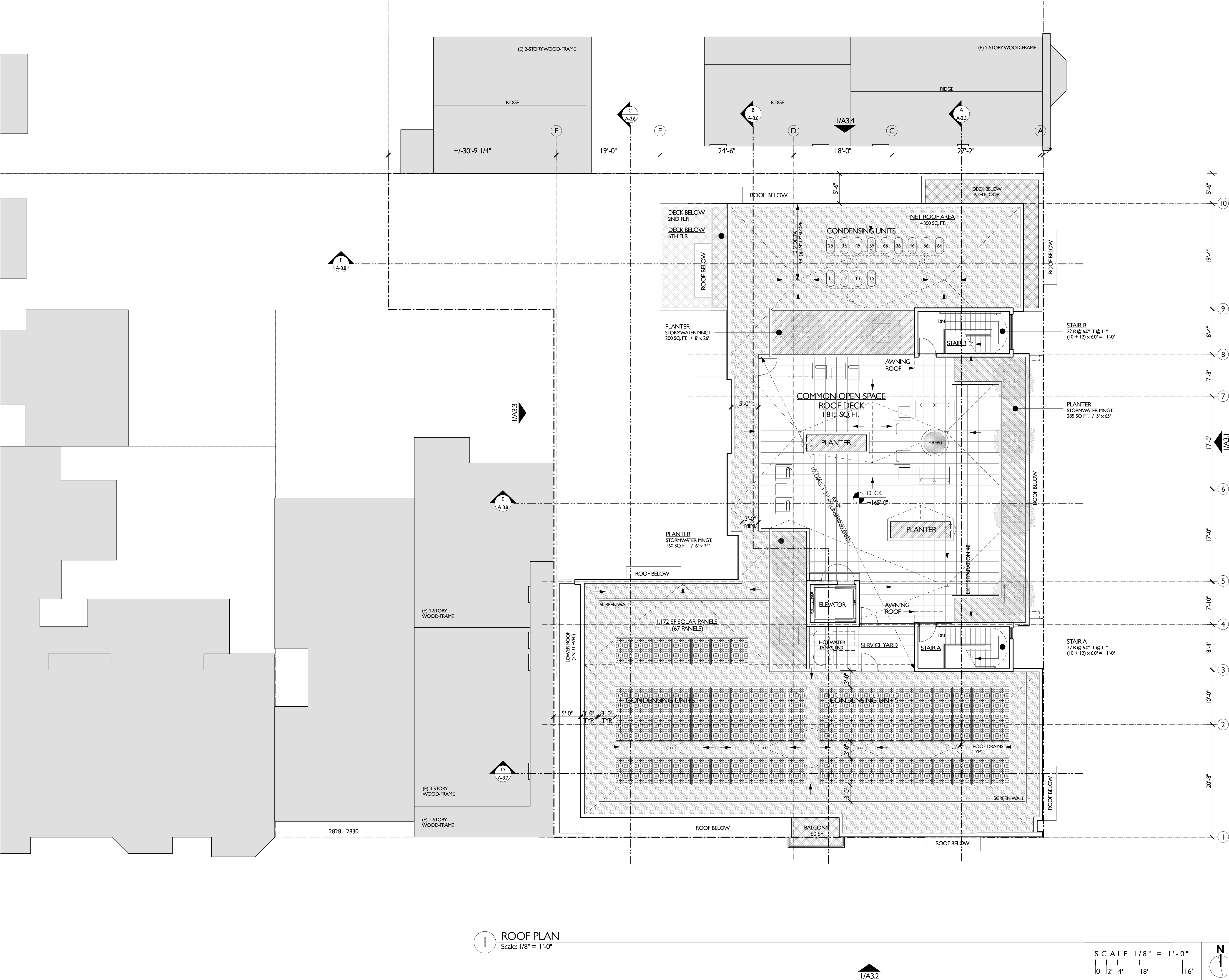
drawn by: JP, CT

checked by: JP

date: 6.2.20

scale:

A-2.6



ROOF AREA
7,495 SF

STORMWATER MANAGEMENT
ROOF PLANTERS:
285 + 200 + 160 = 645 SQ. FT.
GEARY ST
PERMEABLE PAVERS & TREE WELLS:
385 SQ. FT.
WOOD ST.
PERMEABLE PAVERS & TREE WELLS:
309 SQ. FT.
REAR YARD LAWN & GARDEN:
1,106 SQ. FT.
TOTAL AREA AVAILABLE :
2,445 SQ. FT.

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03.18.21	SITE PERMIT REVISION	
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Roof Plan

project	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

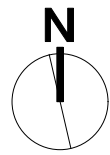
A-2.7

1 ROOF PLAN
Scale: 1/8" = 1'-0"

1/A3.2

SCALE 1/8" = 1'-0"

0	2'	4'	8'	16'
---	----	----	----	-----





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03.18.21 SITE PERMIT REVISION

East Elevation

project:	19.04
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drawn by: JP, CT

checked by: JP

date: 6.2.20

scale:

A-3.1



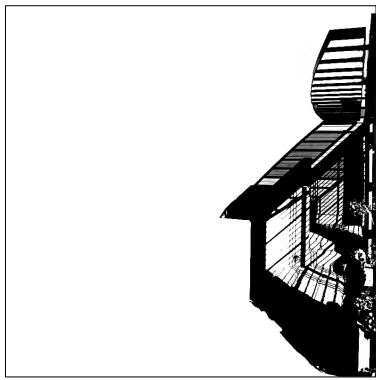
EAST ELEVATION
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"



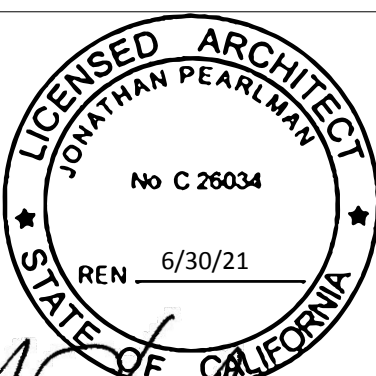
1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
10 12' 14' 18' 16'



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#	date	issue
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03.18.21	SITE PERMIT REVISION	
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South Elevation

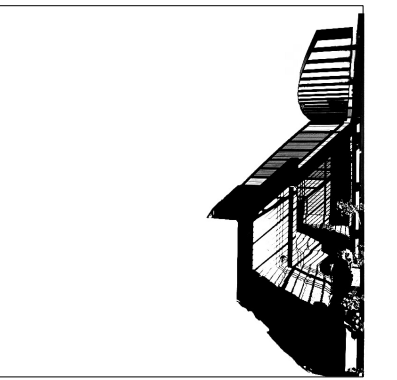
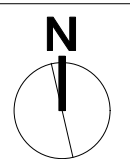
project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

A-3.2



1 WEST ELEVATION
Scale: 1/8" = 1'-0"

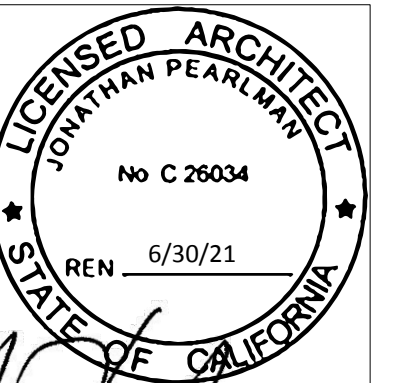
SCALE 1/8" = 1'-0"
10 12' 14' 18' 16'



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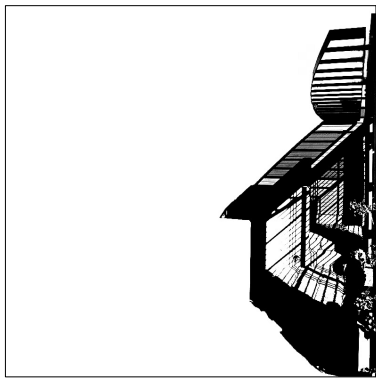
#	date	issue
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03.18.21	SITE PERMIT REVISION	
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West Elevation

project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

A-3.3



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#	date	issue
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North Elevation

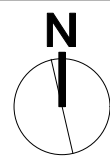
project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

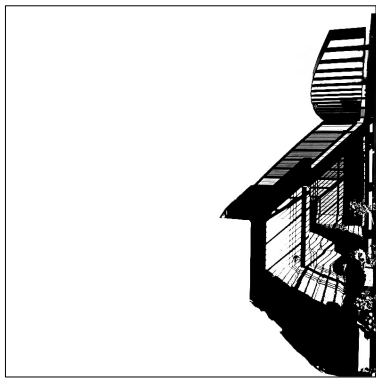
A-3.4



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
10 12' 14' 18' 16'

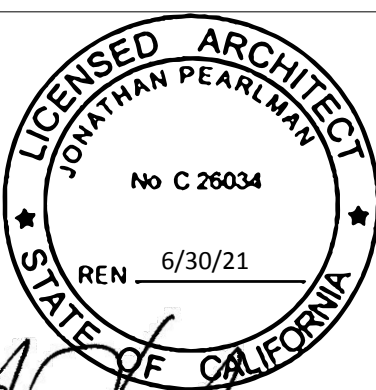




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date issue

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Building Section A

project 19.04

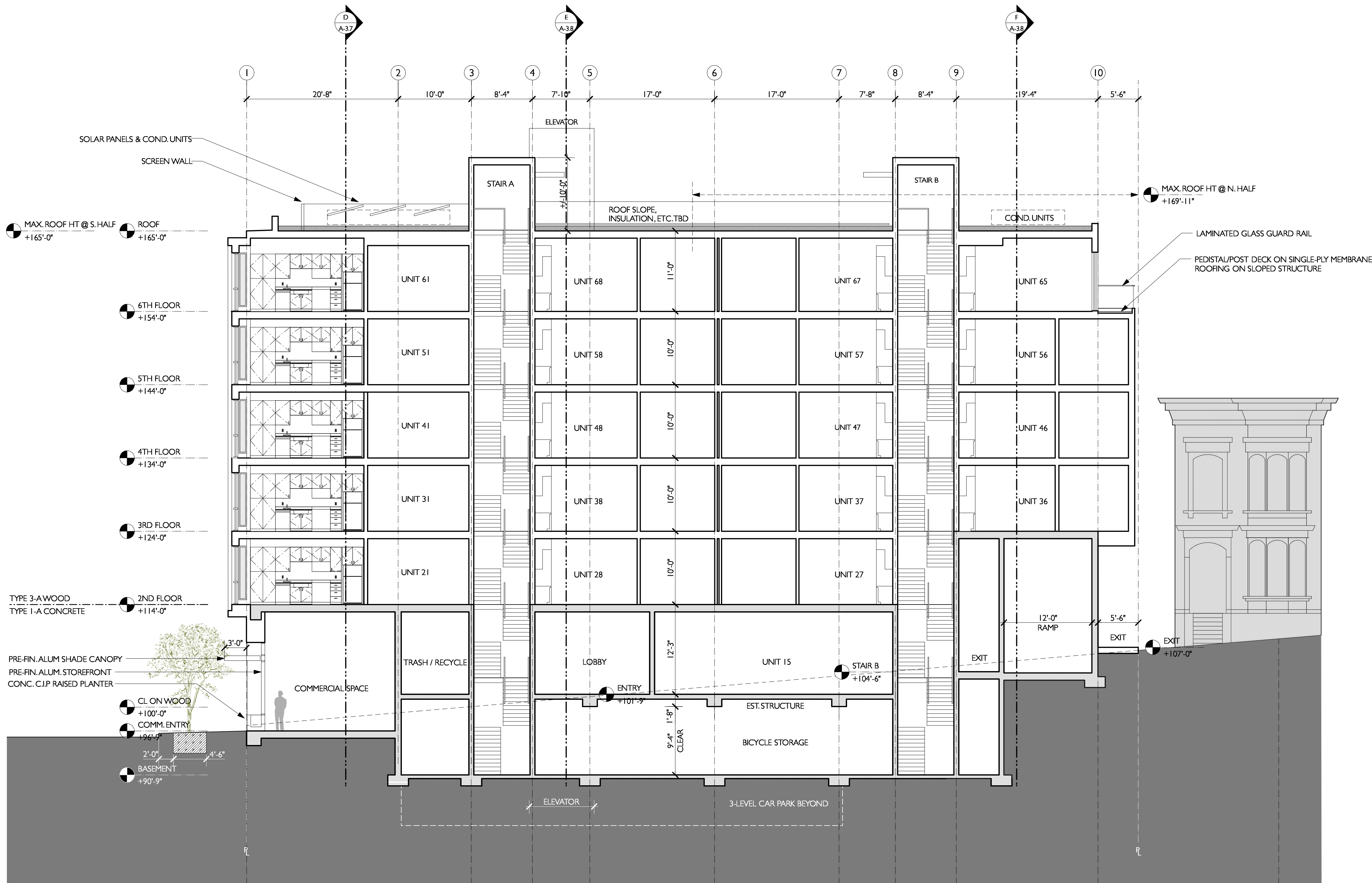
drawn by: JP, CT

checked by: JP

date: 6.2.20

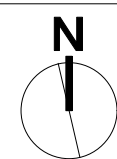
scale:

A-3.5



SECTION A-A
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
10' 12' 14' 16' 18'





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# date issue
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03.18.21 SITE PERMIT REVISION

Building Sections B, C

project:	19.04
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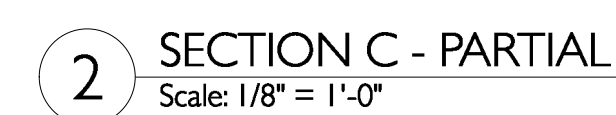
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checked by: JP

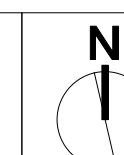
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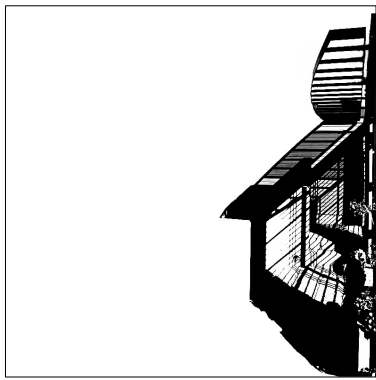
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A-3.6



SCALE 1/8" = 1'-0"

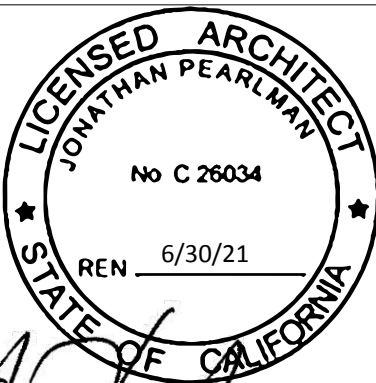




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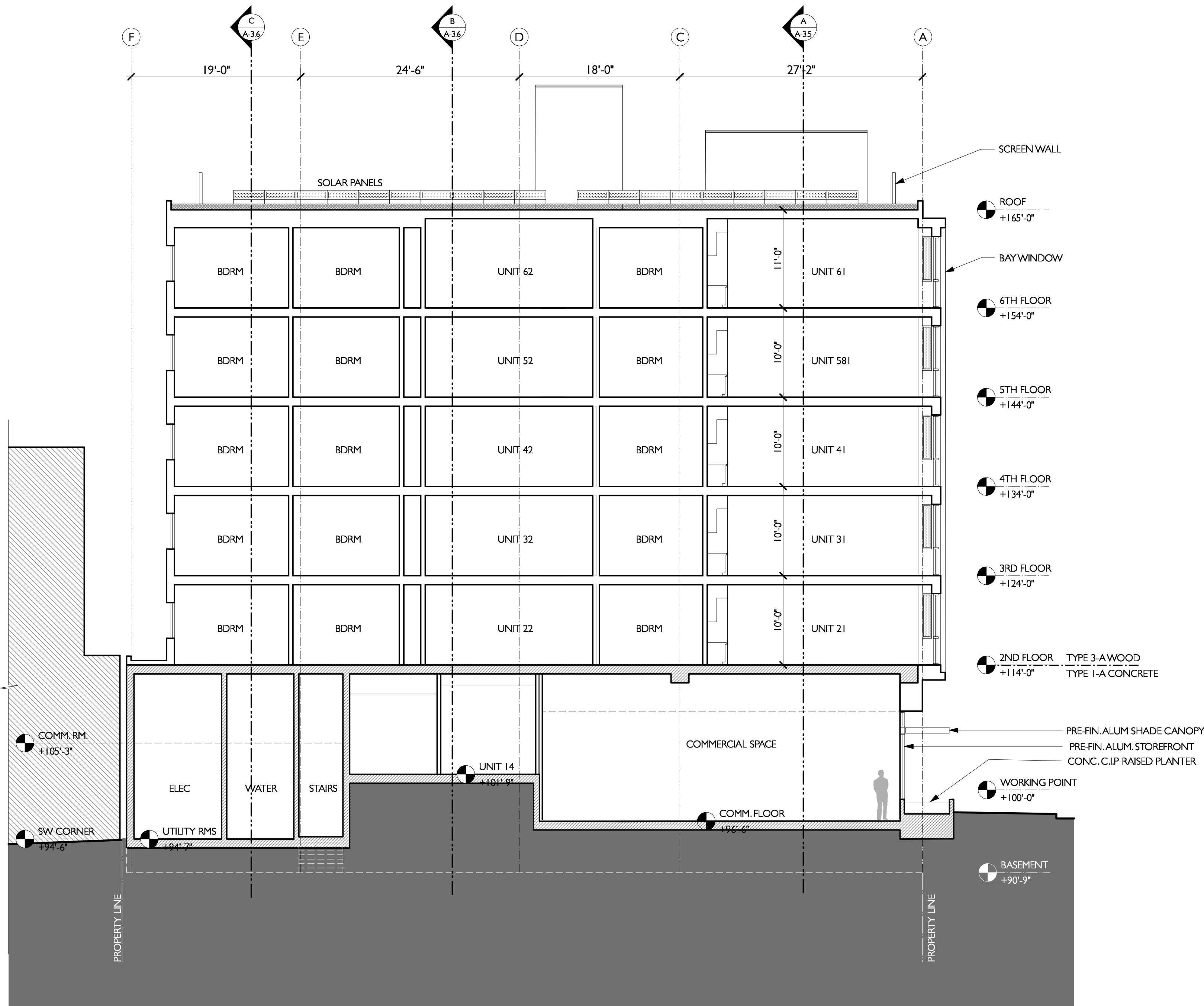
#	date	issue
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03.18.21	SITE PERMIT REVISION	
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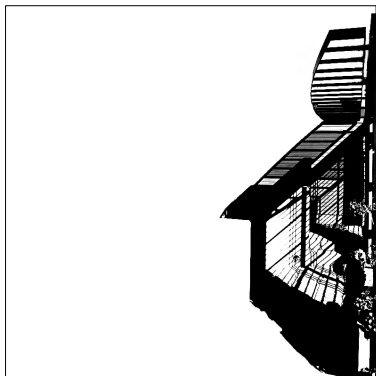
Building Section D

project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

A-3.7



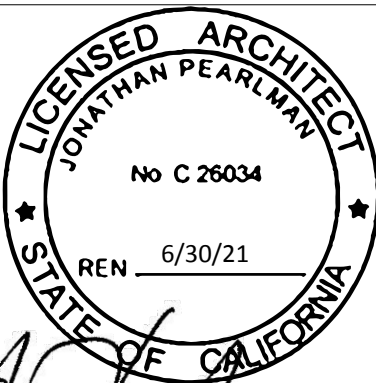
SECTION D
Scale: 1/8" = 1'-0"



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03.18.21 SITE PERMIT REVISION

Building Section E, F

project 19.04

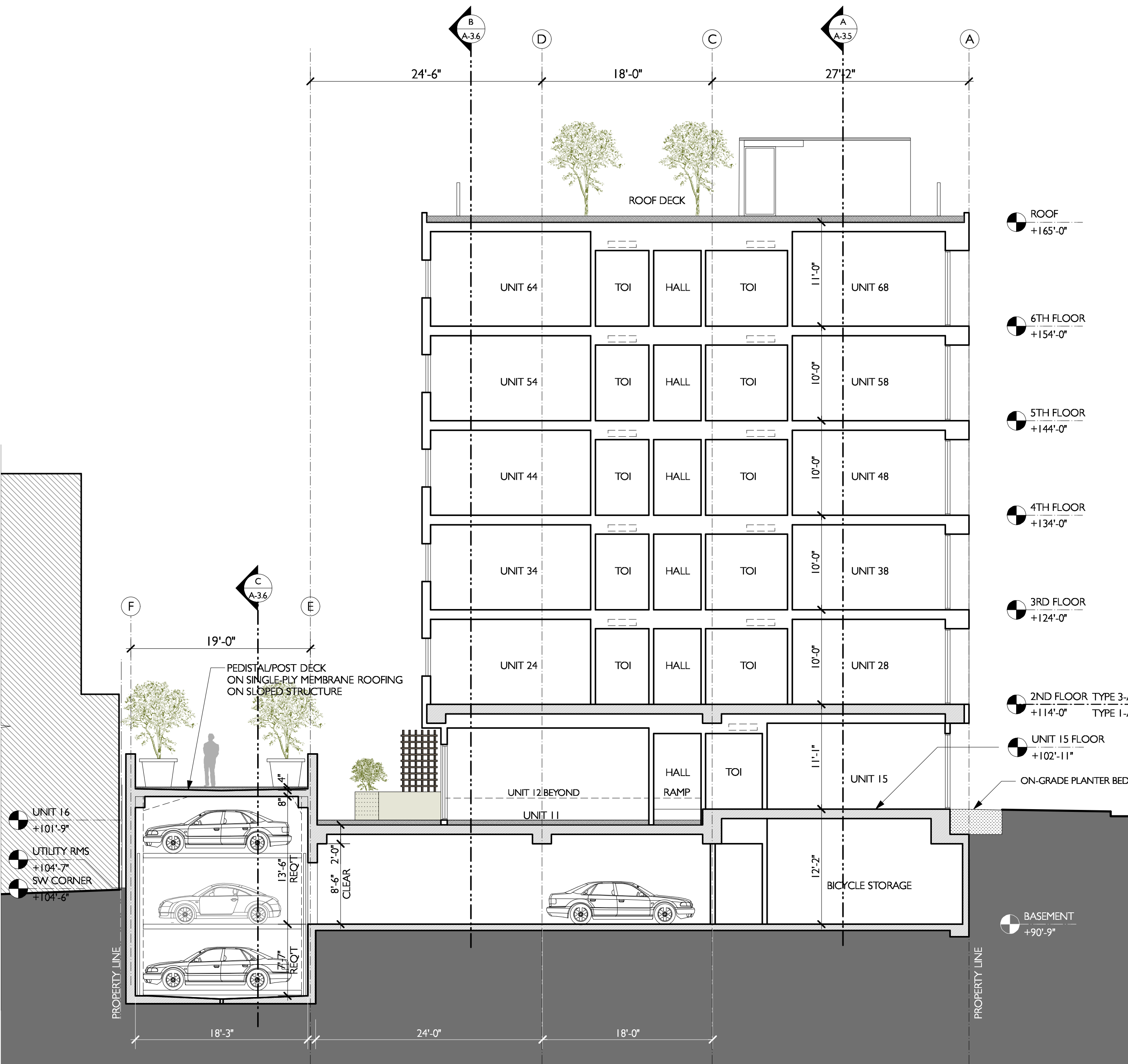
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checked by: JP

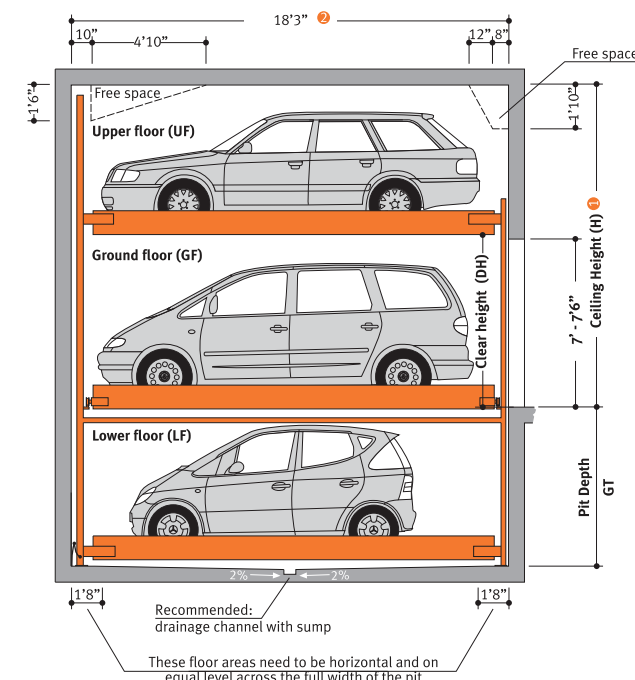
date: 6.2.20

scale:

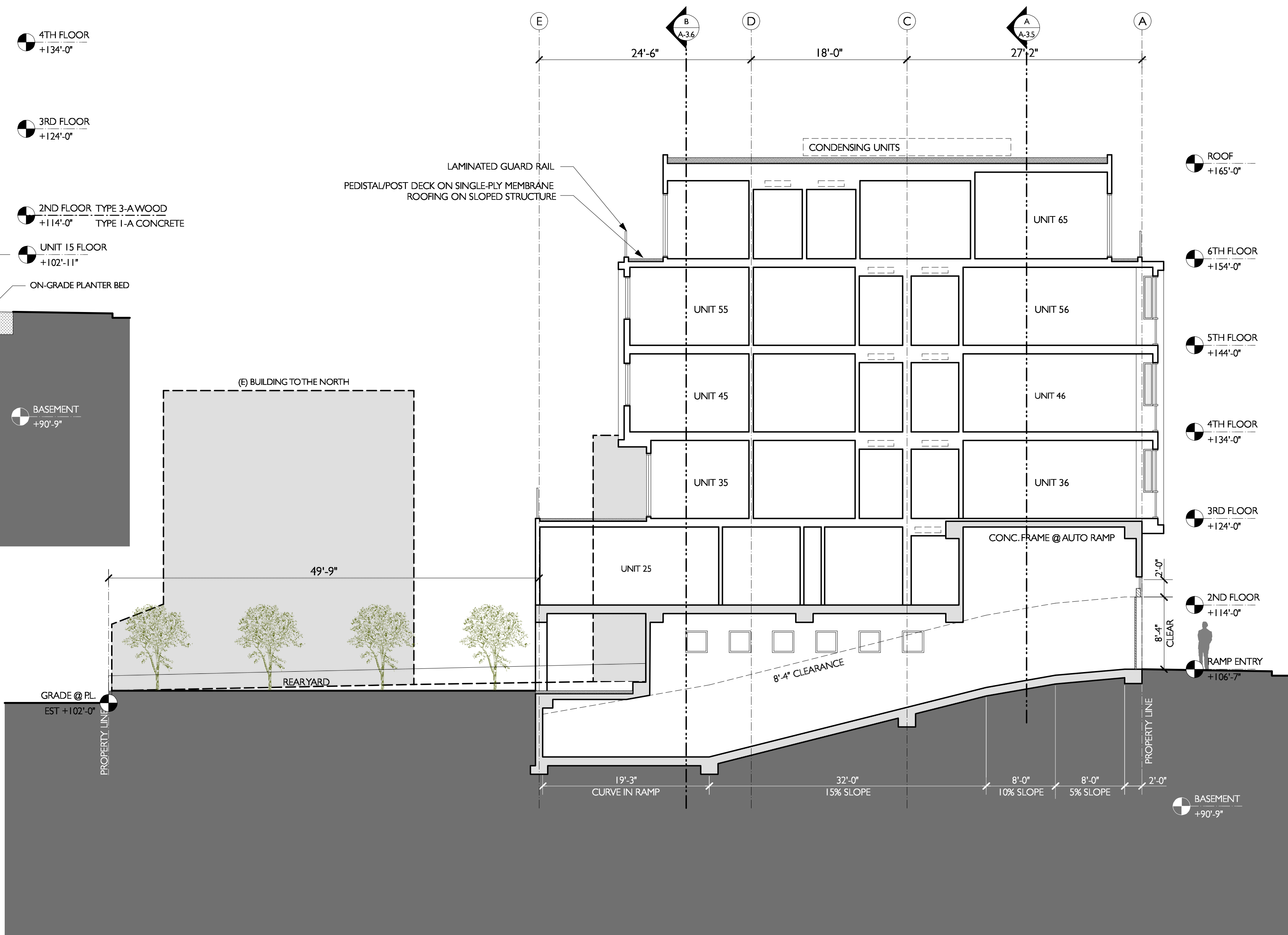
A-3.8



SECTION E
Scale: 1/8" = 1'-0"



VENDOR SPECS FOR CAR STACKING EQUIPMENT



SECTION F
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
10' 12' 14' 16'

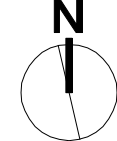




EXHIBIT C - ALTERNATE GARAGE PROPOSAL WITH ENTRANCE ON GEARY BOULEVARD



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2800 GEARY BOULEVARD, SAN FRANCISCO, CA 94121

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
AD.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	INV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
C.	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	OV	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION	RAD	RADICAL
DIMS.	DIMENSIONS	REF	REFRIGERATOR
DN	DOWN	REQ.	REQUIRED
DWG	DRAWING	RB	RUBBER BASE
(E), EX.	EXISTING	RM	ROOM
EA.	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RDWD	REDWOOD
ELEC	ELECTRIC	SC	SOLID CORE
EL. ELEV.	ELEVATION	SHTG	SHEETING
EMB.	EMBEDDED	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST. STL.	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STRL	STRUCTURAL
F.O.M.	FACE OF MASONRY	STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP.BD.	GYP SUM BOARD	TYR	TYPICAL
GWB	GYP SUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HP	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

PROPOSED PARKING

23 UNDERGROUND PARKING SPACES
20 IN-TRI-LEVEL STACKER
2 STANDARD SPACES
1 HANDICAP VAN LOCATION w/ ACCESS APRON

BICYCLE PARKING
(SEC. 155.2: 1/UNIT)

REQUIRED: 42 CLASS 1 FOR RESIDENTIAL UNITS
42 CLASS 2 FOR COMMERCIAL USE
PROVIDED: 42 CLASS 1 FOR RESIDENTIAL UNITS
4 CLASS 2 FOR COMMERCIAL USE

OPEN SPACE REQUIRED (TABLE 135B)

80 SF/UNIT (PRIVATE) OR 100 SF/UNIT (PUBLIC)
IF PRIVATE, 80 x 42 = 3,360 SF
IF PUBLIC, 100 x 42 = 4,200 SF

OPEN SPACE PROVIDED:

PUBLIC: 2,465 SF @ 1ST FLOOR
2,460 SF @ ROOF DECK
PRIVATE: 360 SF @ UNIT 12, 13 & 14 (3 x 120 SF PATIOS)
175 SF @ UNIT 35 DECK
165 SF @ UNIT 65 DECK
TOTAL: 5,625 SF

ROOF REQUIREMENTS

GREENSPACE (30% OF ROOF) OR PV SOLAR PANELS (15%)
PROVIDED = 1,172 SF SOLAR AREA
1,172 SF > 15% OF 7,495 SF = 1,124 SF

PENTHOUSES MAX. 20% OF ROOF:

7,495 SF X 20% = 1,499 SF
TOTAL ABOVE HEIGHT LIMIT:
80 SF ELEVATOR + 165 SF STAIR + 165 SF STAIR: 410 SF (2.7%)

PLANNING DEPARTMENT NOTES

LOCATION: 2800 GEARY BLVD
BLOCK/LOT: 1069 / 013
LOT AREA: 11,656 SF
ZONING: NC3 - NEIGHBORHOOD
RESIDENTIAL MODERATE SCALE
HEIGHT / BULK: 40-X
DENSITY: 1 UNIT / 600 SF OF LOT AREA
11,65 SF / 600 = 19.42 OR 19 UNITS

PROPOSED BUILDING USE

1ST FL: COMMERCIAL, PLUS UTILITIES & CIRC.
1ST THRU 6TH FL: 42 RESIDENTIAL UNITS
ROOF: ROOF DECK AND SOLAR PANELS

PROPOSED BUILDING AREA

BASEMENT (GARAGE) 8,035 GSF
1ST FLOOR: 7,680 GSF
2ND FLOOR: 7,885 GSF
3RD FLOOR: 8,015 GSF
4TH FLOOR: 8,015 GSF
5TH FLOOR: 8,015 GSF
6TH FLOOR: 7,715 GSF
TOTAL: 55,360 GSF

SETBACKS

FRONT: NONE REQUIRED
SIDE: NONE REQUIRED
REAR: REQ'T IF CORNER LOT: 20% OF LOT (HOME-SF)
LOT AREA: 0.20 x 11,656 SF = 2,331 SF
PROVIDED: 2,520 SF

HOME SF PROGRAM

24 1-BEDROOM UNITS @ 24/42 = 57.1 %
13 2-BEDROOM UNITS @ 13/42 = 31.0 %
5 3-BEDROOM UNITS @ 5/42 = 11.9 %

2-BEDROOM AND 3-BEDROOM UNITS @ (13 + 5)/42 = 42.3 %
TOTAL 3-BEDROOM: 5/42 = 11.9%

65 BEDROOMS TOTAL

1-BEDROOM UNITS PROVIDE 24 BEDROOMS @ 24/65 = 36.9 %
2-BEDROOM UNITS PROVIDE 26 BEDROOMS @ 26/65 = 40.0 %
3-BEDROOM UNITS PROVIDE 15 BEDROOMS @ 15/65 = 23.1 %
REQUIRED 30% BMR UNITS: 42 X 30 = 12.6 -> 13 BMR UNITS

1-BEDROOM UNITS : 57.1 % X 12.6 UNITS = 72 -> 7 UNITS
2-BEDROOM UNITS : 28.5 % X 12.6 UNITS = 36 -> 4 UNITS
3-BEDROOM UNITS : 11.9 % X 12.6 UNITS = 19 -> 2 UNITS

Program Areas								
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65	NA	Unit 67	Unit 68
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm	-	1-bdrm	1-bdrm
6,580 sf	1,105	1,245	750	1,170	1,010	0	660	640
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,845 sf	1,105	1,245	750	1,170	660	615	660	640
4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,845 sf	1,105	1,245	750	1,170	660	615	660	640
3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm
6,800 sf	1,105	1,245	750	1,170	615	615	660	640
2nd Floor	Unit 21	Unit 22	Unit 23	Unit 24	Unit 25	NA	Unit 27	Unit 28
	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm	-	1-bdrm	1-bdrm
6,480 sf	1,105	1,245	750	1,170	940	0	640	630
1st Floor	Unit 11	Unit 12	Unit 13	Unit 14	-	-		
	2-bdrm	1-bdrm	1-bdrm	1-bdrm				
2,460 sf	800	500	500	660				
Basement								
0 sf								
36,010 sf	6,325	6,725	4,250	6,510	3,885	1,845	3,280	3,190

PERMITS

- SITE PERMIT
- ADDENDUM #1 STRUCTURAL
- ADDENDUM #2 ARCHITECTURE & MECH/ELEC/PLUMBING
- ADDENDUM #3 FIRE SPRINKLER

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC)
w/ CITY OF SF AMENDMENTS
CURRENT NFPA 13
2016 CALIFORNIA ENERGY CODE

SCOPE OF WORK

A NEW 6-STORY RESIDENTIAL BUILDING WILL INCLUDE 42 RESIDENTIAL UNITS WITH STREET LEVEL COMMERCIAL.

- BASEMENT INCLUDES 23 VEHICLE PARKING SPACES, TDM AMENITIES, TENANT STORAGE, BICYCLE PARKING/REPAIR, AND BUILDING UTILITIES.

- 1ST FLOOR INCLUDES 1,365 GSF COMMERCIAL LEASE SPACE, AND RESIDENTIAL LOBBY, 4 RESIDENTIAL UNITS, COMMUNITY ROOM, AND TRASH/ELEC/WATER ROOMS.

- FLOORS 1 TO 6 INCLUDE A MIX OF 1-BEDROOM, 2-BEDROOM, AND 3-BEDROOM RESIDENTIAL UNITS.

- ROOF DECK WILL HAVE 1,815 SF OPEN SPACE + 645 SF PLANTERS FOR RESIDENTS AND STORMWATER MNGT.

THE EXISTING 1-STORY AUTOMOBILE SERVICE BUILDING WILL BE DEMOLISHED UNDER SEPARATE PERMIT.

BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS:

70'-7" FROM SOUTH-WEST CORNER TO ROOF
84'-7" FROM SOUTH-WEST CORNER TO ELEV PNTHSE

OCCUPANCY CLASSIFICATION:

COMMERCIAL: B
RESIDENTIAL: R-2

OCCUPANCY SEPARATION:

VERTICAL SHAFTS: 2-HOUR
1ST FLOOR: 1-HOUR
RESIDENTIAL 1-HOUR

CONSTRUCTION CLASSIFICATION:

FIRST FLOOR : TYPE 1-A
SECOND - SIXTH FLOOR : TYPE 3-A

EXITING REQUIREMENTS: 2 MEANS OF EGRESS

PROJECT TEAM

Building Owner:
South Van Ness 490 LP
630 Taraval Street
San Francisco, CA 94116
Contact: Elizabeth Moore
415.990.2199
Email: liz@shamrocks.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125 x101
jonathan@elevationarchitects.com

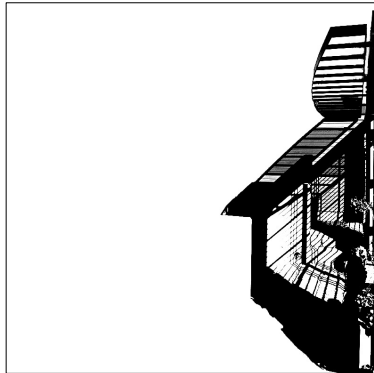
Surveyor:
Seher & Associates
Contact: Rick Seher
415.921.7990
Email: rick@sflandsurveyor.com

Landscape Architect:
Tanaka Design Group
360 Langston St, Suite 102
San Francisco, CA 94103
Contact: Bob Tanaka
415.863.7800
Email: bob@tanakadesign.com

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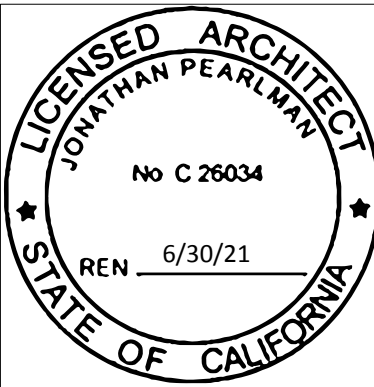
VICINITY MAP



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 x
www.elevationarchitects.com



MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

#	date	issue
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03.05.21 ALTERNATE #1

Cover Sheet
Alternate #1

project:	19.04
drawn by:	CT
checked by:	JP
date:	6.20.20
scale:	

A-0.1



Jonathan Pearlman

MIXED USE DEVELOPMENT
2800 Geary Boulevard
San Francisco, CA 94121

#	date	issue
03.05.21	ALTERNATE #1	

Basement Floor Plan
Alternate #1

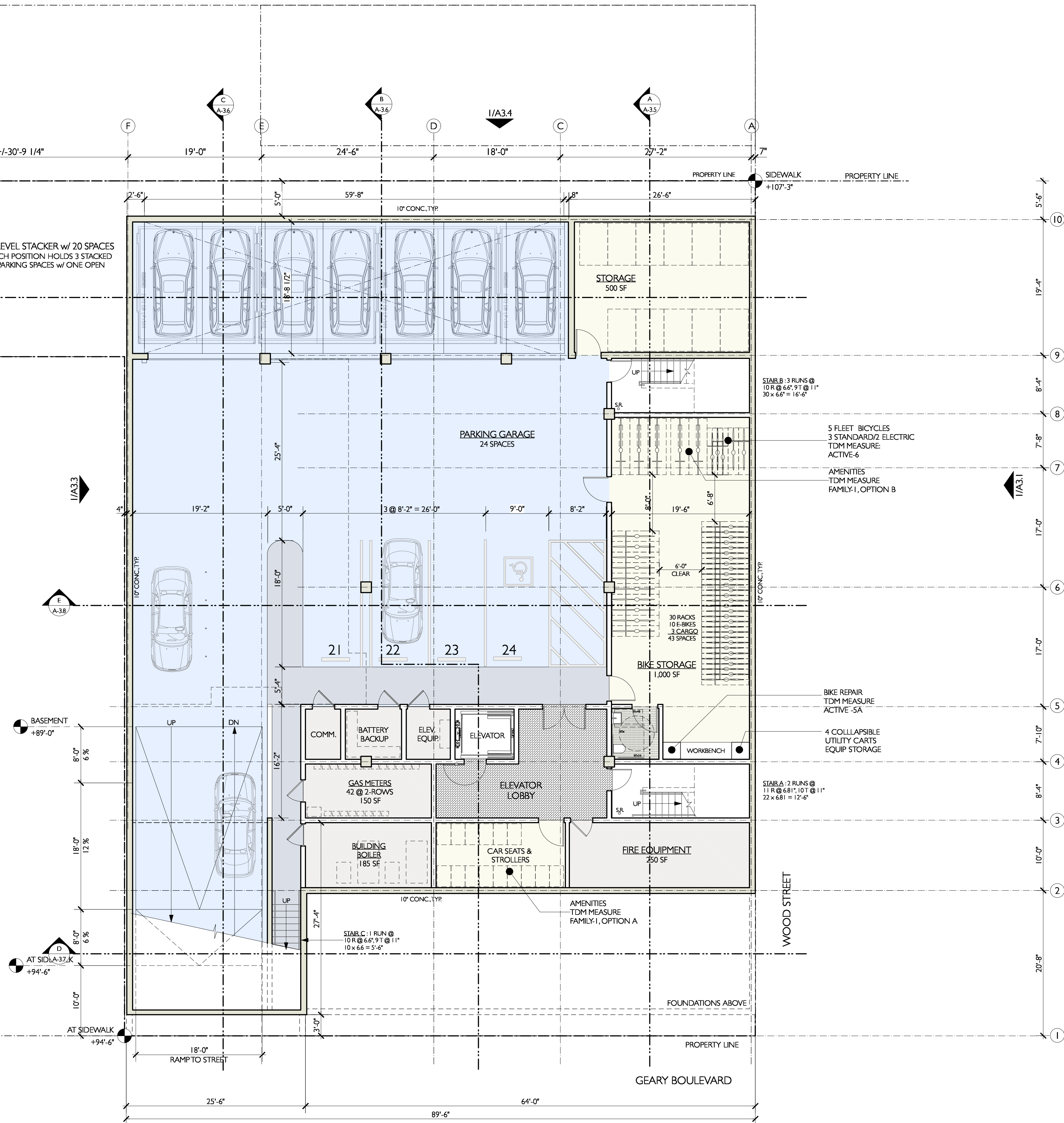
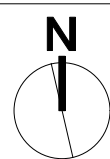
project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

A-2.0

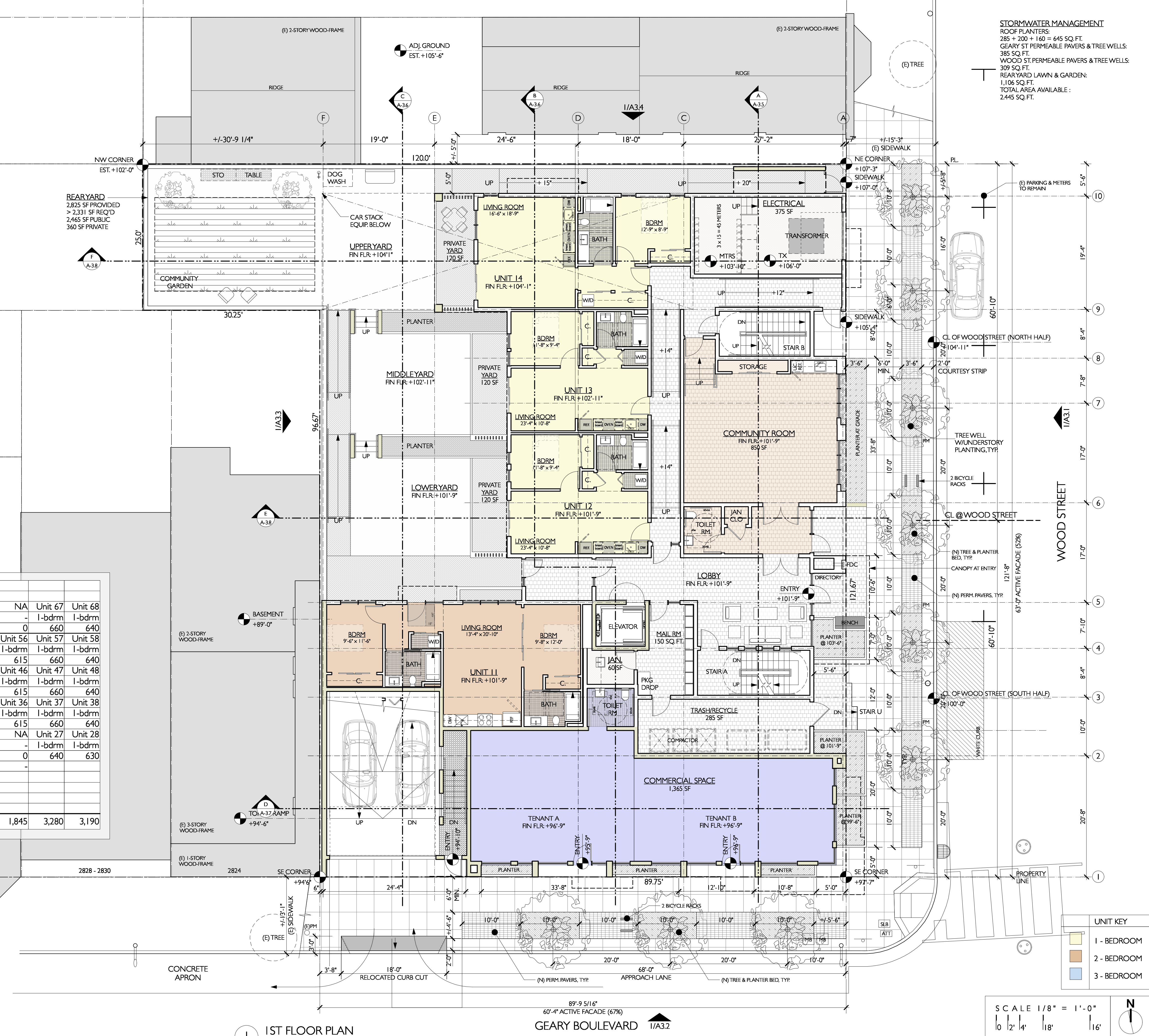
Program Areas								
6th Floor	Unit 61 2-bdrm 6,580 sf	Unit 62 2-bdrm 1,105	Unit 63 1-bdrm 1,245	Unit 64 3-bdrm 750	Unit 65 2-bdrm 1,170	NA 0	Unit 67 1-bdrm 660	Unit 68 1-bdrm 640
5th Floor	Unit 51 2-bdrm 6,845 sf	Unit 52 2-bdrm 1,105	Unit 53 1-bdrm 1,245	Unit 54 3-bdrm 750	Unit 55 1-bdrm 1,170	Unit 56 1-bdrm 660	Unit 57 1-bdrm 615	Unit 58 1-bdrm 660
4th Floor	Unit 41 2-bdrm 6,845 sf	Unit 42 2-bdrm 1,105	Unit 43 1-bdrm 1,245	Unit 44 3-bdrm 750	Unit 45 1-bdrm 1,170	Unit 46 1-bdrm 660	Unit 47 1-bdrm 615	Unit 48 1-bdrm 660
3rd Floor	Unit 31 2-bdrm 6,800 sf	Unit 32 2-bdrm 1,105	Unit 33 1-bdrm 1,245	Unit 34 3-bdrm 750	Unit 35 1-bdrm 1,170	Unit 36 1-bdrm 660	Unit 37 1-bdrm 615	Unit 38 1-bdrm 660
2nd Floor	Unit 21 2-bdrm 6,480 sf	Unit 22 2-bdrm 1,105	Unit 23 1-bdrm 1,245	Unit 24 3-bdrm 750	Unit 25 2-bdrm 1,170	NA 940	Unit 27 1-bdrm 0	Unit 28 1-bdrm 640
1st Floor	Unit 11 2-bdrm 2,460 sf	Unit 12 1-bdrm 800	Unit 13 1-bdrm 500	Unit 14 1-bdrm 500				
Basement	0 sf							
36,010 sf	6,325	6,725	4,250	6,510	3,885	1,845	3,280	3,190

1 BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'



Program Areas									
6th Floor	Unit 61	Unit 62	Unit 63	Unit 64	Unit 65	NA	Unit 67	Unit 68	
6,580 sf	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm	-	1-bdrm	1-bdrm	
	1,105	1,245	750	1,170	1,010	0	660	640	
5th Floor	Unit 51	Unit 52	Unit 53	Unit 54	Unit 55	Unit 56	Unit 57	Unit 58	
6,845 sf	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	
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4th Floor	Unit 41	Unit 42	Unit 43	Unit 44	Unit 45	Unit 46	Unit 47	Unit 48	
6,845 sf	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	
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3rd Floor	Unit 31	Unit 32	Unit 33	Unit 34	Unit 35	Unit 36	Unit 37	Unit 38	
6,800 sf	2-bdrm	2-bdrm	1-bdrm	3-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	
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6,480 sf	2-bdrm	2-bdrm	1-bdrm	3-bdrm	2-bdrm	-	1-bdrm	1-bdrm	
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1st Floor	Unit 11	Unit 12	Unit 13	Unit 14					
	2-bdrm	1-bdrm	1-bdrm	1-bdrm					
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Basement									
0 sf									
36,010 sf	6,325	6,725	4,250	6,510	3,885	1,845	3,280	3,190	



ELEVATIONarchitects
 1159 Green Street, Suite 4
 San Francisco, CA 94109
 415.537.1125 v
 www.elevationarchitects.com w

Jonathan Pearlman

MIXED USE DEVELOPMENT
 2800 Geary Boulevard
 San Francisco, CA 94121

#	date	issue
03.05.21	ALTERNATE #1	

1st Floor Plan
 Alternate #1

project:	19.04
drawn by:	JP, CT
checked by:	JP
date:	6.2.20
scale:	

A-2.1



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2800 GEARY BLVD		1069013
Case No.		Permit No.
2019-023105ENV		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed site is located on the northwest corner of Geary Boulevard and Wood Street, on the block bound by Geary Boulevard to the south, Collins Street to the west, Euclid Avenue to the north, and Laurel Street/Lupine Avenue/Wood Street to the east, in the Presidio Heights neighborhood. The proposed project would demolish the existing one-story building on the 11,680-square-foot project site (previously a Firestone Tire retail and service center) and would construct a new mixed-use residential and commercial building. The proposed building would include a total of 42 dwelling units, consisting of 24 one-bedroom, 13 two-bedroom, and five three-bedroom. The proposed building would be 6 stories tall and 65 feet in height to the roof (79 feet to the top of the elevator penthouse) and would contain approximately 55,360 gross square feet. The building would contain 850 square feet of ground-level commercial space, a community room, patio, rear yard, roof deck, and solar panels. The project would utilize the HOME-SF program to increase the allowable number of units and building height from 40 feet to 65 feet tall. The proposed project would remove the existing curb cut on Geary Boulevard and would add a new ten-foot-wide curb cut along Wood Street for entrance to a ramp for a basement parking garage. The garage would contain a 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 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 checked="" type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER 01/06/2021 b. Other <i>(specify)</i>: </div> <div style="width: 45%; text-align: right;"> <input checked="" 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 checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.	
	Project Approval Action:	Signature:
	Planning Commission Hearing	Joshua Pollak
		04/19/2021
<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 proposed site is located on the northwest corner of Geary Boulevard and Wood Street, on the block bound by Geary Boulevard to the south, Collins Street to the west, Euclid Avenue to the north, and Laurel Street/Lupine Avenue/Wood Street to the east, in the Presidio Heights neighborhood. The proposed project would demolish the existing one-story building on the 11,680-square-foot project site (previously a Firestone Tire retail and service center) and would construct a new mixed-use residential and commercial building.

The proposed building would include a total of 42 dwelling units, consisting of 24 one-bedroom, 13 two-bedroom, and five three-bedroom. The proposed building would be 6 stories tall and 65 feet in height to the roof (79 feet to the top of the elevator penthouse) and would contain approximately 55,360 gross square feet. The building would contain 850 square feet of ground-level commercial space, a community room, patio, rear yard, roof deck, and solar panels. The project would utilize the HOME-SF program to increase the allowable number of units and building height from 40 feet to 65 feet tall.

The proposed project would remove the existing curb cut on Geary Boulevard and would add a new ten-foot-wide curb cut along Wood Street for entrance to a ramp for a basement parking garage. The garage would contain a total of 23 parking spaces, 20 of which would utilize a car stacker, and 43 Class I bicycle parking spaces.

The proposed project would excavate over an approximately 8,000 square foot area to an average depth of 11 feet for a total excavation amount of approximately 3,260 cubic yards of soil. The proposed project would add two additional street trees (for a total of four trees) along the Geary Boulevard frontage, and six additional street trees along the Wood Street frontage. The building would be supported by a reinforced concrete mat foundation.

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:

2800 Geary Boulevard (2019-023105ENV) – Additional Information

Air Quality. The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within the air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Hazardous Materials. The project site was formerly used as an automobile repair shop, which is currently closed. The project site contained an underground storage tank (UST) that was removed in 1987, according to the "Remedial Action Completion Certification" issued by the San Francisco Department of Public Health (SFPDH). The SFPDH provides regulatory oversight for the abatement of any unauthorized releases of hazardous substances from underground storage tanks, in accordance with State laws and regulations. The City and County of San Francisco granted closure for the site in 1995, which the San Francisco Regional Water Quality Control Board corroborated. The State Water Resources Control Board's GeoTracker database (listed per section 65962.5 of California Government Code, commonly known as the Cortese list) includes project sites that formerly contained USTs where remedial action is completed. The project site is on the Cortese List with the status "COMPLETED – CASE CLOSED AS OF 6/22/1995."

For the currently proposed project, the project sponsor has enrolled in San Francisco's Maher program. Codified in article 22A of the San Francisco Health Code, the Maher program provides a specific process for investigating, analyzing and, when deemed necessary, remediating hazardous substances in the soil and groundwater, under the oversight and supervision of SFPDH.

In October 2019, SFPDH reviewed a Phase I Environmental Site Assessment (ESA), a Limited Phase II Subsurface Investigation, a Subsurface Investigation Work Plan, and Subsurface Investigation Report (EHB-SAM No. SMED 1839). The ESA found the site contained Recognized Environmental Conditions (REC) due to the potential existence of buried USTs from between 1952 and 1967, former hydraulic lifts, and the potential presence of diesel impacted soil from the formerly removed UST. The Subsurface Investigation Work Plan included objectives to further delineate onsite contamination in a specific area of the project site and evaluate soil and groundwater conditions for the potential presence of soil or groundwater contamination across the project site. Results of the subsurface investigation will also be used to estimate volumes and provide waste profile disposal classifications of potentially impacted soils.

As the proposed project enrolled in the Maher program on April 23, 2019, the sponsor will be required to identify measures necessary to assure that the project will not result in public health or safety hazards in excess of the health risk levels established by the State for the intended use of the site. Following satisfactory completion of the site mitigation measures, any required post-mitigation monitoring, and recordation of any deed restrictions, the Director of Public Health issues a letter of "no further action" and notifies the Department of Building Inspection of compliance with the Maher Program. For project sites subject to the Maher Program, the Department of Building Inspection shall not issue building permits (except for soil sampling or the site plan mitigation measures required by the Maher Program) unless and until it receives this written notification from the Director of Public Health. Accordingly, the project shall not proceed until the Department of Public Health has confirmed that any

2800 Geary Boulevard (2019-023105ENV) – Additional Information (continued)

hazardous substances on the site have been removed or remediated to State standards for the intended use.

Based on the performance standards required by the State to ensure that no adverse impacts with respect to public health and safety would occur, it can be seen with certainty that the project, with oversight for remediation by SFDPH per article 22A, has no potential to have significant environmental effects with respect to hazardous substances on the site.

Serpentine Rock. The project site is underlain by Franciscan Complex bedrock consisting of serpentinite with shale and sandstone inclusions at a depth of approximately 40 feet below ground surface. Excavation for the proposed project would reach a depth of approximately 11 feet below ground surface, above the depth known to contain serpentinite. Regardless, construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweeping or vacuuming sidewalks, and covering inactive stockpiles of dirt. These measures would ensure that should serpentinite exist at shallower depths, that it does not become airborne during construction.

Transportation. The department's transportation staff completed a transportation study determination for the proposed project on April 9, 2021. Transportation staff also wrote a supplemental memo analyzing the proposed project, with the proposed project including a driveway along Wood Street.

Archeological Resources. The department's staff archeologist conducted preliminary archeological review on September 28, 2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

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).

Public Notice. A Notification of Project Receiving Environmental Review was sent on November 20, 2020 for a two-week review period ending December 4, 2020.



LAND USE INFORMATION

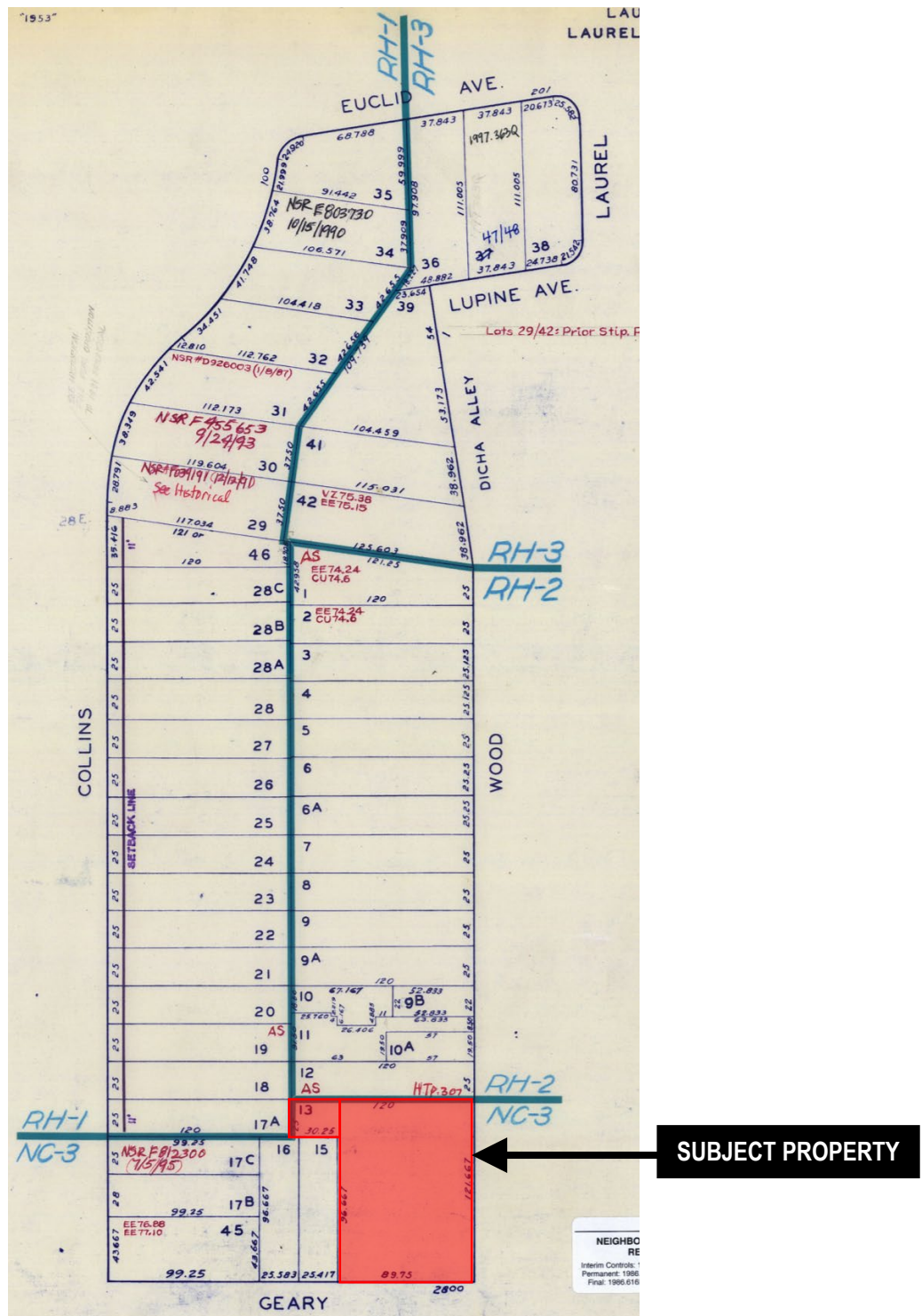
PROJECT ADDRESS: 2800 GEARY BLVD
RECORD NO.: 2019-023105AHB

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	3,461	3,461
Residential GSF	0	40,495	40,495
Retail/Commercial GSF	9,320	850	-8,470
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	5,500	5,500
Public Open Space	0	0	0
Other (Basement Non-Parking)	0	3,574	3,574
TOTAL BUILDING GSF	9,320	55,360	46,040
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	13	13
Dwelling Units - Market Rate	0	29	29
Dwelling Units - Total	0	42	42
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	1	5	6
Parking Spaces	0 ¹	23	23
Loading Spaces	0	0	0
Bicycle Spaces	0	46	46
Car Share Spaces	0	0	0
Other	N/A	N/A	N/A

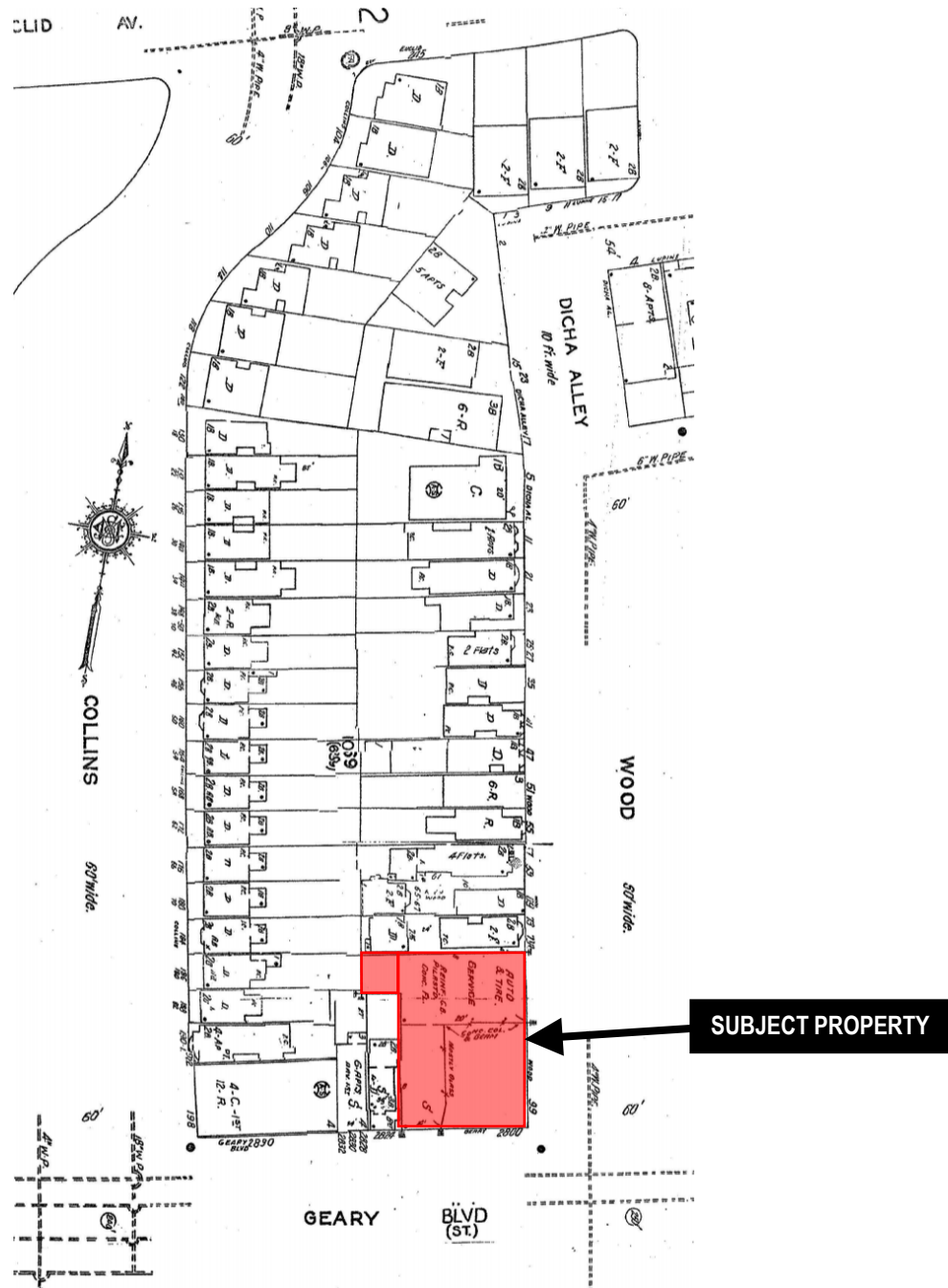
¹ The previous automotive repair use (d.b.a. Firestone Complete Auto Care) maintained a surface level vehicle area. While this may have been used for retail customers to pick up items, its primary purpose was as a vehicle storage area for vehicles waiting for maintenance. As the primary use was not customer parking, these spaces were not counted as parking spaces.

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	24	24
Two Bedroom Units	0	13	13
Three Bedroom (or +) Units	0	5	5
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

Parcel Map



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

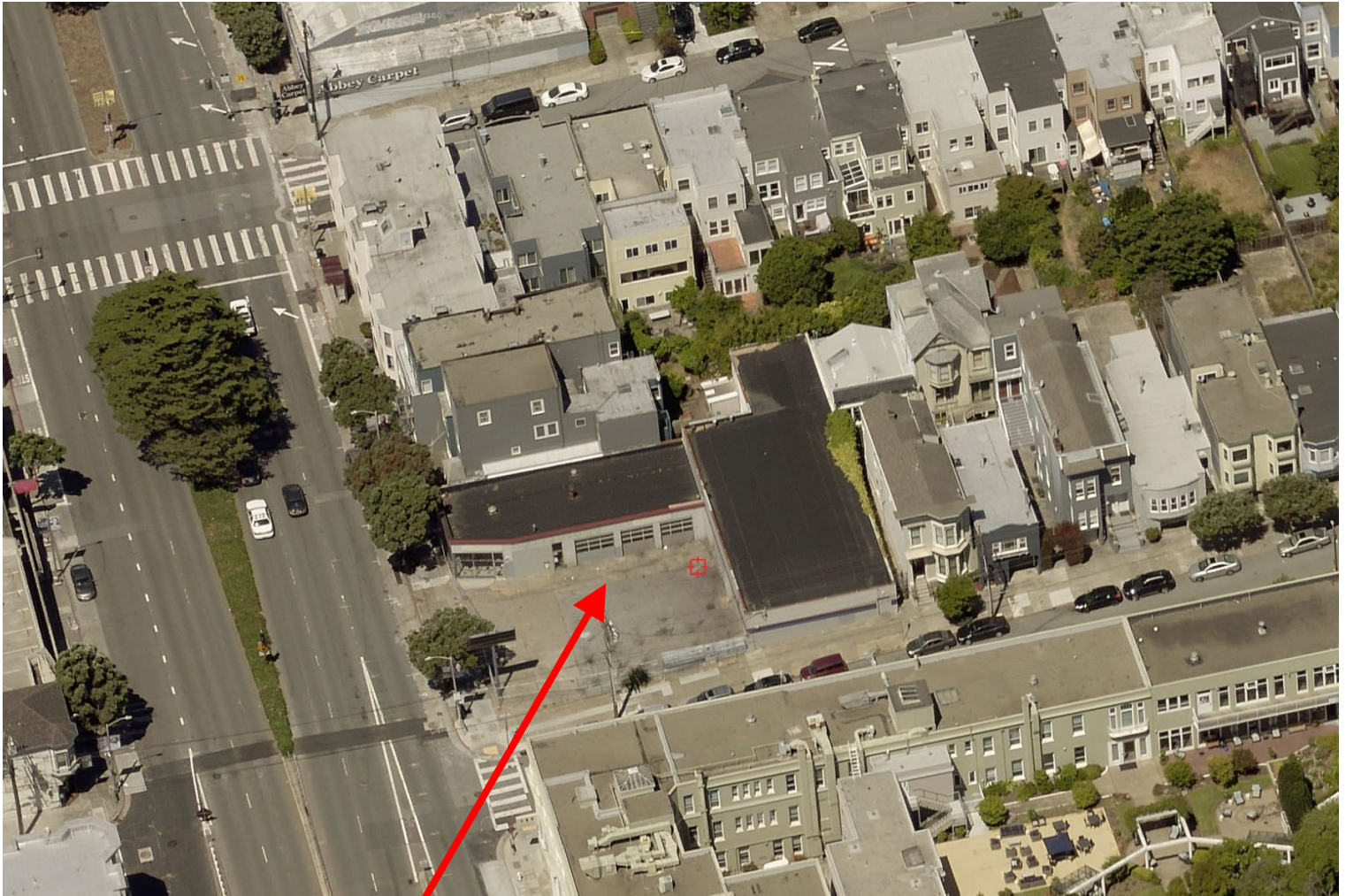


SUBJECT PROPERTY



Planning Commission Hearing (HOME-SF)
Case Number 2019-023105AHB
2800 Geary Boulevard
April 29, 2021

Aerial Photo – View 2



SUBJECT PROPERTY



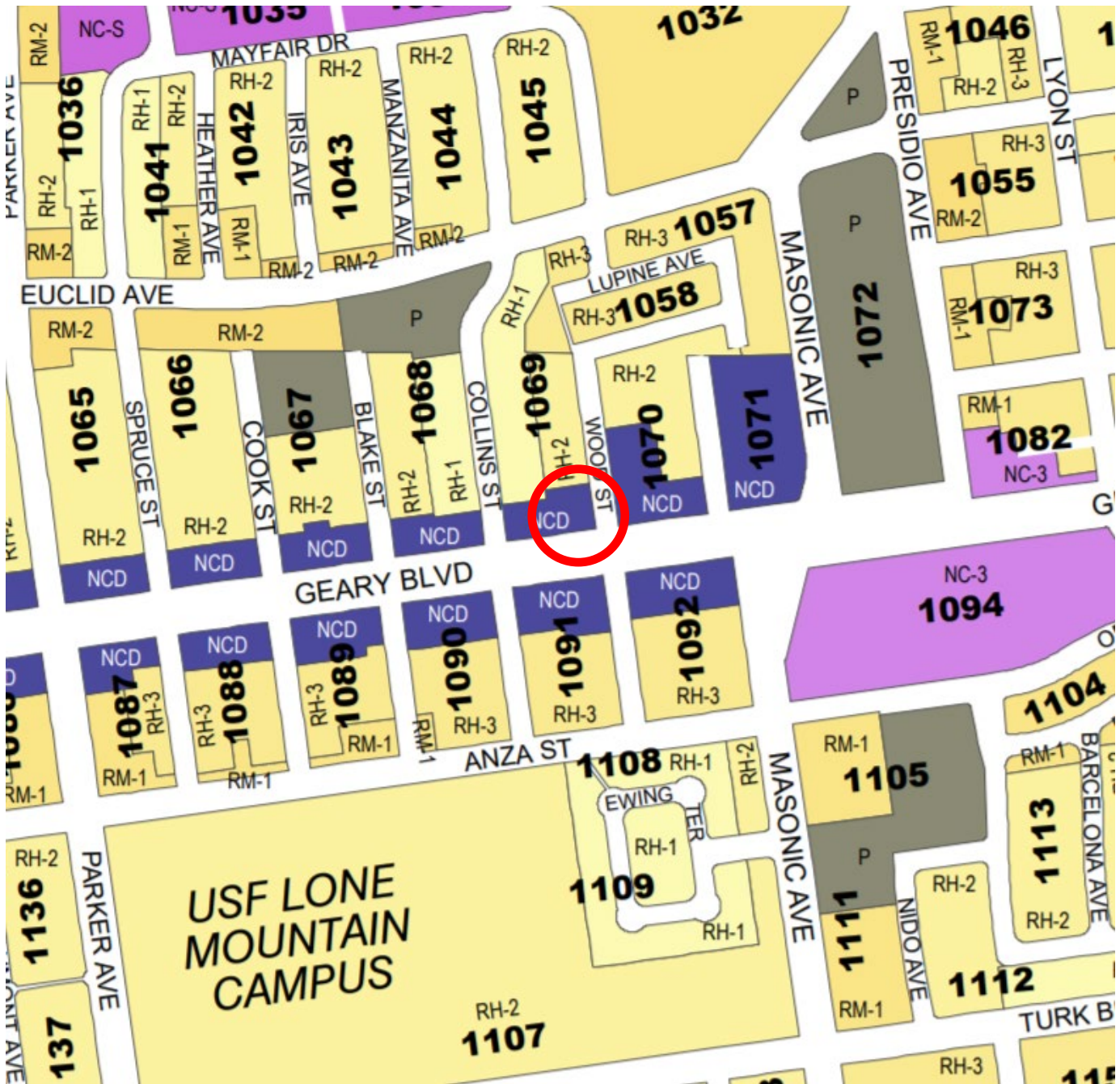
Aerial Photo – View 3



SUBJECT PROPERTY



Zoning Map



Planning Commission Hearing (HOME-SF)
Case Number 2019-023105AHB
2800 Geary Boulevard
April 29, 2021

Site Photo (Geary Boulevard)



Planning Commission Hearing (HOME-SF)
Case Number 2019-023105AHB
2800 Geary Boulevard
April 29, 2021

Site Photo (Wood Street)



Planning Commission Hearing (HOME-SF)
Case Number 2019-023105AHB
2800 Geary Boulevard
April 29, 2021



SAN FRANCISCO PLANNING DEPARTMENT

PROJECT APPLICATION (PRJ)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
2800 GEARY BLVD	1069013
Record No.	Building Permit No.
2019-023105PRJ	

Property Owner's Information

Name:

South Van Ness 490 Lp

Address:

630 TARAVAL ST, 1069013, SAN FRANCISCO, CA 94116

Applicant Information

Name:

Pearlman, Jonathan

Company/Organization:

Elevation Architects

Address:

1159 Green Street, #4, San Francisco, CA 94109

Email:

jonathan@elevationarchitects.com

Phone:

4155371125

Billing Contact

Name:

Liz Moore

Company/Organization:

South Van Ness 490 LP

Address:

630 Taraval Street, San Francisco, CA 94116

Email:

liz@shamrocksf.com

Phone:

4159902199

Related Building Permit

Building Permit Application No:

Related Preliminary Project Assessment (PPA)

PPA Application No:

Project Information

Project Description:

The project is to demolish the existing one-story Firestone Tire retail and service center and build a mixed-use, residential building that utilizes the HOME-SF program to increase the density from 19 to 43 units. The lot is irregularly shaped and is at the northwest corner of Geary Boulevard and Wood Street. The site is located on the north side of Geary Boulevard, just to the west of the tunnel at Masonic Avenue. The project includes 25 1-bedroom, 13 2-bedroom and 5 3-bedroom units with a total of 66 bedrooms over 6 floors. Utilizing the HOME-SF program, the project is designed with two additional floors and the 5'-0" height bonus on the 1st floor of the building. As required, the project is providing 30% of the units as BMRs, a total of 13 units with 8 1-bedroom, 4 2-bedroom and 1 3-bedroom. The building provides 25 off-street parking spaces and 43 Class 1 bicycle parking spaces and 4 Class 2 spaces at the sidewalk. The project provides 2,515 sq. ft. of common open space in the rear yard, 1,730 sq. ft. on the roof and 480 sq. ft. of private open space (4 units) for a total of 4,725 sq. ft. of open space. The common amenities include an 880 sq. ft. community room on the ground-floor, a fully equipped bicycle room with workshop, lockers and bathroom and a car seat/stroller storage room and a 500 sq. ft. storage

FULL PROJECT DESCRIPTION ATTACHED

Project Details:

- | | | |
|---|--|--|
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| <input type="checkbox"/> Facade Alterations | <input type="checkbox"/> ROW Improvements | <input type="checkbox"/> Additions |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other: |

Estimated Construction Cost:

0.00

Residential:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Senior Housing | <input type="checkbox"/> 100% Affordable | <input type="checkbox"/> Student Housing | <input type="checkbox"/> Dwelling Unit Legalization |
| <input checked="" type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input type="checkbox"/> Accessory Dwelling Unit | |
| <input type="checkbox"/> Rental Units | <input checked="" type="checkbox"/> Ownership Units | <input type="checkbox"/> Unknown Units | |

Non-Residential:

- | | | |
|--|--|--|
| <input type="checkbox"/> Formula Retail | <input type="checkbox"/> Cannabis | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service | <input type="checkbox"/> Massage Establishment | <input type="checkbox"/> Other: |

General Land Use

	Existing	Proposed
Parking GSF	0	5428
Residential GSF	0	36018
Retail/Commercial GSF	807	0
Office GSF	0	0
Industrial-PDR	6177	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	0	4725
Public Open Space GSF	0	0

Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	13
Dwelling Units - Market Rate	0	30
Dwelling Units - Total	0	43
Hotel Rooms	0	0
Number of Buildings	1	1
Number of Stories	1	6
Parking Spaces	0	25
Loading Spaces	0	0
Bicycle Spaces	0	43
Car Share Spaces	0	0
Other:	0	0

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	25
Two Bedroom Units	0	13
Three Bedroom (or +) Units	0	5
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

1a. Estimated construction duration (months):			
1b. Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Foundation Design Type:
1c. Does the project involve a change of use of 10,000 sq ft or greater?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
2. Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
3. Would the project result in any construction over 40 feet in height?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
4a. Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
5. Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Depth: 10
6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Area: 8485 Amount: 3490
6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
8a. Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
8b. Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Filed By:	File Date:
JonathanPearlman	12/17/2019

Full Project Description

The project is to demolish the existing one-story Firestone Tire retail and service center and build a mixed-use, residential building that utilizes the HOME-SF program to increase the density from 19 to 43 units. The lot is irregularly shaped and is at the northwest corner of Geary Boulevard and Wood Street. The site is located on the north side of Geary Boulevard, just to the west of the tunnel at Masonic Avenue. The project includes 25 1-bedroom, 13 2-bedroom and 5 3-bedroom units with a total of 66 bedrooms over 6 floors. Utilizing the HOME-SF program, the project is designed with two additional floors and the 5'-0" height bonus on the 1st floor of the building. As required, the project is providing 30% of the units as BMRs, a total of 13 units with 8 1-bedroom, 4 2-bedroom and 1 3-bedroom. The building provides 25 off-street parking spaces and 43 Class 1 bicycle parking spaces and 4 Class 2 spaces at the sidewalk. The project provides 2,515 sq. ft. of common open space in the rear yard, 1,730 sq. ft. on the roof and 480 sq. ft. of private open space (4 units) for a total of 4,725 sq. ft. of open space. The common amenities include an 880 sq. ft. community room on the ground-floor, a fully equipped bicycle room with workshop, lockers and bathroom and a car seat/stroller storage room and a 500 sq. ft. storage room for the tenants at the garage level. There is a 770 sq. ft. retail space at the street corner of Geary and Wood.



HOME-SF

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Project Description:

Please indicate if your project proposes rental or ownership units

Rental Units

Ownership Units

Please list out the proposed number of units for the following:

(A) Proposed total number of units in project: _____

Affordable Units:

Affordability Level	HOME-SF Requirement				Number of HOME-SF Units Proposed (B)	% of Project (B / A)
	Tier 1 (>24 units)	Tier 1 (25+ units)	Tier 2	Tier 3		
55% AMI (Rental)	10%	10%	10%	10%		
80% AMI (Rental)	5%	8%	8%	10%		
110% AMI (Rental)	5%	5%	7%	10%		
80% AMI (Owner)	10%	10%	10%	10%		
105% AMI (Owner)	5%	8%	8%	10%		
130% AMI (Owner)	5%	5%	7%	10%		

Unit Mix:

(C) Proposed total number of bedrooms in project: _____

Unit Type	(D) # of <u>units</u> in proposed project	% of each unit type in Project (D / A)	(E) Total # of <u>bedrooms</u> in each unit type	% of bedrooms in project, by unit type (E/C)
Studios or 1-bedroom units				
2-bedroom units				
3-bedroom units				
___-bedroom units				

Family Friendly Amenities:

Please describe the family friendly amenities and features that your project would provide, which may include but are not limited to cargo bicycle parking, onsite stroller storage, or open space designed for the use of children.

Zoning Modifications:

HOME-SF Projects are eligible for all of the following zoning modifications. Please select the modifications that the project seeks below.

Rear yard

The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet and that the open area is wholly or partially contiguous to the existing mid-block open space, if any, formed by the rear yards of adjacent properties.

Dwelling Unit Exposure

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

Off-Street Loading

Off-street loading spaces per Section 152 shall not be required.

Automobile Parking

Residential and commercial parking requirements per Section 151 or any applicable special use district may be reduced by up to 75%.

Inner Courts as Open Space

Projects may provide an inner court that is at least 25 feet in every horizontal dimension, with no restriction on the heights of adjacent walls. All area within such an inner court shall qualify as common open space per Section 135.

Open Space (1):

Common open space provided per Section 135 or any applicable special use district may be reduced up to 10%.

Additional Open Space (2):

Common open space provided per Section 135 or any applicable special use district may be reduced up to an additional 5%, beyond the 5% provided in the subsection above.

Development Bonuses

Is the project seeking any of the following height bonuses? If so, please select below.

Tier 1

No additional height above the height allowed in the project's height district.

Tier 2

Up to 10 additional feet above the height allowed in the project's height district. This additional height may only be used to provide one additional 10-foot story to the project.

Tier 3

Up to 20 additional feet above the height allowed in the project's height district. This additional height may only be used to provide two additional 10-foot stories to the project.

Additional 5 feet to be used on ground floor

Projects with active uses on the ground floor may receive up to a maximum of five additional feet in height above the height limit, in addition to any additional height described in the adjacent section. The additional five feet may only be applied at the ground floor to provide a 14-foot (floor to ceiling) ceiling height for nonresidential uses, or to allow walk-up dwelling units to be consistent with the Ground Floor Residential Design Guidelines.

Exceptions:

Pursuant to Planning Code Section 328(d), the Planning Commission may grant minor exceptions in addition to the development bonuses granted to the project in Section 206.3(d) to allow building mass to shift to appropriately respond to surrounding context. Indicate if the project seeks any additional Planning Code exceptions, and describe how granting the exception would allow the proposed building mass to appropriately respond to the surrounding context.

Exception from residential usable open space requirements per Section 135, or any applicable special use district.

Exception from satisfaction of loading requirements per Section 152.1, or any applicable special use district.

Exception for rear yards, pursuant to the requirements of Section 134, or any applicable special use district.

Modification of other Code requirements that could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located. (Please describe below)

Exception from dwelling unit exposure requirements of Section 140, or any applicable special use district

Exception from satisfaction of accessory parking requirements per Section 152.1, or any applicable special use district.

Exception from active ground floor use requirements under 145.1(c)(3).

URBAN DESIGN FINDINGS FOR HOME-SF PROJECTS

Pursuant to Planning Code Section 328, the Planning Commission has discretion to make minor modifications to the building to reduce the impact of mass/bulk.

1. Describe how the bulk and massing of the building is consistent with the Affordable Housing Bonus Program Design Guidelines
2. Describe how 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.
3. Describe how the design of lower floors, including building setback areas, commercial space, townhomes, entries, utilities, and parking and loading access is consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.
4. Describe how 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.

ADDITIONAL FINDINGS FOR HOME-SF PROJECTS

Pursuant to Planning Code Section 328, HOME-SF projects are required to make the following findings regarding existing commercial uses on the project site.

1. Would the project require the demolition of an existing building?
If so, please describe:

2. Would the project remove existing commercial or retail uses?
If so, please describe below how recent the commercial or retail uses were occupied by a tenant or tenants Please also include if any of the existing commercial or retail uses are formula retail, or if the tenant(s) have been designated as a Legacy Businesses or if they are eligible for a Legacy Business designation under Administrative Code Section 2A.242.

3. Does the project propose any commercial or retail uses?
If so, please describe:

4. Would the project result in an adverse impact on public health, safety and general welfare due to the loss of commercial or retail sales in the District where the project is located?
If so, please describe:

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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Name (Printed)

Date

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

2800 Geary Boulevard
Supplemental HOME-SF Application

Family Friendly Amenities

Please describe the family friendly amenities and features that your project would provide, which may include but are not limited to cargo bicycle parking, onsite stroller storage, or open space designed for the use of children.

The common amenities include an 880 sq. ft. community room on the ground-floor, a fully equipped bicycle room with workshop, available fleet bicycles and bathroom, a car seat/stroller storage room with 10 E-bike spaces and 3 cargo bikes and a 500 sq. ft. storage room for the tenants at the garage level. There is a 770 sq. ft. retail space at the street corner of Geary and Wood. The project provides 2,515 sq. ft. of common open space in the rear yard, 1,730 sq. ft. on the roof for a total of 4,245 sq. ft. of common open space. The yard and roof open space provides a safe play space for children.

Urban Design Conditional Use Findings for HOME-SF Program

1. Describe how the bulk and massing of the building is consistent with the Affordable Housing Bonus Program Design Guidelines.

T1: Sculpt the Top of Building:

The building has a varying skyline, particularly along Wood Street, a smaller residential street. The mass of the building is broken into smaller masses with bays, inset stair towers and numerous insets at the windows of the central portion of the east, Wood Street elevation and the western portion of the south elevation on Geary Boulevard.

Along Wood Street, with the uphill slope to the north from Geary, the building naturally appears shorter on the northernmost end which is 10' higher than at the corner. The stair towers are inset from the street façade and extend beyond the top edge of the parapet for the roof access. At the top floor (6th), the mass is pulled back 5'-0" from both the east (street) and north property lines. This creates a "stepping down" massing starting at the highest point at the stair tower, to the 6th floor to the mass of the northern section which at this high point of the street, only appears to be 4 stories. This is only 1-story taller than the neighboring building at 73 Wood Street.

T2: Enliven Sidewalls

Due to the L-shaped plan of the building both the west and north façades are relatively short compared with the far longer street facades. In both cases, these walls are pulled back 5'-0" from the property line to allow for patterned fenestration. On the north elevation, the wall is broken into 3 segments further diminishing its mass.

2. Describe how 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.

T3: 3. Express Exceptional and Complementary Architectural Character

The building is designed with a varied form with multiple materials to compliment the elements of the building. The planner walls are envisioned to be a porcelain tile screen wall. The base of the building is a combination of board-formed concrete and smooth

finish stucco as are the frames of the grided window walls on the Geary and Wood facades. Wood-finned panels give a vertical thrust to the two stair towers. A varied plan at the ground floor creates a detailed, fine grain landscape with multiple board-formed concrete planters, canopies, insets at the stairs and extensive inset windows.

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

B1: Most new buildings should be built to all property lines facing public rights-of-way.
Both of the street facades of the building are set at the property lines. Variety is achieved with deeply inset window walls at the ground floor and planters that extend into building mass along both street fronts.

B2: Building façades should include three-dimensional detailing
The building is very three-dimensional featuring deep inset windows, bay windows, canopies on both Geary and Wood.

B3: The façades of new buildings should extend patterns
There is not a pattern of building type, mass, height or materiality along Geary Boulevard. On Wood Street, there is a residential scale, but not much of a pattern relative to building design or style vocabulary. The pattern here is one of modest scale, 2 to 4 stories, and consistent width of properties. The design of the east side of 2800 Geary on Wood Street does break down the mass of the 121-foot length into 3 portions with the lowest and narrowest portion adjacent to the neighboring building at 73 Wood. Both the height and width of this portion of the building addresses the patterns of the residential development on Wood.

G1: Create a gracious, well-defined ground floor
The ground floor along both Geary and Wood are broken into small-scale elements with large windows, planters, inset spaces, canopies and quality materials as the building meets the ground.

G3: No more than 30 percent of the width of the ground floor may be devoted to garage entries or blank walls.
Along Geary Boulevard, 74% of the street front is active and along Wood Street, approximately 70% is active.

G5: Building entries and shop fronts should add to the character of the street by being clearly identifiable and inviting.
The building entries and shop fronts along both Geary and Wood are clearly identifiable with large windows, canopies and signage. The only blank areas are at the far extremities of each façade with the required electrical transformer room at the northern end of the Wood Street façade and the garage door located at the far western end of the Geary façade. These entrances are minimized as much as possible.

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

April 15, 2021

Date

I, Jonathan Pearlman,
do hereby declare as follows:

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

2800 Geary Boulevard

Address

1069 / 013

Block / Lot

The subject property is located within the following Zoning District:

NCD - Geary Boulevard Neighborhood Commercial District

Zoning District

40-X

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:

2019-023105PRJ

Planning Case Number

-

Building Permit Number

This project requires the following approval:

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

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

Matthew Dito

Planner Name

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

Project accepted: 12/17/2019

Date

The project contains 42 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 Three ☐ No

(If yes, please indicate HOME-SF Tier)

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

☐ Yes ☒ No

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
42			24	13	5

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

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

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
42			24	13	5

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	5	11%	80%
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	4	9%	105%
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
	4	10%	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

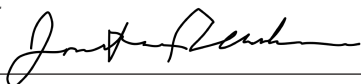
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
0					

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 PROJECTElevation Architects*Company Name*Jonathan Pearlman*Name (Print) of Contact Person*1159 Green Street #4*Address*San Francisco, CA 94109*City, State, Zip*415.537.1125 x101*Phone / Fax*jonathan@elevationarchitects.com*Email*

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

Sign Here*Signature:**Name (Print), Title:*

Jonathan Pearlman, Principal

Executed on this day in:

Location:

Healdsburg, CA

Date:

April 15, 2021

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)*Company Name**Name (Print) of Contact Person**Address**City, State, Zip**Phone / Fax**Email*

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

Sign Here*Signature:**Name (Print), Title:*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
South Van Ness 490 LLP	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
690 Taraval Street	(415) 990-2199
San Francisco, CA 94116	EMAIL:
contact: Elizabeth Moore	liz@shamrocksf.com

APPLICANT'S NAME:	
Jonathan Pearlman	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
Elevation Architects	(415) 537-1125 x101
1159 Green Street #4	EMAIL:
San Francisco, CA 94109	jonathan@elevationarchitects.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 type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
2800 Geary Boulevard		94121
CROSS STREETS:		
Wood Street		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1069 / 013	Sec. 739: Geary NCD	

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	42	42
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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


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

Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

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: 4.21.21

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

Jonathan Pearlman, Authorized Agent

Owner / Authorized Agent (circle one)



AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM - ADMINISTRATIVE CODE CHAPTER 83

APPLICATION

Project Sponsor's Information

Name:

Email Address:

Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

Estimated Residential Units:

Estimated SQ FT Commercial Space:

Estimated Height/Floors:

Estimated Construction Cost:

Anticipated Start Date:

FIRST SOURCE HIRING PROGRAM VERIFICATION

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	YES
Project is wholly residential	
Project is wholly commercial	
Project is mixed use	
A: The project consists of ten (10) or more residential units.	
B: The project consists of 25,000 square feet or more of gross commercial floor area/	
C: Neither A nor B apply	

Notes:

- If you checked C, this project is NOT 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 IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or 415.701.4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

FIRST SOURCE HIRING PROGRAM - WORKFORCE PROJECTION

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

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

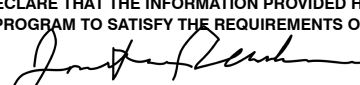
Check the anticipated trade(s) and provide accompanying information (Select all that apply):

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

Unknown; to be determined when General Contractor is selected

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

DECLARATION OF SPONSOR OF PRINCIPAL PROJECT

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
<p>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.</p> <p></p> <p>(SIGNATURE OF AUTHORIZED REPRESENTATIVE) (DATE)</p>		
<p>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</p> <p>Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415.701.4848 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org</p>		