



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JULY 30, 2020

*Date:* July 23, 2020  
*Case No.:* **2019-023628AHB**  
*Project Address:* **3601 Lawton Street**  
*Zoning:* NC-1 (Neighborhood Commercial, Cluster) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 1901 / 001  
*Project Sponsor:* Kodorski Design Inc.  
525 Hickory Street  
San Francisco, Ca 94102  
*Staff Contact:* Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is for a **HOME-SF Project Authorization** pursuant to Planning Code Sections 206.3 and 328 for the demolition of an existing gas and automobile service station, which consists of a one-story, 1,463 square-foot commercial building, a canopy and four fuel dispensers. and new construction of a 50-foot-tall, five-story, 46,050 gross square foot mixed-use building with 41 dwelling units and 2,825 gross square foot of commercial space on a 10,000 square foot site. The residential area totals 33,250 gross square feet and will provide 27 one-bedroom units, 13 two-bedroom units, and one (1) three-bedroom unit. The project provides 1,955 square feet private open space on decks and patios, 3,125 square feet of common open space on a roof deck and 1947 square feet of open space at the rear yard.

The proposed Project would include 24 off-street vehicle parking spaces and 41 Class 1 bicycle parking spaces located in a basement-level garage. The garage would be accessed by a new 10-foot-wide curb cut on Lawton Street; three existing 30-foot-wide curb cuts would be removed (one on Lawton Street and two on 42nd Avenue); and the Project would add an 6-foot deep extended bulb out on Lawton Street at the intersection with 42nd Avenue. 12 class 2 bicycle parking spaces would be provided at street level.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a HOME-SF Project Authorization. Using the HOME-SF Program, the Project is receiving development bonuses to allow form-based density and the addition of one additional story of height in exchange for providing 25% on-site affordable dwelling units.

## ISSUES AND OTHER CONSIDERATIONS

- **Below Market Rate Housing.** The Housing Opportunities Mean Equity – San Francisco (HOME-SF) Program provides benefits to projects that set aside residential units on-site at below market rate rent or sales price in an amount higher than required by the Inclusionary Housing Ordinance. The Project would provide 25% (10 units) of the 41 total proposed dwelling units as permanently affordable in exchange for development bonuses set forth above. A non-HOME-SF project at this site would only be required to provide 18% (2 units) of 13 total units, as affordable units.
- **Height.** The maximum height limit for the subject property is 40 feet, however the Project proposes a building height of 50 feet. This is being achieved through Tier-2 of the HOME-SF Program, which permits projects to receive up to 10 additional feet of building height in exchange for providing 25% on-site affordable dwelling units. The project is designed in a manner that is consistent with the prevailing neighborhood character because the proposed building proportions and exterior materials are compatible with the adjacent buildings and the immediate neighborhood character. Additionally, the 5<sup>th</sup> floor is setback from the front building walls along 42<sup>nd</sup> Avenue and Lawton Street to provide a 4-story presence consistent with the underlying 40-X Height District.
- **Form-Based Density.** While the NC-1 District would otherwise allow up to 13 units, the Project proposes 41 dwelling units. This is achieved through the HOME-SF Program, which allows for residential density to be governed not by lot area but rather by applicable Code requirements, including but not limited to setbacks, unit mix, and design guidelines.
- **Off-Street Parking.** The Planning Code permits a maximum of one off-street parking space for each dwelling unit. The Project proposes 24 residential off-street parking spaces for the 41 proposed dwelling units. Given the subject property's location in an area well-served by several transit options, the proposal aligns with the City's goals of encouraging public transportation use and ensuring choices among modes of travel.
- **Discretionary Approval Exemptions.** The Project proposes the conversion and demolition of an existing gas station (dba '76'), convenience store and auto repair garage (dba 'JT's Auto Repair'), the development of a 10,000 square foot lot in a NC-1 District, and to add a new curb cut on Lawton Street, a neighborhood commercial street. These actions require conditional use authorization from the Planning Commission, however, pursuant to Planning Code Section 206.3(e)(4), a HOME-SF Project shall be exempt from any other discretionary approval process by the Planning Commission.
- **Previous Approval.** In December 2017, the Planning Commission approved a project at this site for a 40,000-square-foot, 40-foot-tall, four-story-over-basement, mixed-use building with 15 residential units and two ground-floor commercial units totaling 4,500 square feet. The current proposal is submitted by the same sponsor, and the significant changes with the current project are the addition of the 5th floor and an increase of the density to 41 units. The building's massing, design, and materials are consistent with the Project's previous approval by the Planning Commission.

- **Public Comment & Outreach.** The Project Sponsor completed a Pre-Application Meeting on December 18, 2019, prior to the submittal of the HOME-SF Project Authorization Application. To date, the Department has received four letters and emails in opposition to the proposed Project with concerns to the Project's height and density and related impacts to off-street parking and increased traffic congestion; and 35 letters and emails were received from the public in support of the Project stating the Project's ability to increase the City's housing stock, in particular on-site affordable dwelling units, as reasons for their support.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Categorical Exemption, Class 32 (California Environmental Quality Act [CEQA] Guidelines section 15332), and a General Rule Exemption (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 currently underutilized lot and construct a new five-story, mixed-use building within close proximity to public transportation and commercial corridors. Additionally, the Project will increase the City's housing stock by providing a total of 41 new dwelling units, ten (10) of which will be designated as on-site rental affordable dwelling units (25% of the Project's total units). Of the proposed 41 dwelling units, 14 dwelling units will be family friendly units in that they will contain two or more bedrooms and be located near amenities like usable open space (i.e. decks and balconies). Additional family orientated amenities will also be made available to the future residential tenants of the subject building including bicycle and off-street parking spaces. Furthermore, the Project will provide land-uses that are compatible with the NC-1 Zoning District and a building that is responsive and compatible with the immediate neighborhood's characteristics given its height, size, and building massing.

### **Attachments:**

Draft Motion – HOME-SF Project Authorization with Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F – Inclusionary Affordable Housing Affidavit

Exhibit G – Anti-Discriminatory Housing Affidavit

Exhibit H – First Source Hiring Affidavit



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Transportation Sustainability Fee (Sec. 411A)

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## Planning Commission Motion No. XXXXX HEARING DATE: JULY 30, 2020

Case No.: **2019-023628AHB**  
 Project Address: **3601 Lawton Street**  
 Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District  
 40-X Height and Bulk District  
 Block/Lot: 1901 / 001  
 Project Sponsor: Kodorski Design Inc.  
 525 Hickory Street  
 San Francisco, Ca 94102  
 Staff Contact: Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

ADOPTING FINDINGS RELATING TO HOME-SF PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 206.3 AND 328 TO ALLOW AN EXCEPTION FOR THE CONVERSION OF AN EXISTING AUTOMOTIVE SERVICE STATION, DEMOLITION OF ALL EXISTING STRUCTURES, AND CONSTRUCTION OF A NEW 50-FOOT TALL, FIVE-STORY-OVER-BASEMENT, APPROXIMATELY 46,050 GROSS SQUARE-FOOT MIXED-USE BUILDING WITH UP TO 2,825 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AND 41 DWELLING LOCATED AT 3601 LAWTON STREET, LOT 001 IN ASSESSOR’S BLOCK 1901, WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT. THE PROPOSAL IS PURSUING A TIER-2 HOME-SF PROJECT AUTHORIZATION WHICH PERMITS FORM-BASED DENSITY IN EXCHANGE FOR PROVIDING 25% ON-SITE AFFORDABLE DWELLING UNITS.

### PREAMBLE

On December 27, 2019, Kodorski Design Inc. (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for a HOME-SF Project Authorization to allow for demolition of an existing automotive service station and construction of a new 40-foot tall, five-story-over-basement, approximately 46,050 gross square-foot mixed-use building with 2,825 square feet of ground floor retail space, 41 dwelling units (which includes a mix of 27 one-bedroom, 13 two-bedroom, and 1 three-bedroom unit) on a 10,000 square foot project site located at 3601 Lawton Street, lot 001 in assessor’s block 1901, in San Francisco, California.

On July 8, 2020 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Common Sense Exemption (CEQA Guidelines section 15061(b)(3)) under CEQA as described in the determination contained in the Planning Department files for this Project;

On July 30, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2019-023628AHB.

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

**MOVED**, that the Commission hereby authorizes the HOME-SF Project Authorization requested in Application No. 2019-023628AHB, 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 proposes demolition of the existing gas and automobile service station, which consists of a one-story, 1,463 square-foot commercial building, a canopy and four fuel dispensers. and new construction of a 50-foot-tall, five-story, 46,050 gross square foot mixed-use building with 41 dwelling units and 2,825 gross square foot of commercial space on a 10,000 square foot site. The residential area totals 33,250 gross square feet and will provide 27 one-bedroom units, 13 two-bedroom units, and one (1) three-bedroom unit. The project provides private open space (1,955 square feet) for six units, and 3,125 square feet of common open space on a roof deck and 1947 square feet of open space at the rear yard.

The proposed project would include 24 off-street vehicle parking spaces and 41 Class 1 bicycle parking spaces located in a basement-level garage. The garage would be accessed by a new 10-foot-wide curb cut on Lawton Street; three existing 30-foot-wide curb cuts would be removed (one on Lawton Street and two on 42nd Avenue); and the project would add a 6-foot deep extended bulb out on Lawton Street at the intersection with 42nd Avenue. In addition, 12 Class 2 bicycle parking spaces would be provided at street level.

3. **Site Description and Present Use.** The project site consists of a 10,000-square-foot, square lot located at the southwest corner of Lawton Street and 42nd Avenue in the Outer Sunset neighborhood of San Francisco. The property is located within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District. The property is developed as an automotive service station which consists of a one-story, 1,463-square-foot commercial building, a canopy and four fuel dispensers. The gas station was constructed in 1966. The gas station and convenience store are currently operating as a ‘76’ Station, convenient store

and a vehicle repair garage that operates as "JT's Auto Repair." The subject property is a corner lot, with approximately 100 feet of frontage on Lawton Street and 100 feet of frontage on 42nd Avenue.

In December 2017, the Planning Commission approved project at this site approximately 40,000-square-foot, 40-foot-tall, four-story-over-basement, mixed-use building with 15 residential units and two ground-floor commercial units totaling 4,500 square feet.

4. **Surrounding Properties and Neighborhood.** The site is located in the Outer Sunset neighborhood of San Francisco in an area characterized by one- to three-story residential, commercial and institutional uses. Two churches (Sunset Church and Holy Name of Jesus Church) and three schools (Francis Scott Key Elementary School, Holy Name School and Noriega Children Center Preschool) are located within three blocks of the project site. The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts on Lawton Street with the NC-1 District, including a bar/pub, coffee shop, convenience stores, and other types of retailers. Residential buildings in the vicinity typically are two stories in height. The surrounding properties are located within the NC-1 (Neighborhood Commercial, Cluster) and RH-1 (Residential House, One-Family) Districts.
5. **Public Comment.** The Project Sponsor completed a Pre-Application Meeting on December 18, 2019, prior to the submittal of the HOME-SF Project Authorization Application. To date, the Department has received and three letters and two emails in opposition to the proposed project with concerns to the projects height and density and related impacts to off-street parking and increased traffic congestion and 35 letters and emails were received from the public in support of the project expressing support of the Project's ability to increase the City's housing stock, in particular on-site affordable dwelling units, as reasons for their support.
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. **Development of Large Lots.** Planning Code Section 121.1 states that in order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots in excess of 5,000 square feet in the NC-1 (Neighborhood Commercial, Cluster) Zoning District shall be permitted only as conditional uses.

*The project site is much larger than the average lot within the District, but it is located on a prominent corner site where a larger development is more appropriate to add emphasis and frame the intersection. The façade of the project will contribute to the positive visual quality of the district, which does not possess a prevailing architectural style. With the ground floor commercial and residential units, the character of the Lawton Street and 42<sup>nd</sup> Avenue frontages respond to the finer grain residential buildings to the south, east and north of the site. Overall, the building responds well to its varied context. The lot size for the subject property is in excess of 5,000 square feet, however pursuant to Planning Code Section 206.3(e)(4), a HOME-SF Project shall be exempt from any other discretionary approval process by the Planning Commission.*

- B. **Rear Yard.** Section 134 of the Planning Code requires a 25% rear yard opposite the Lawton Street frontage.

*The project provides a compliant rear yard of 25% on the southern portion of the lot.*

- C. **Exposure.** Planning Code Section 140 requires that each dwelling unit shall face a public street, a Code-compliant rear yard, or another defined open space.

*The project's dwelling units would face onto 42<sup>nd</sup> Avenue, Lawton Street or onto the code-compliant rear yard, meeting this requirement.*

- D. **Usable Open Space.** Planning Code Section 135 requires that each dwelling unit within the NC-1 Zoning District contain access to a minimum 100 square feet of private useable open space or at minimum 133 square feet of common useable open space.

*The Project will comply with Planning Code Section 135. Each dwelling unit will contain access to a minimum 133 square feet of common usable open space or 100 square feet of private useable open.*

- E. **Parking - Residential.** Section 151.1 of the Planning Code permits a maximum of one (1) off-street parking space for every dwelling unit. Planning Code Section 152 does not require any off-street loading spaces for non-residential uses with a gross floor area less than 10,000 square feet.

*The project proposes 24 off-street parking spaces for the residential uses in the garage accessed from Lawton Street. Therefore, the project complies with Section 151.1.*

- F. **Parking - Commercial.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

*The Subject Property contains approximately 2,836 square-feet of occupied floor area and thus does not require any off-street parking.*

- G. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

*The Project proposes total 24 off-street parking spaces, these spaces will be unbundled and sold or leased separately from the dwelling units. Therefore, the Project meets this requirement.*

- H. **Bicycle Parking.** Section 155.2 of the Planning Code requires one Class 1 bicycle parking space for every dwelling unit, one Class 2 bicycle parking space for every 20 dwelling units and one Class 2 bicycle parking space for every 2,500 square feet of commercial use.

*The project is required to provide 41 Class 1 bicycle parking spaces which are provided in bicycle storage areas in the basement and 12 Class 2 bicycle parking spaces provided on along the street frontages, which complies with the Planning Code requirements.*

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

*The ground floor of the building provides commercial spaces with approximately 77-feet of frontage on Lawton Street with approximately 65 feet devoted to window space and has approximately 27-feet of frontage on 42<sup>nd</sup> Avenue with approximately 20 feet devoted to window space. The windows and doors are clear and unobstructed, and the ground floor has a 10 feet floor-to-ceiling height. The proposed garage opening no greater than 10 feet in width.*

- J. **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** Section 155(r) of the Planning Code requires that any curb cuts accessing off-street parking or loading shall be created or expanded on street frontages identified along any Transit Preferential Street as designated in the Transportation Element of the General Plan, or Neighborhood Commercial Street and Commercial Throughways as defined in the Better Streets Plan.

*The project proposes a new curb cut on Lawton Street, a neighborhood commercial street. Pursuant to Planning Code Section 206.3(e)(4), a HOME-SF Project shall be exempt from any other discretionary approval process by the Planning Commission.*

- K. **Building Height.** Per Planning Code Section 260, the maximum height limit for the subject property is 40 feet. HOME-SF Projects shall receive up to two additional stories of height (each limited to 10') above the height set forth in the Height Map of the Zoning Map, depending on the amount of affordable housing provided. In addition, a HOME-SF Project with active ground floor uses as defined in Section 145.1(b)(2) shall receive up to five feet of additional height to provide a 14-foot floor-to-ceiling height at the ground floor or to provide walk-up dwelling units that are consistent with the Ground Floor Residential Design Guidelines.

*The Project is a Tier 2 HOME-SF Project, which permits up to one additional story of height plus five feet for active ground floor uses, for a total of 15 feet additional height overall. The Project proposes a*



*building height of 50 feet 0 inches, which is an addition of 10 feet above the 40-X Height and Bulk District controls, which is compliant with the Development Bonuses provided in Section 206.3(d). The additional criteria specified in 206.3 for the issuance of a HOME-SF Project Authorization have been incorporated as findings of this motion. See Items 11, "HOME-SF Project Authorization Findings."*

- L. **Dwelling Unit Density.** Section 710 of the Planning Code limits the residential density within the NC-1 District to one (1) dwelling unit for each 800 square feet of lot area.

*While Planning Code Section 207 permits a maximum of one dwelling unit per 800 square feet of lot area, or a maximum density of 13 total units, on the subject lot, HOME-SF Projects shall receive form-based density as a Development Bonus pursuant to Section 206.3(d)(1). The project proposes 41 dwelling units, which is compliant with the Planning Code for a HOME-SF Project.*

- M. **Shadow.** Section 295 of the Code prohibits any structure that exceeds 40 feet in height from casting any shade or shadow upon any property under the jurisdiction of, or designated for acquisition by, the Recreation and Parks Commission, with certain exceptions identified in the Sunlight Ordinance.

*A shadow fan was developed based on the drawings submitted with the application to determine the shadow impact of the project on properties protected by the Sunlight Ordinance. The fan indicates that there is no shadow impact from the subject property on any property protected by the Ordinance.*

- N. **Use Size.** Section 710 of the code permits non-residential use sizes up to 2,999 square feet.

*The Project proposes four non-residential units that are a total of 2,825 square feet in size.*

- O. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.

- P. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 12 points.

*The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 6 points. As currently proposed, the Project will achieve 29 points through the following TDM measures:*

- *Bicycle Parking (Option D)*
- *Bicycle Repair Station*
- *Bicycle Share Membership*
- *Car-Share Parking (Option A)*
- *Delivery Supportive Amenities*
- *Family TDM Amenities*

- Multimodal Wayfinding Signage
- Real Time Transportation Information Displays
- On-Site Affordable Housing (Option A)
- Unbundled Parking (Location E)
- Parking Supply (Option A)

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

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

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

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

*The Project Sponsor has demonstrated that it is eligible for the HOME-SF program as a Tier-2 Project, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the HOME-SF by providing 25% affordable housing on-site, as rental units with a minimum of 10% of the units affordable to low-income households, 8% of the units as affordable to moderate income households, and the remaining 7% of the units affordable to middle-income households as defined by the Planning Code and Procedures Manual. Ten units (7 one-bedroom & 3 two-bedroom) of the proposed 41 dwelling units will be affordable units. 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.*

- R. **Conditional Use Authorization for Automotive Service Station Conversion.** Planning Code Section 202.5(d)(3) establishes the criteria the Commission shall consider when authorizing the conversion of an automotive service station to another use in lieu of the criteria set forth in Section 303(c). The Planning Commission shall approve the conversion if it determines from the facts presented that the reduction in availability of automotive goods and services resulting from the gasoline service station conversion would not be unduly detrimental to the public because the benefits to the public of the service station conversion would outweigh any reduction in automotive goods and services availability because the proposed new use is more necessary or desirable for the neighborhood or community than continued service station use.

*Pursuant to Planning Code Section 206.3(e)(4), a HOME-SF Project shall be exempt from any other discretionary approval process by the Planning Commission.*

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

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

*The Project proposes 41 dwelling units and does not contain any group housing units, nor does it include any efficiency dwelling units with reduced square footage.*

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

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

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

*The Project is not seeking and receiving a density or development bonus under the provisions of California Government Code Sections 65915 et seq.,<sup>1</sup> Planning Code Section 207, Section 124(f), Section 202.2(f), 304, or any other State or local program that provides development bonuses.*

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

*The Project proposes 41 dwelling units, equal to 315% of the Base Density, which in this instance would be a total of 13 dwelling units.*

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

*The Project proposes the demolition of an existing 1,463 square foot gas and automotive service station and new construction of a five-story building. The Project does not include an addition to any existing structure.*

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

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

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

*The Project includes the demolition 1,463 square foot gas and automotive service station and will provide a total of 2,825 square feet of commercial/retail space within the new building.*

- H. If located north of the centerline of Post Street and east of the centerline of Van Ness Avenue, all otherwise eligible HOME-SF Projects shall only be permitted on:

(A) lots containing no existing buildings; or

(B) lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements, and required setbacks;

*The Project site is located south of the centerline of Polk Street and on the west side 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 4.*

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

- A. Tier Two HOME-SF Projects shall provide 25% of units in the HOME-SF Project as HOME-SF Units. Ten percent of Tier Two HOME-SF Units that are Owned Units shall have an average affordable purchase price set at 80% of Area Median Income; eight percent shall have an average affordable purchase price set at 105% of Area Median Income; and seven percent shall have an average affordable purchase price set at 130% of Area Median Income. Ten percent of HOME-SF Units that are rental units shall have an average affordable rent set at 55% of Area Median Income; eight percent shall have an average affordable rent set at 80% of Area Median Income; and seven percent shall have an average affordable rent set at 110% of Area Median Income.

*The Project proposes to provide 25% (10 units) of the onsite dwelling units as HOME-SF Units. 10% (4 units) of the Rental Units will have an average affordable purchase price set at 80% of Area Median Income; 8% (3 units) will have an average affordable purchase price set at 105% of Area Median Income; and 7% (3 units) will have an average affordable purchase price set at 130% of Area Median Income.*

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

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

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

*The California Tax Credit Allocation Committee requires that one-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The Project proposes HOME-SF units that exceed the minimum unit sizes set forth by the California Tax Credit Allocation Committee. The project would provide 14 units with two or more bedrooms for a total of 29 bedrooms, or 52% of bedrooms for the project.*

- 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 proposes ground floor level active uses in accordance with the requirements of Planning Code Section 145.1. The Project includes the demolition 1,463 square foot gas and automotive service station and will provide a total of 2,825 square feet of commercial/retail space within the new building.*

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

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

*The NC-1 District would allow a dwelling unit density of up to 1 dwelling unit per 800 square feet of lot area, or 13 units on the subject lot. The Project is receiving a development bonus to provide form-based density and is proposing a total of 41 dwelling units.*

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

*The Project includes 10 feet of building height in order to accommodate one additional story beyond the 40' height limit.*

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

*The project proposes no minor exceptions.*

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

A. **Bulk and Massing.** *The Project is built to all property lines facing a public right-of-way. The proposed design includes distinct modulation breaking up the façade along Lawton Street and 42nd Avenue to better responding to the residential scale. Street facing facades feature a unique set of horizontal and vertical reliefs. Windows, entry ways, and various wall section are set back from the property lines, giving a sense of texture and human scale. Additionally, each segment features its own material palette, contributing to the overall architectural aesthetic.*

B. **Architectural Treatments, Façade Design, and Building Materials.** *The Project's design picks up on existing design elements in the neighborhood. The materials and detailing featured in Exhibit B identifies the high-quality materials to be used on all visible facades. Various segments of the façade are treated differently and the 5<sup>th</sup> floor provides a setback at each street frontage to mitigate*

*the prominence of the increased height and bulk of the building in relation to the abutting lower-scale residential buildings.*

C. **Design of Lower Floors.** *The Project proposes an active ground floor with commercial and residential uses. Significantly less than 30% of the ground floor frontage features garage entries or blank walls. Building entries and retail frontages are designed to be clearly identifiable and inviting. As such, the Project is consistent with the ground floor AHBP Guidelines.*

D. **Streetscape and Other Public Improvements.** *The Project will comply with all Planning Code requirements for streetscapes, including the design elements set out in Section 145.1, and relevant requirements of Section 138.1, which requires that the project provide a minimum of 9 street trees and an extended bulb out on the corner of Lawton and 42nd Streets.*

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

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

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

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

*The Project proposes residential uses, which is consistent with the stated purpose of NC-1 Zoning District.*

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

*The Project includes the demolition 1,463 square foot gas and automotive service station and will provide a total of 2,825 square feet of commercial/retail space within the new building.*

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

*The Project includes the demolition 1,463 square foot gas and automotive service station and will provide a total of 2,825 square feet of commercial/retail space within the new building.*

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

*The Project proposes to remove the commercial buildings that are occupied.*

F. Whether the project includes commercial or retail uses.



*The Project would add four commercial units totaling 2,825 square feet.*

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

*The Project includes the demolition 1,463 square foot gas and automotive service station and will provide a total of 2,825 square feet of commercial/retail space within the new building*

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

*The Project does not propose to remove any Legacy Business.*

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

## HOUSING

### 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.

#### **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.

*The Project will provide a substantial amount of new housing, including ten (10) new on-site below-market rate units for rent, which is a goal for the City's Housing Element. The Project is in an area where existing and planned infrastructure can support residential growth. The proposed residential building would provide 53 bicycle parking spaces for its residents to encourage bicycling, and is located within walking distance to several public transit lines*

**OBJECTIVE 4: FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFESTYLES.**

**Policy 4.1:**

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

*The project will provide one (1) three-bedroom units and 13 two-bedroom unit which would be suitable for families with children.*

**OBJECTIVE 12:**

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

**Policy 12.1:**

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

**Policy 12.2:**

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

**Policy 12.3:**

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

*The subject site is already adequately served by the City's water, and sewer systems, electricity and gas utilities, MUNI public transit, and receives solid waste and recycling collection.*

**OBJECTIVE 13:**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.3:**

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

*The proposed residential building would provide 53 bicycle parking spaces for its residents to encourage bicycling and is located within walking distance to several public transit lines. The project is located in a Neighborhood Commercial, Cluster (NC-1) Zoning District, which has been identified as an area where existing and planned infrastructure can support residential and commercial growth. Future residents of the proposed building will be able to rely on public transit, walking and bicycling for the majority of their daily trips.*

## **NEIGHBORHOOD COMMERCE**

### **Objectives and Policies**

**OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

**Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

**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.

**OBJECTIVE 6:**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

**Policy 6.1:** Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*The project is located in a Neighborhood Commercial, Cluster (NC-1) Zoning District, which has been identified as an area where existing and planned infrastructure can support residential and commercial growth. Future residents of the proposed building will be able to rely on public transit, walking and bicycling for the majority of their daily trips. The project is proposing four separate commercial spaces that would enable the district to achieve optimal diversity in the types of goods and services available in the neighborhood.*

## **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 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 proposes to create high-density housing within walking distance of MUNI lines N, NX, 7, 7X, and 29. The project will provide 41 Class 1 bicycle parking spaces within a secure, weather protected area within the building as well as 12 Class 2 bicycle parking spaces along the Lawton Street and 42nd Avenue frontages that will accommodate both employees and patrons of the building's commercial uses as well as guests of the residential units above. Although no parking is required, 24 spaces are provided for the 41 units. The project's garage would be accessed by a new 10-foot-wide curb cut on Lawton Street; three existing 30-foot-wide curb cuts would be removed (one on Lawton Street and two on 42nd Avenue). The Project Site is located within walking distance to several public transit lines.*

## **URBAN DESIGN**

### **Objectives and Policies**

**OBJECTIVE 3:** MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**Policy 3.1:**

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

**Policy 3.6:**

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

*In order to respond to the surrounding context in terms of bulk and massing, the project proposes a varied massing and material application, thus creating a break in the building mass and giving the appearance of independent residential buildings, similar to the context of the surrounding low density residential. The Department also finds the project to be compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.*

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

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

*The subject site is located at the intersection of 42nd Avenue and Lawton Street, located on a small commercial corridor. The project will introduce new residents who will visit and shop at the existing neighborhood retail and commercial establishments, thereby enhancing their businesses. Although the existing gas and service station on the subject property will be demolished, the project will provide approximately 2,825 square feet of ground floor commercial space for future commercial uses.*

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

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

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

*There is currently no housing on the subject property, and therefore no affordable housing is proposed to be removed for this project. Moreover, the project would enhance the City's supply of affordable housing by providing ten (10) on-site affordable dwelling units, in compliance with the HOME-SF Program requirements of Planning Code Section 206.3.*

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

*The site is on Lawton Street and is served by transit, particularly along the Judah Street and Noriega Street corridor (N, NX, 7, 7X, and 29). It is presumable that the residents and employees would commute by transit thereby mitigating possible effects on street parking.*

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

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

15. 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.
16. The Commission hereby finds that approval of the HOME-SF project authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES HOME-SF Project Authorization Application No. 2019-023628AHB** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 7, 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 (415) 575-6880, 1660 Mission, Room 3036, 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 July 30, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 30, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a HOME-SF Project to allow the demolition of an existing automotive service station and construction of a new 50-foot tall, five-story-over-basement, 46,050 gross square-foot mixed-use building with up to 2,825 square feet of ground floor retail space and 41 dwelling units located at 3601 Lawton Street, Block 1901, and Lot 001 pursuant to Planning Code Section(s) 121.1, 202.5, 303 and 710 within the NC-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 2, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2019-023628AHB and subject to conditions of approval reviewed and approved by the Commission on July 30, 2020 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 30, 2020 under Motion No XXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the HOME-SF Project 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 HOME-SF Project authorization.



## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

- S. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- T. **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 do so, 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- U. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- V. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- W. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- X. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415, if the Project has obtained a site or building permit by December 7, 2018 it is subject to the current Inclusionary Affordable Housing Requirements.

## DESIGN – COMPLIANCE AT PLAN STAGE

Y. **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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

Z. **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 architectural addenda. 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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

AA. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

BB. **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 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

CC. **Transformer Vault.** 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 recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;

2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

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

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, [www.sfmta.org](http://www.sfmta.org)*

## PARKING AND TRAFFIC

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

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

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org).*

**FF. 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**GG. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 53 bicycle parking spaces (41 Class 1 spaces and 12 Class 2 spaces total for the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**HH. Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 41 off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**II. 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

**JJ. 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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**KK. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor

shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

**LL. 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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**MM. Child Care Fee - Residential.** 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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

## AFFORDABLE HOUSING

- OO. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.
- A. **Number of Required Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Project contains 41 units; therefore, 10 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the ten 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. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 206.3 the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. At least 10 percent of HOME-SF Units that are Owned Units shall have an average affordable purchase price set at 80% of Area Median Income, 8% shall have an average affordable purchase price set at 105% of Area Median Income, and 7% shall have an average affordable purchase price set at 130% of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
- C. **Unit Mix.** The Project contains twenty-seven (27) one-bedroom units, thirteen (13) two-bedroom units, and one (1) three-bedroom units; therefore, the required affordable unit mix is seven (7) one-bedroom units, three (3) two-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.
- D. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
- E. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 25% of each phase's total number of dwelling units as on-site affordable units.
- F. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

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

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

- A. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, (3) be evenly distributed throughout the building; and (4) 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 Qualified Buyer households, as defined in the Procedures Manual, including but not limited to a First-time Homebuyer requirement. The units shall be priced to be affordable to households whose gross annual income, adjusted for household size, does not exceed eighty, (80), one hundred and ten (110) percent or one hundred and thirty (130) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program. 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. 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.
- C. 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.

- D. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415 to the Planning Department that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- E. 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.
- F. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.
- G. The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

## MONITORING - AFTER ENTITLEMENT

QQ. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

RR. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

SS. **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, 415-695-2017, <http://sfdpw.org/>*

TT. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

UU. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3601 LAWTON STREET, SAN FRANCISCO, CA 94122



07-07-2020



KODORSKI  
DESIGN  
525 HICKORY STREET  
SAN FRANCISCO CA 94102  
WWW.KODORSKIDESIGN.COM  
TEL: 415-335-3260



525 HICKORY STREET  
 SAN FRANCISCO CA 94102  
 WWW.KODORSKIDESIGN.COM  
 TEL: 415-335-3260



**PROPOSED BUILDING SCOPE OF WORK & DESCRIPTION**

THE PROPOSED PROJECT WILL USE TIER-TWO HOME-SF PROGRAM TO REMOVE THE DENSITY REQUIREMENTS UNDER N-C1 ZONE. THE PROPOSED DEVELOPMENT SHALL BE A TOTAL OF 46,050.0 SQ.FT. AND WILL CONSIST OF FIVE RESIDENTIAL STORIES ABOVE A COMMERCIAL PODIUM ON THE GROUND FLOOR WITH A BASEMENT. IT WILL CONSIST OF FORTY ONE RESIDENTIAL UNITS, 27 -UNITS 1-BEDROOM, 13 UNITS 2-BEDROOM AND 1 UNIT 3-BEDROOM, ADDITIONAL TO FOUR COMMERCIAL SPACES ON THE GROUND FLOOR WITH PARKING FOR TWENTY FOUR CARS AND 41 CLASS-1 BICYCLE PARKING IN THE BASEMENT.

THE STRUCTURE WILL BE A COMBINATION OF CONCRETE BASEMENT AND FIRST FLOOR WITH WOODEN-FRAMED FOUR STORIES ABOVE. THE BUILDING WILL USE CONTEMPORARY MATERIALS THAT BLEND WITH THE SURROUNDING ENVIRONMENT CREATING AN AESTHETICALLY PLEASING AND FUNCTIONAL STRUCTURE.

THE PROJECT WILL ENSURE HOMES FOR FORTY ONE FAMILIES IN ADDITION TO FOUR NEW COMMERCIAL BUSINESSES WHICH WILL CONTRIBUTE TO THE OVERALL GROWTH OF THE NEIGHBORHOOD AND COMMUNITY. THE DESIGN PROVIDES AN EFFICIENT USE OF THE SPACE WITHIN THE ALLOWABLE ENVELOPE OF THE BUILDING UNDER HOME-SF.

**JOB DESCRIPTION**

3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**

PROJECT NARRATIVE

**REVISIONS**

NO.	DESCRIPTION	DATE

SCALE AS SHOWN	DATE 07-07-2020
-------------------	--------------------

SHEET NO. **A-00.0**



Job No.	6460
Sheet No.	1 OF 1
Date	09/08/15
Survey	AM 09/03/15
Design	N/A --
Drawn	LF/JT 09/08/15
Checked	BP 09/08/15
Scale	AS SHOWN



FOX PLAZA  
1300 Market St., Suite 201  
San Francisco, CA 94102  
Phone No. (415) 553-4092  
Fax No. (415) 553-4071

**ARCHITECTURAL TOPOGRAPHIC SURVEY**  
 ASSESSOR'S BLOCK No. 1901  
 LOT No. 01  
 3601 LAWTON STREET  
 SAN FRANCISCO CALIFORNIA

Approved by:	EXP.
Chief Engineer License No.	
Approved by:	
Chief Surveyor License No. 6975	
Expires 9/30/2017	

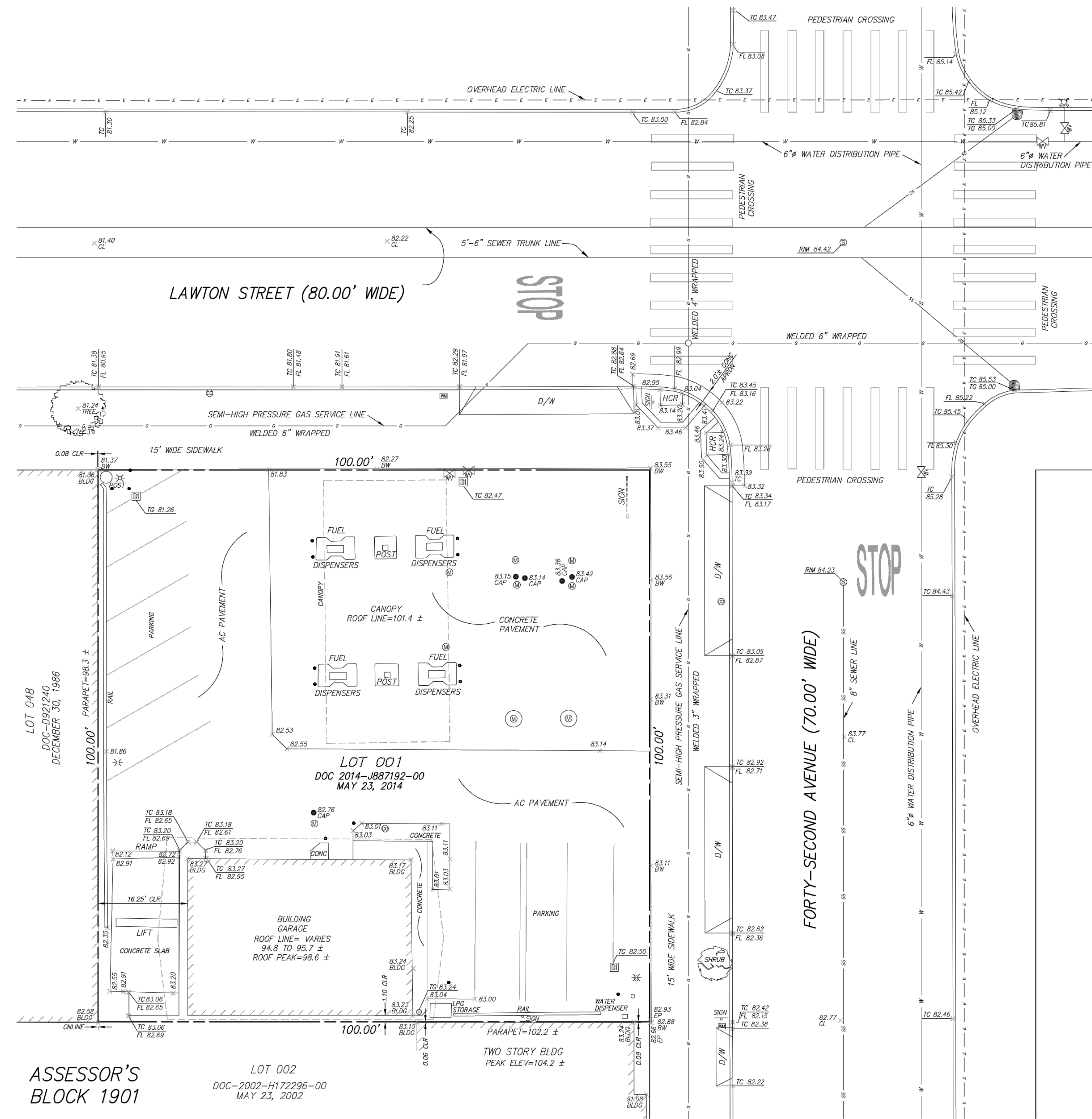
Revisions	By:

NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS; DEED TITLE REPORT A.P.N. ADDRESS OF THE P.I.Q.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS 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 TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES 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 THIS 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 FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
9. 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.

**SPECIAL NOTES**

1. ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
2. "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
3. "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

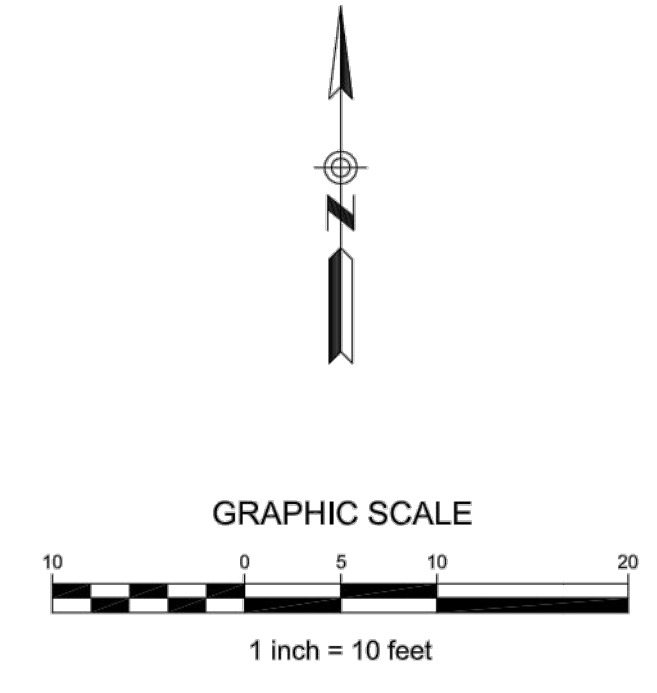


**ASSESSOR'S BLOCK 1901**

LOT 002  
DOC-2002-H172296-00  
MAY 23, 2002

LOT 048  
DOC-D921240  
DECEMBER 30, 1986

LOT 001  
DOC 2014-J887192-00  
MAY 23, 2014



- LEGEND**
- PROPERTY LINE
  - ADJACENT PARCEL LINES
  - RIGHT OF WAY LINE
  - MONUMENT LINE
  - BUILDING LINE
  - ELECTRIC LINE
  - GAS LINE
  - SANITARY SEWER LINE
  - WATER LINE
  - CLEANOUT
  - WATER METER
  - WATER VALVE
  - DROP INLET
  - CATCH BASIN
  - MANHOLE
  - BOLLARD
  - STREET SIGN
  - LAMP POST

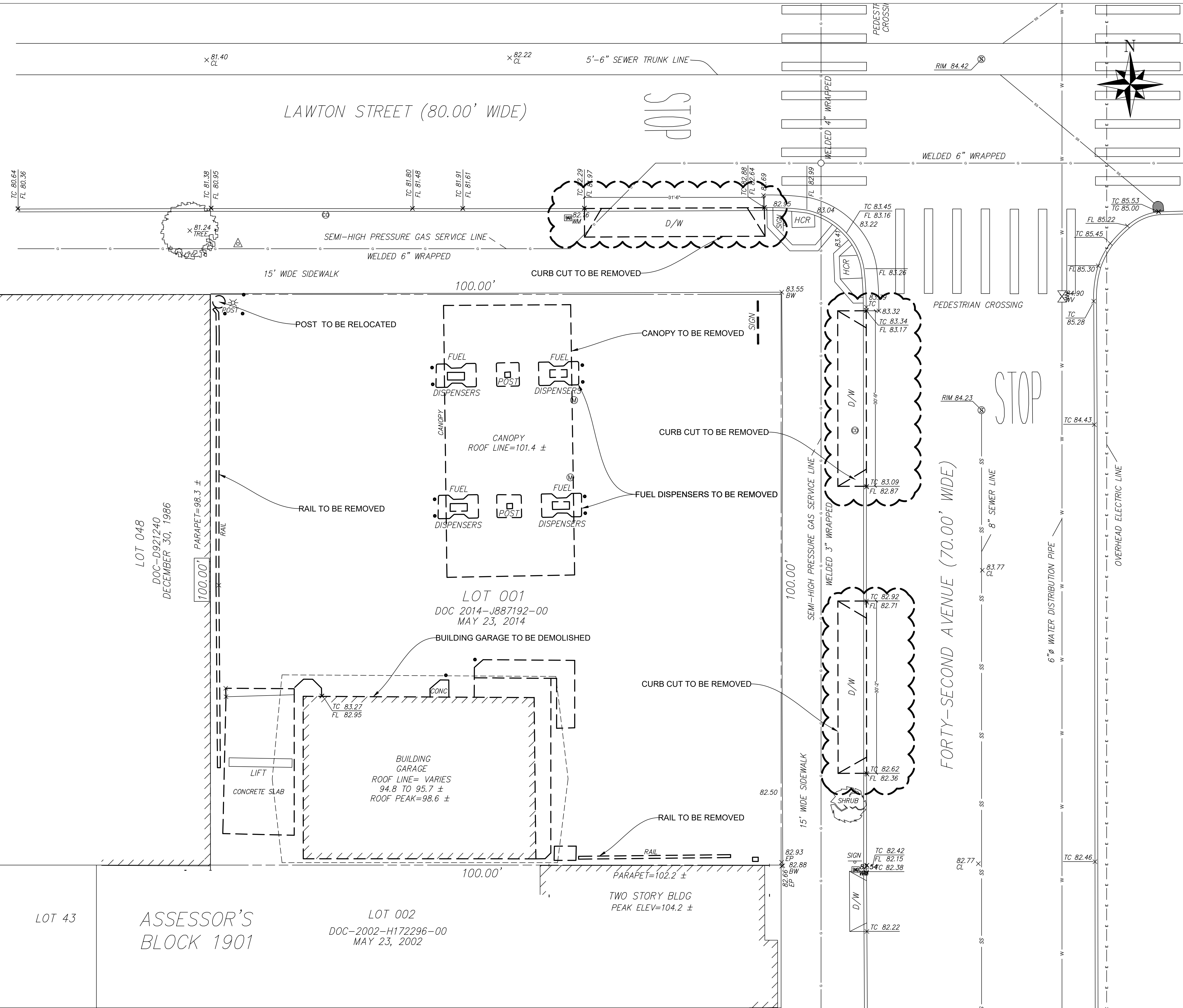
- ABBREVIATIONS**
- AC ASPHALT CONCRETE
  - BLDG BUILDING
  - BW BACK OF SIDEWALK
  - CLR CENTER LINE
  - CONC CONCRETE
  - D/W DRIVEWAY
  - DI DROP INLET
  - ELEV ELEVATION
  - EP EDGE OF PAVEMENT
  - FL FLOWLINE GUTTER
  - FNC FENCE
  - GND GROUND
  - HCR HANDICAP RAMP
  - LPG PROPANE GAS
  - OV OVER
  - P/L PROPERTY LINE
  - PROJ PROJECTED
  - TC TOP OF CURB
  - TG TOP OF GRATE

**BENCH MARK**

LAWTON STREET AND FORTY-SECOND AVENUE ( CENTER CORNER )  
+ CUT NORTH RIM SEWER MANHOLE  
ELEV. = 84.425 (CITY DATUM)



525 HICKORY STREET  
 SAN FRANCISCO CA 94102  
 WWW.KODORSKIDESIGN.COM  
 TEL: 415-335-3260



DEMOLISHING LEGEND	
BUILDING TO BE DEMOLISHED	---
CURB CUT TO BE REMOVED	---

**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 DEMOLISHING PLAN

**REVISIONS**

NO.	DESCRIPTION

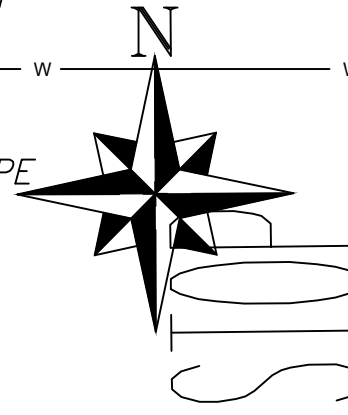
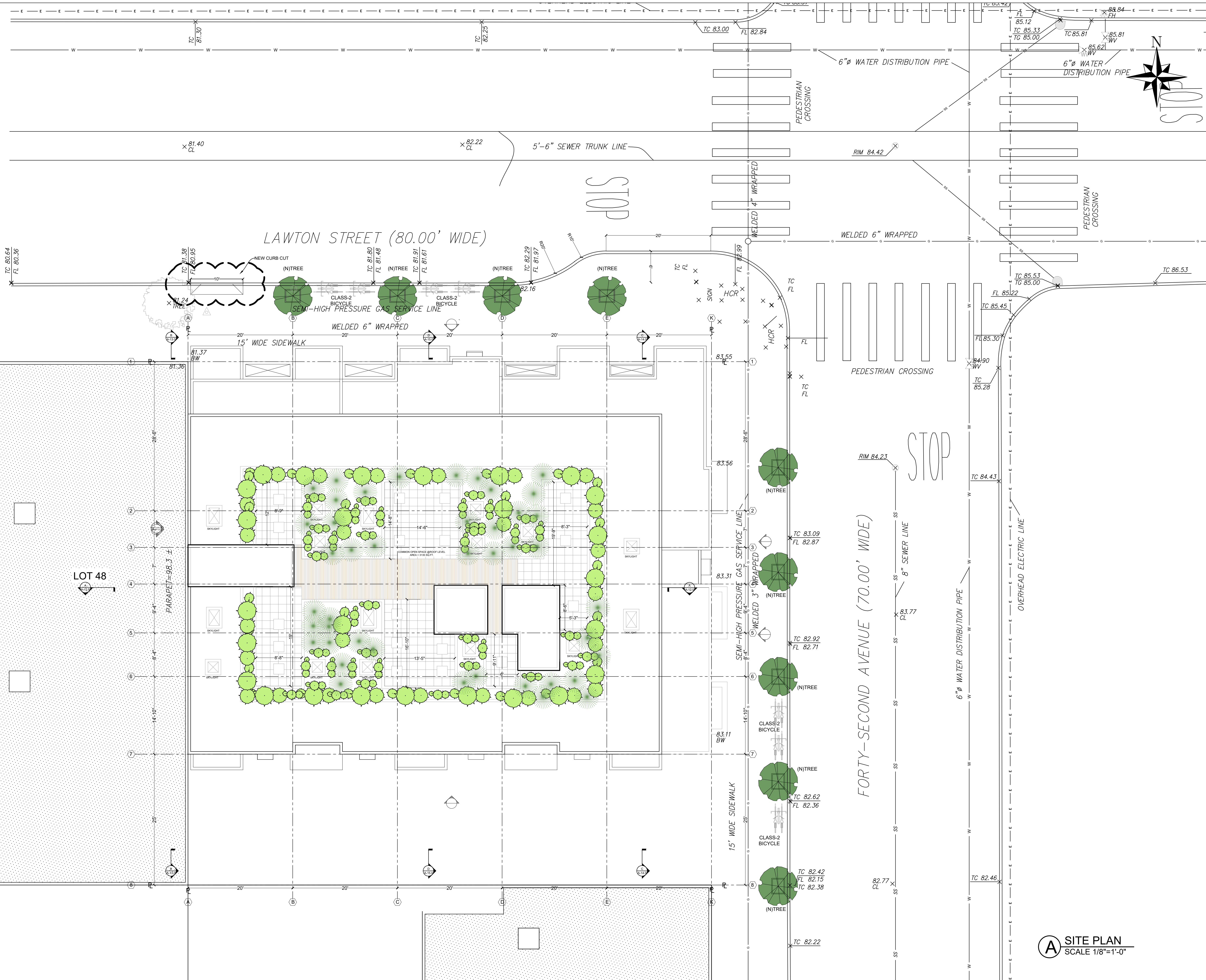
**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

**SHEET NO.**  
 A-0.6



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 SAN FRANCISCO CA 94102  
 WWW.KODORSKIDESIGN.COM  
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**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 PROPOSED SITE PLAN

**REVISIONS**

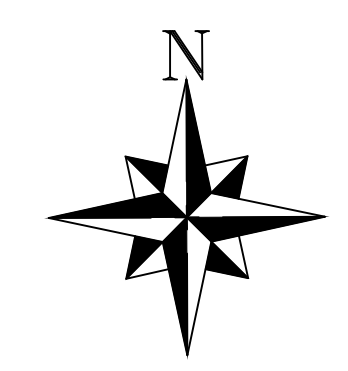
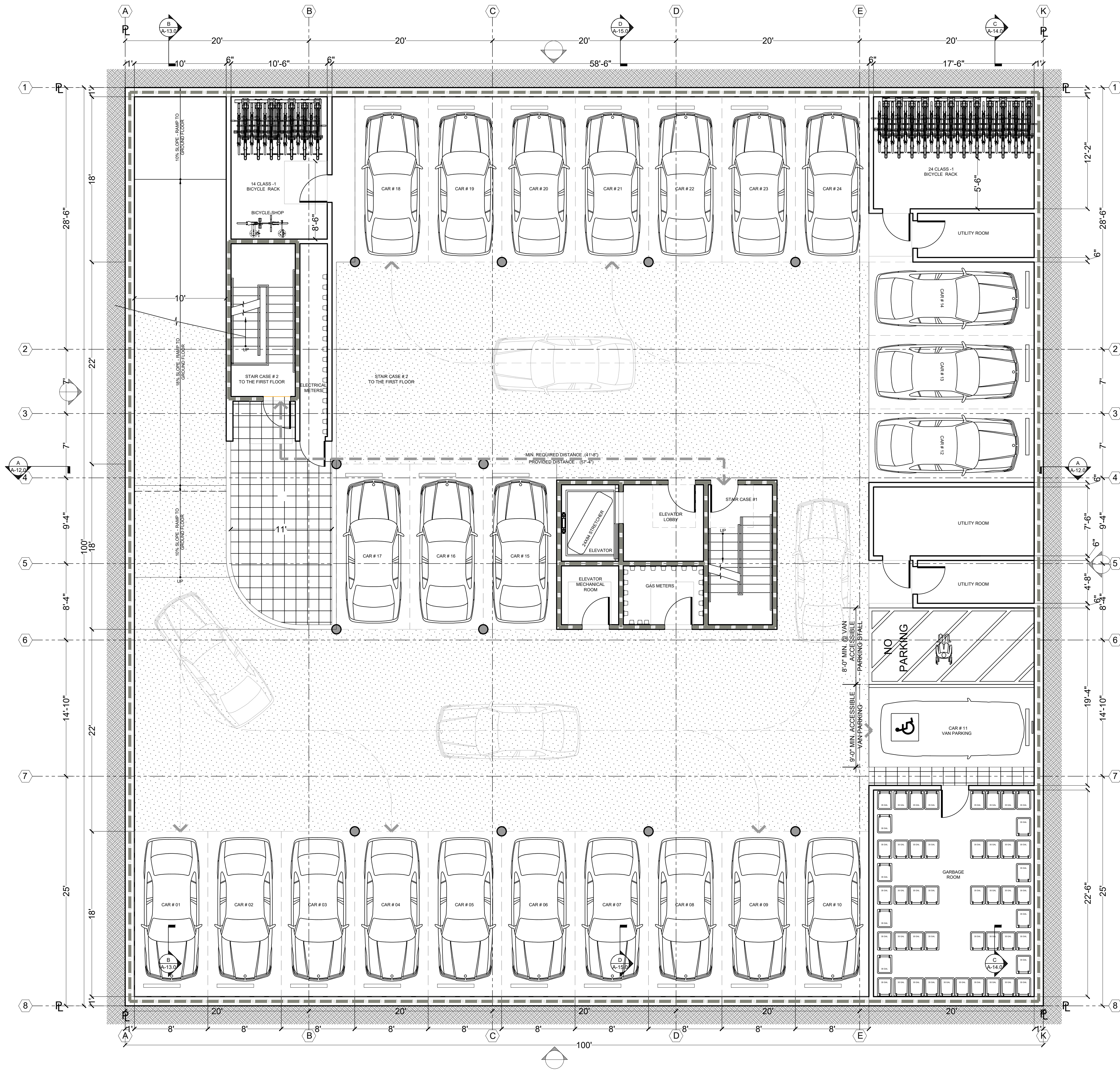
NO.	DESCRIPTION

**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

**SHEET NO.**  
 A-1

**A SITE PLAN**  
 SCALE 1/8"=1'-0"



525 HICKORY STREET  
 SAN FRANCISCO CA 94102  
 WWW.KODORSKIDESIGN.COM  
 TEL: 415-335-3260

**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 BASEMENT FLOOR PLAN

**REVISIONS**

NO.	DESCRIPTION

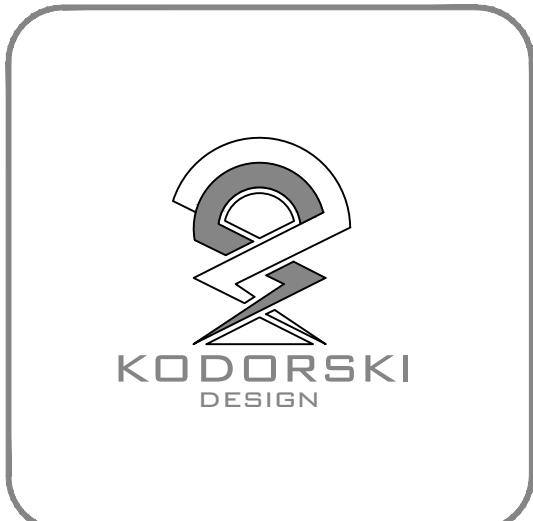
**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

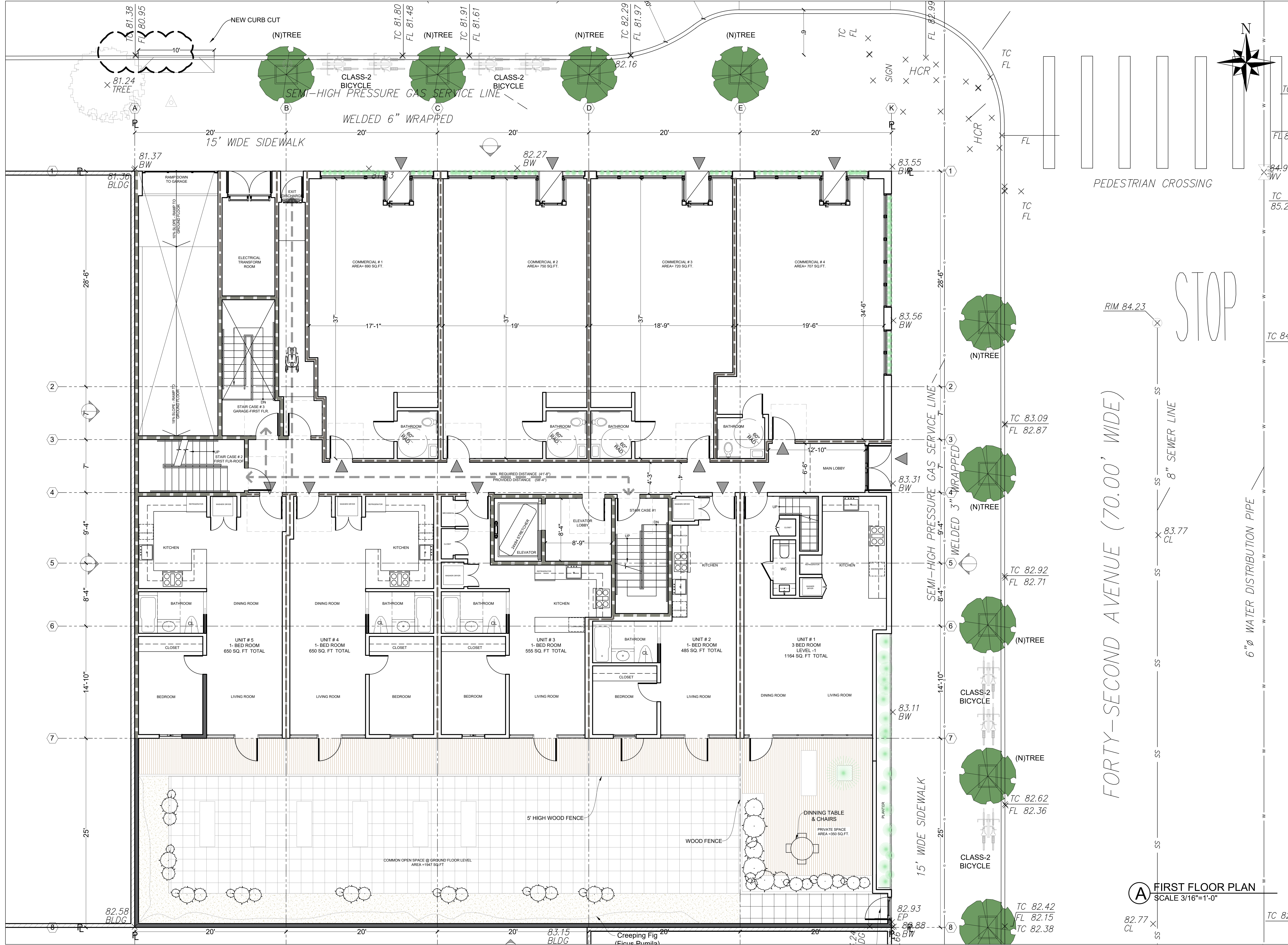
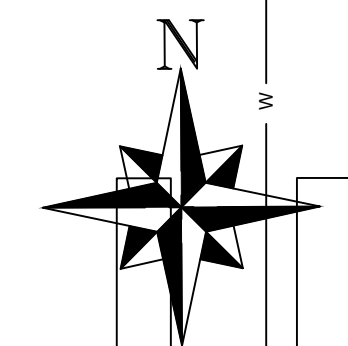
**SHEET NO.**  
 A-1.1

**A BASEMENT FLOOR PLAN**  
 SCALE 3/16"=1'-0"





525 HICKORY STREET  
 SAN FRANCISCO CA 94102  
 WWW.KODORSKIDESIGN.COM  
 TEL: 415-335-3260



FORTY-SECOND AVENUE (70.00' WIDE)

**(A) FIRST FLOOR PLAN**  
 SCALE 3/16"=1'-0"

**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 FIRST FLOOR PLAN

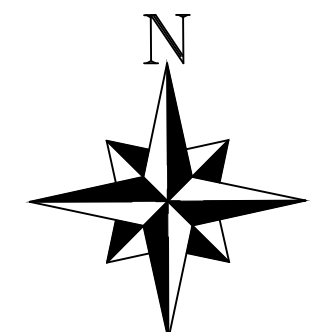
**REVISIONS**

NO.	DESCRIPTION

**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

**SHEET NO.**  
 A-2



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**JOB DESCRIPTION**  
 3601 LAWTON STREET  
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 CA 94122

SHEET NAME  
 SECOND FLOOR PLAN

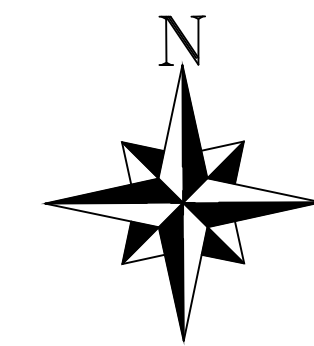
REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN DATE 07-07-2020

SHEET NO. A-3

**A SECOND FLOOR PLAN**  
 SCALE 3/16"=1'-0"



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 3601 LAWTON STREET  
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**SHEET NAME**  
 THIRD FLOOR PLAN

**REVISIONS**

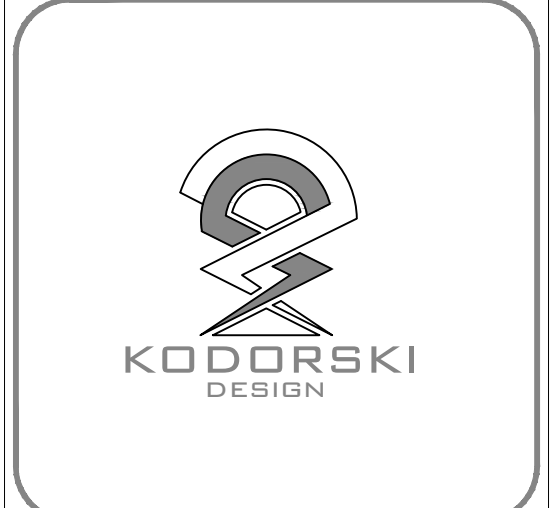
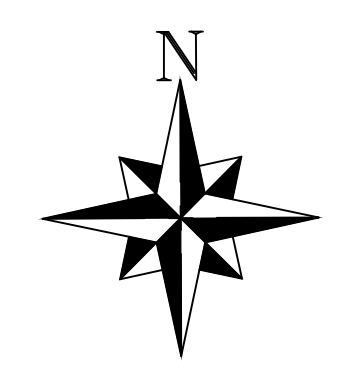
NO.	DESCRIPTION

**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

**SHEET NO.**  
 A-4

**A THIRD FLOOR PLAN**  
 SCALE 3/16"=1'-0"



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 SAN FRANCISCO  
 CA 94122

SHEET NAME  
 FOURTH FLOOR PLAN

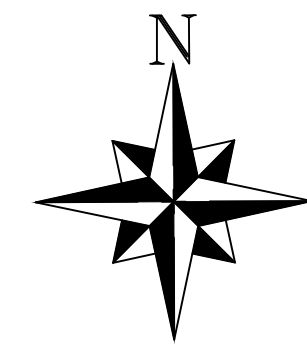
REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN DATE 07-07-2020

SHEET NO. A-5

**A** FOURTH FLOOR PLAN  
 SCALE 3/16"=1'-0"



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**FIFTH FLOOR PLAN**  
 SCALE 3/16"=1'-0"

**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

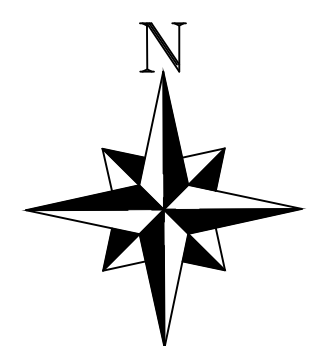
SHEET NAME  
 FIFTH FLOOR PLAN

REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN DATE 07-07-2020

SHEET NO. A-5.1



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**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

SHEET NAME  
 ROOF PLAN

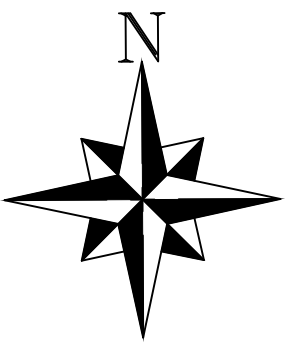
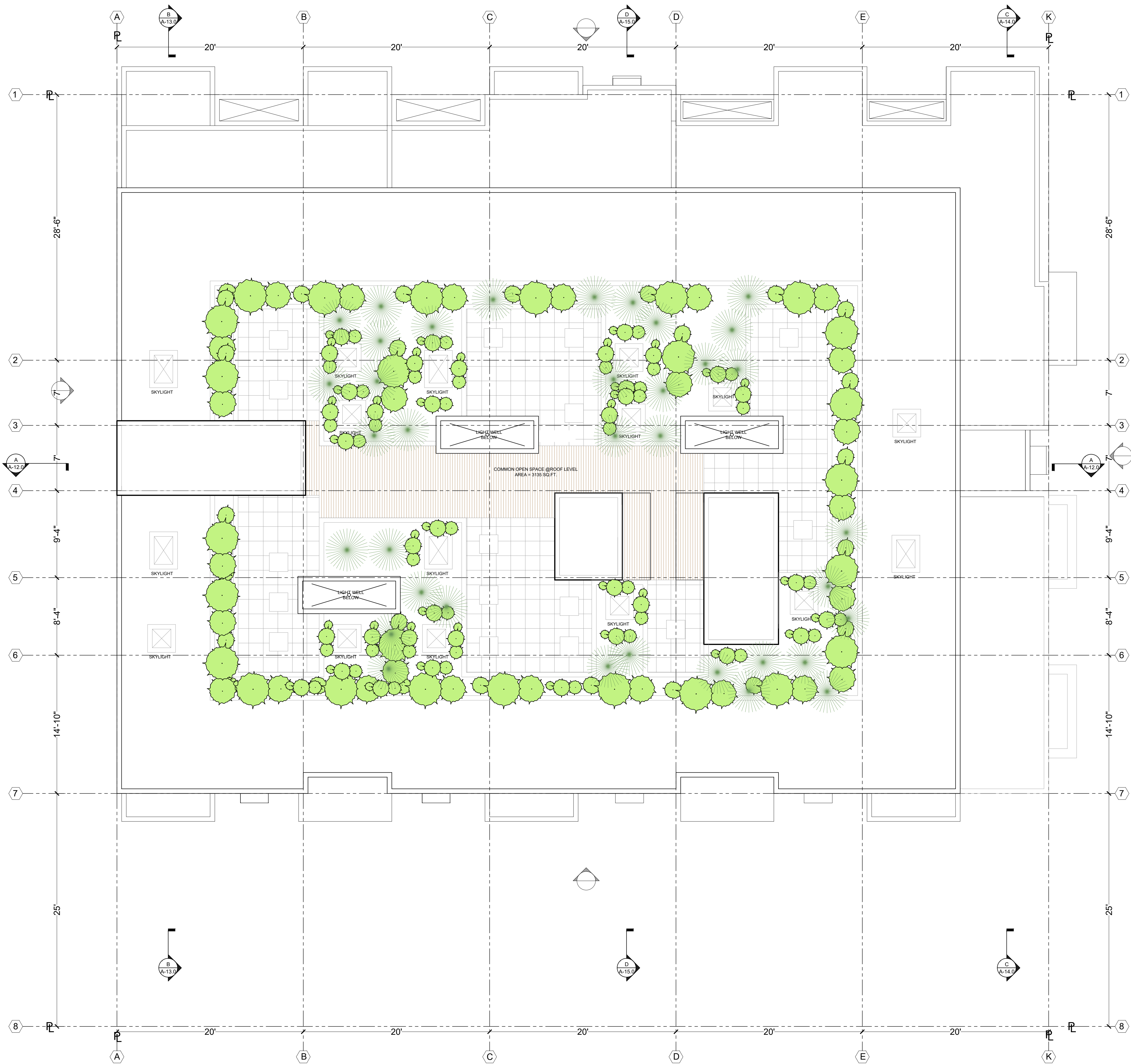
REVISIONS

NO.	DESCRIPTION	DATE

SCALE AS SHOWN DATE 07-07-2020

SHEET NO. A-6

**A ROOF PLAN**  
 SCALE 3/16"=1'-0"



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**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

SHEET NAME  
 TOP OF ROOF PLAN

REVISIONS

NO.	DESCRIPTION

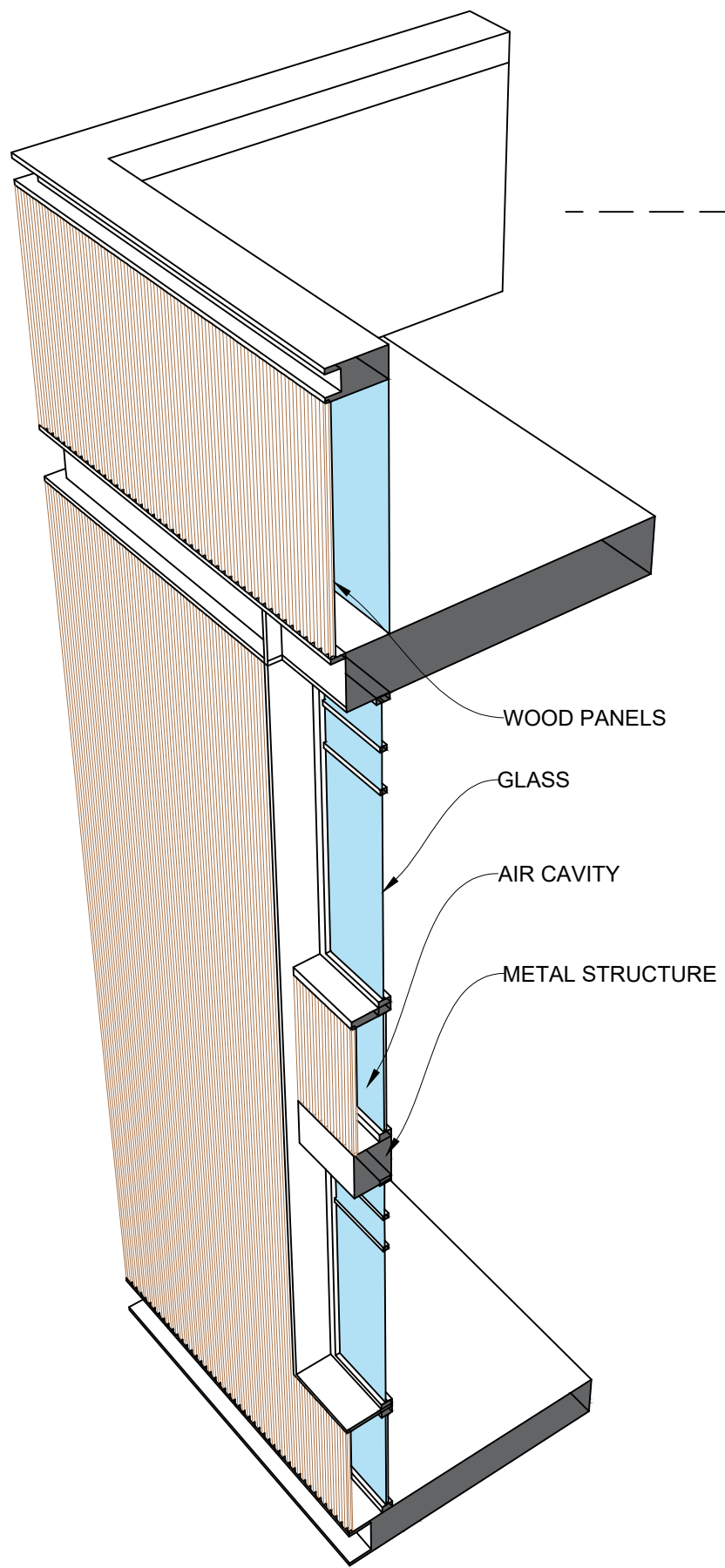
SCALE AS SHOWN      DATE 07-07-2020

SHEET NO. **A-7**

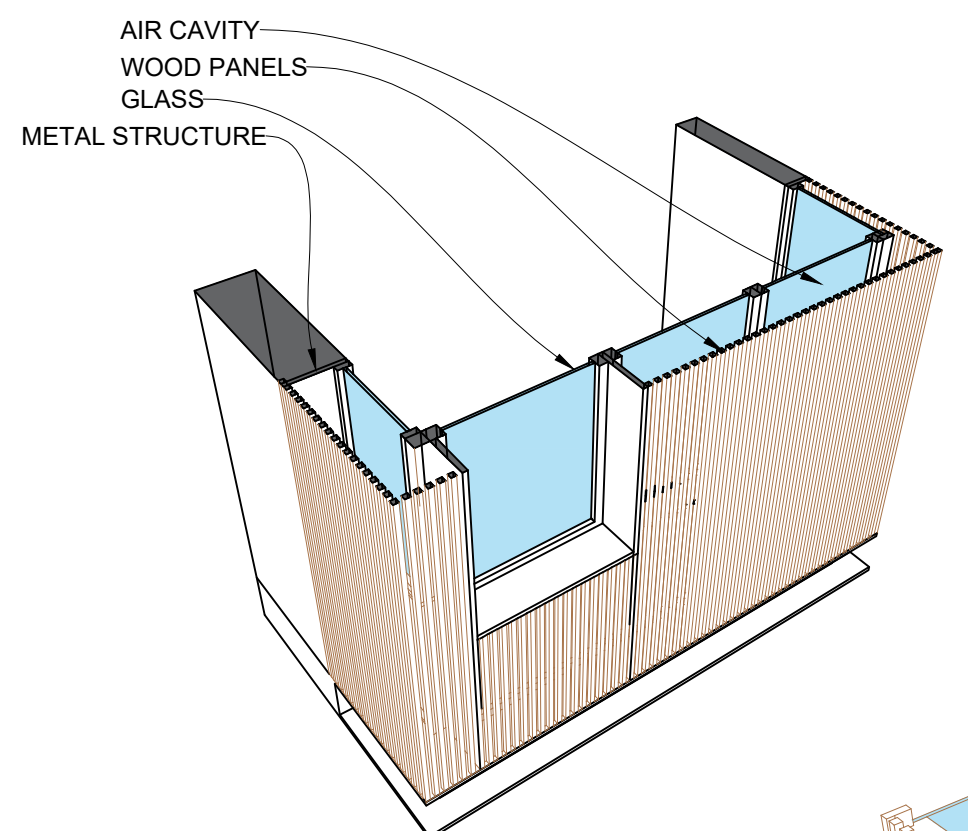
**A** TOP OF ROOF PLAN  
 SCALE 3/16"=1'-0"



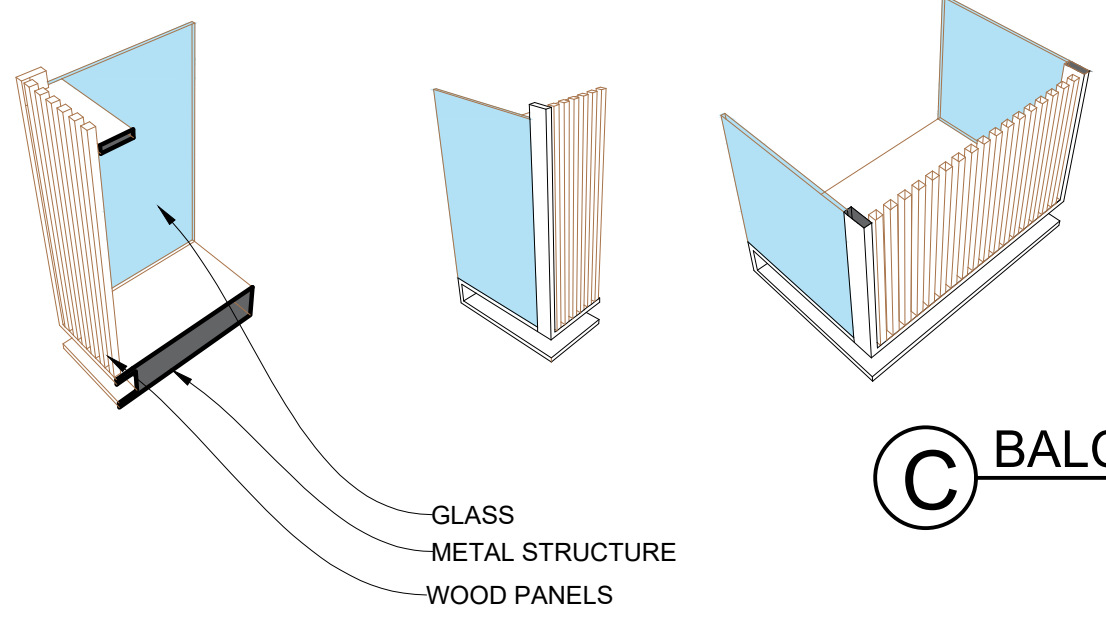
**A** NORTHERN ELEVATION  
 SCALE 3/16"=1'-0"



**B** BAY WINDOW DETAIL  
 N.T.S.



**C** BALCONY DETAIL  
 N.T.S.



**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 NORTHERN ELEVATION

**REVISIONS**

NO.	DESCRIPTION	DATE

**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

**SHEET NO.**  
 A-8

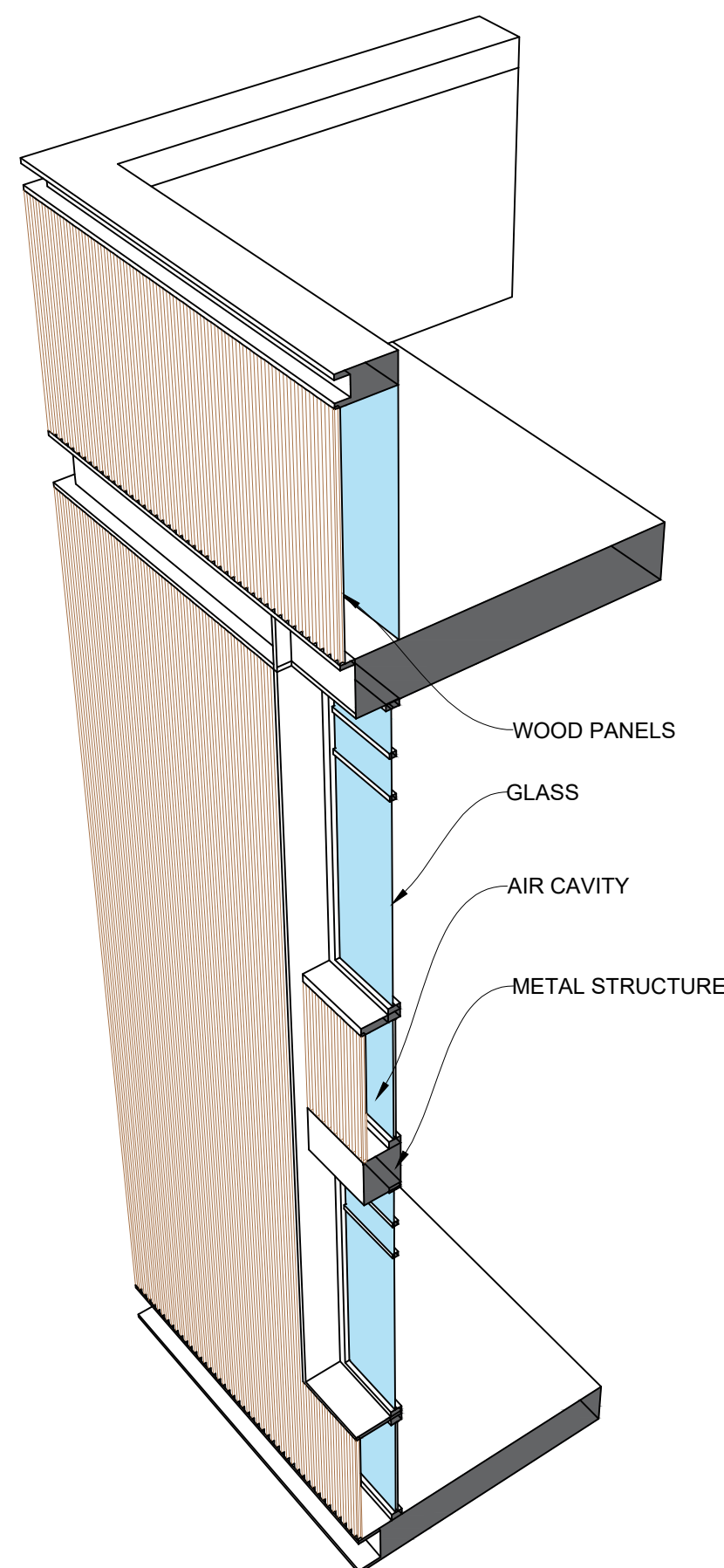




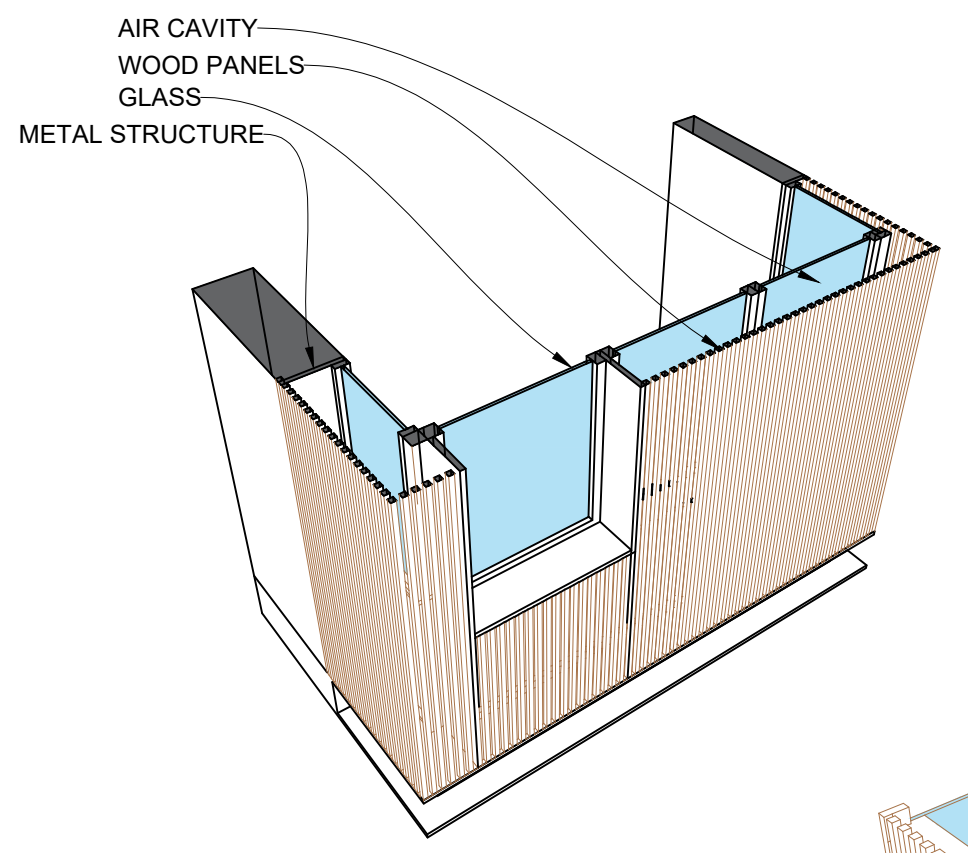
525 HICKORY STREET  
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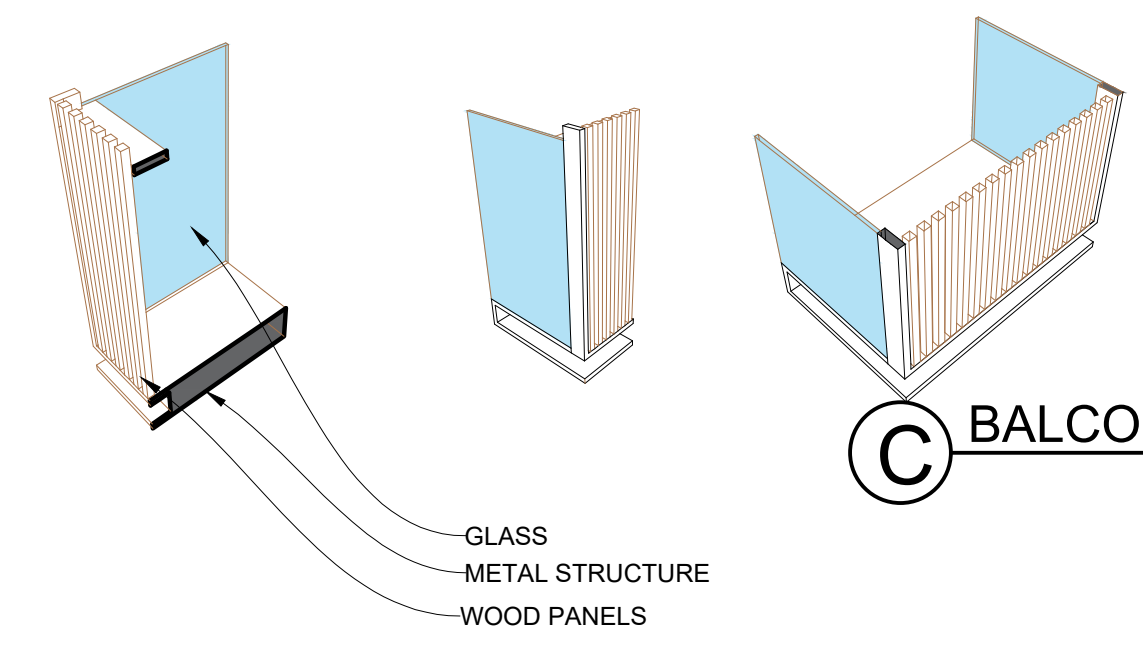
**A** SOUTHERN ELEVATION  
 SCALE 3/16"=1'-0"



**B** BAY WINDOW DETAIL  
 N.T.S.



**C** BALCONY DETAIL  
 N.T.S.



**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 SOUTHERN ELEVATION

**REVISIONS**

NO.	DESCRIPTION

**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

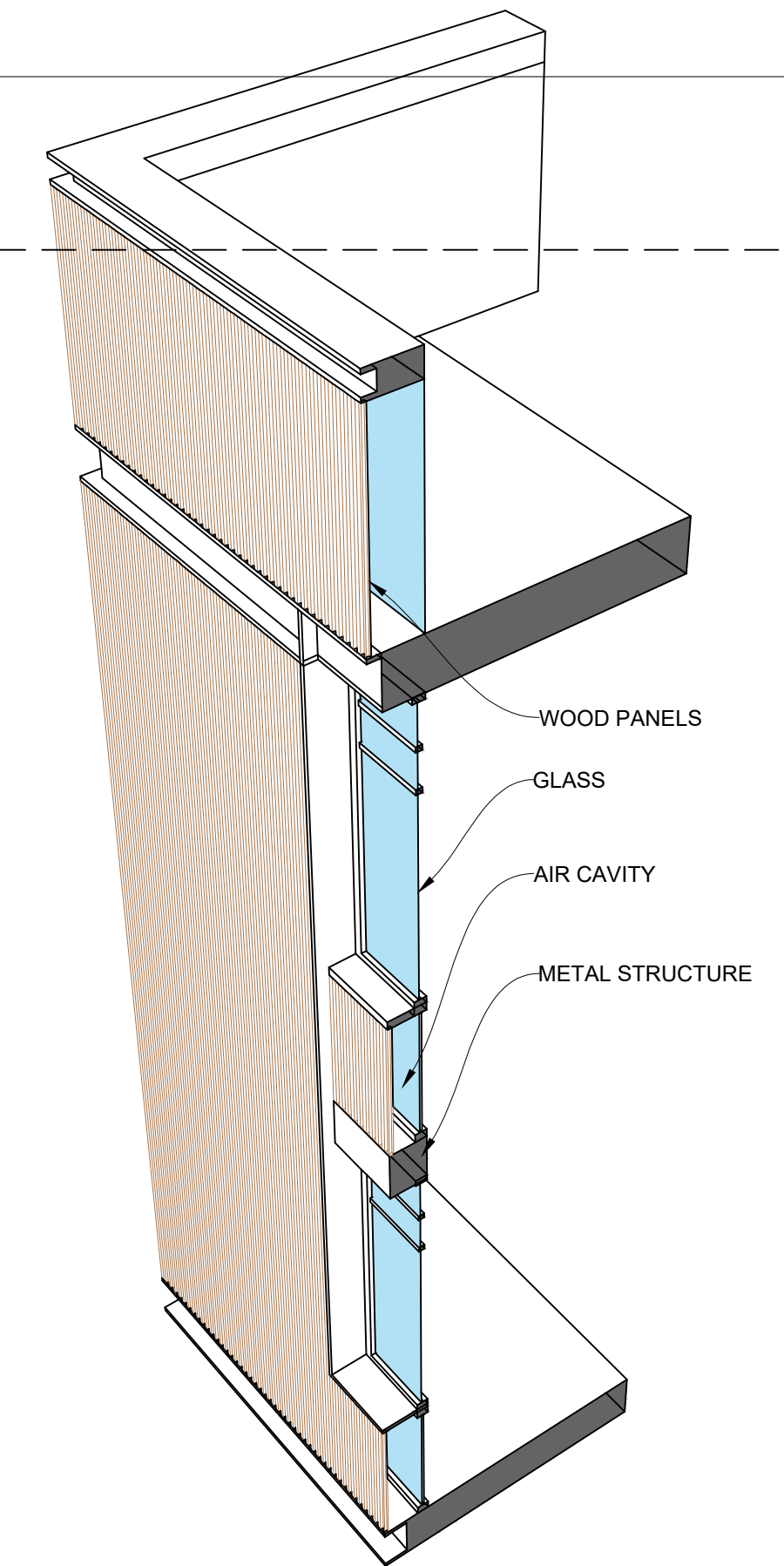
**SHEET NO.**  
 A-9



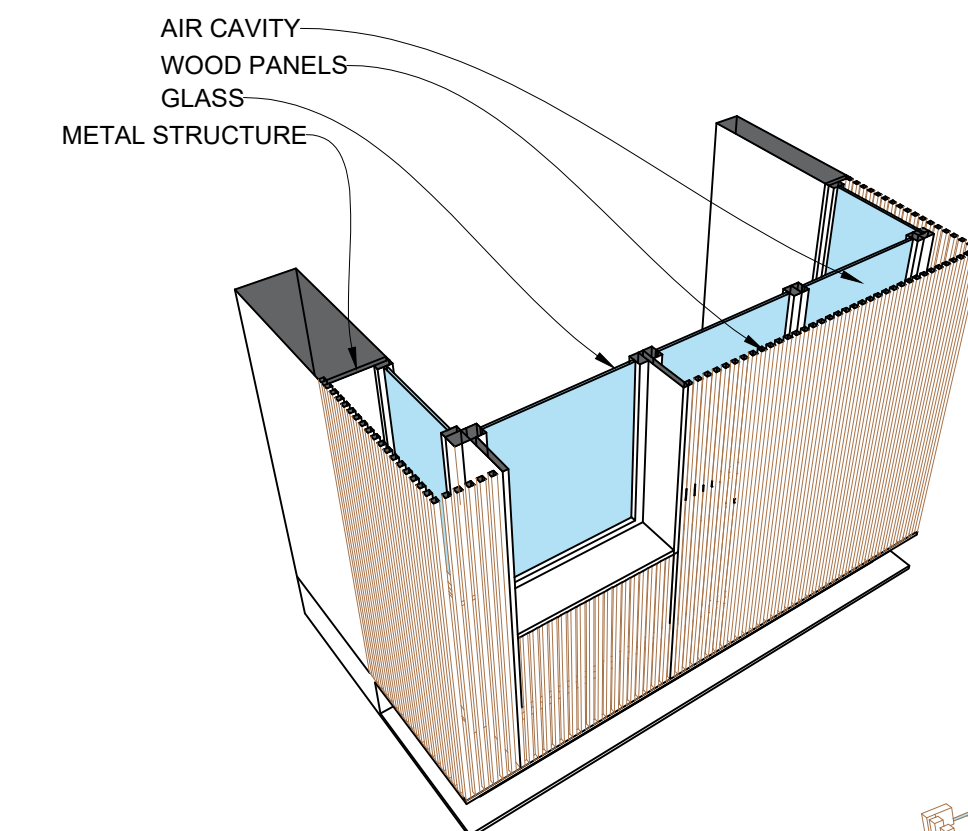
525 HICKORY STREET  
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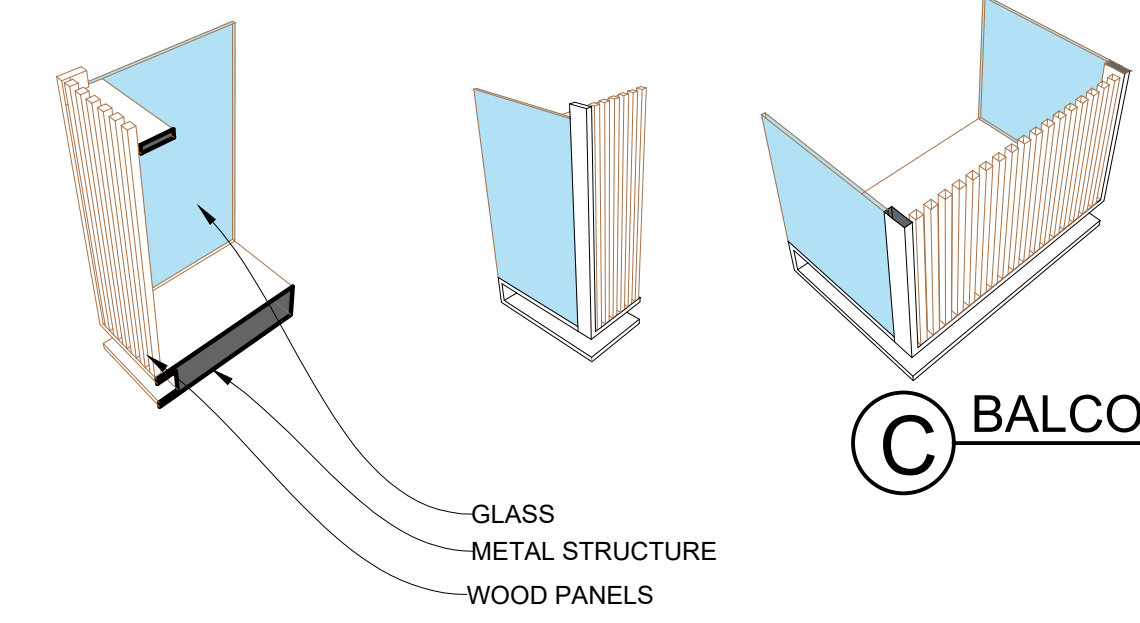
**A** EASTERN ELEVATION  
 SCALE 3/16"=1'-0"



**B** BAY WINDOW DETAIL  
 N.T.S.



**C** BALCONEY DETAIL  
 N.T.S.



**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 EASTERN ELEVATION

**REVISIONS**

NO.	DESCRIPTION

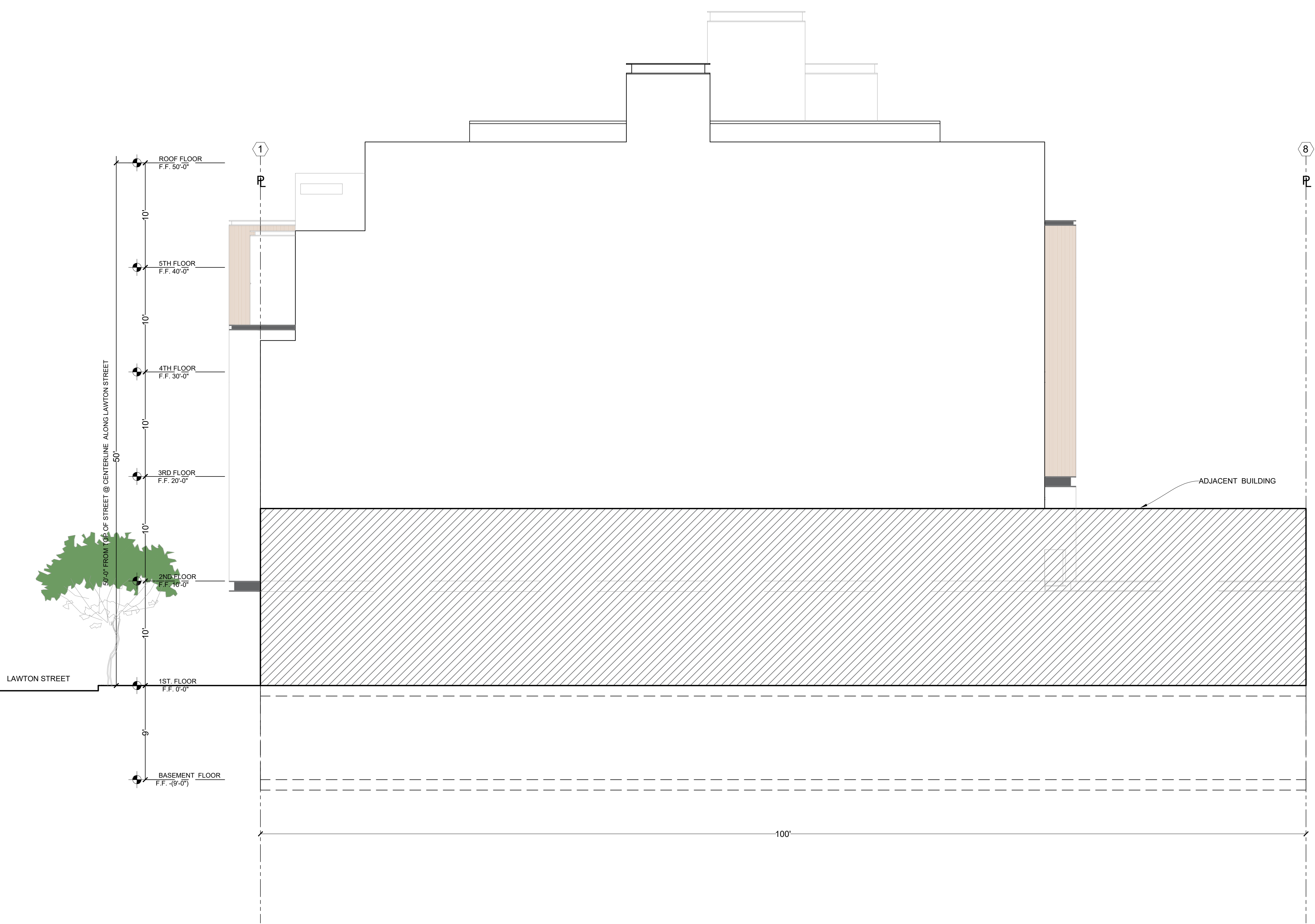
**SCALE**  
 AS SHOWN

**DATE**  
 07-07-2020

**SHEET NO.**  
 A-10



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**A** WESTERN ELEVATION  
 SCALE 3/16"=1'-0"

**JOB DESCRIPTION**  
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 SAN FRANCISCO  
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**SHEET NAME**  
 WESTERN ELEVATION

**REVISIONS**

NO.	DESCRIPTION

<b>SCALE</b> AS SHOWN	<b>DATE</b> 07-07-2020
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**SHEET NO.**  
 A-11



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**A** LONGITUDINAL SECTION AA  
 SCALE 3/16"=1'-0"

**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

**SHEET NAME**  
 LONGITUDINAL SECTION AA

**REVISIONS**

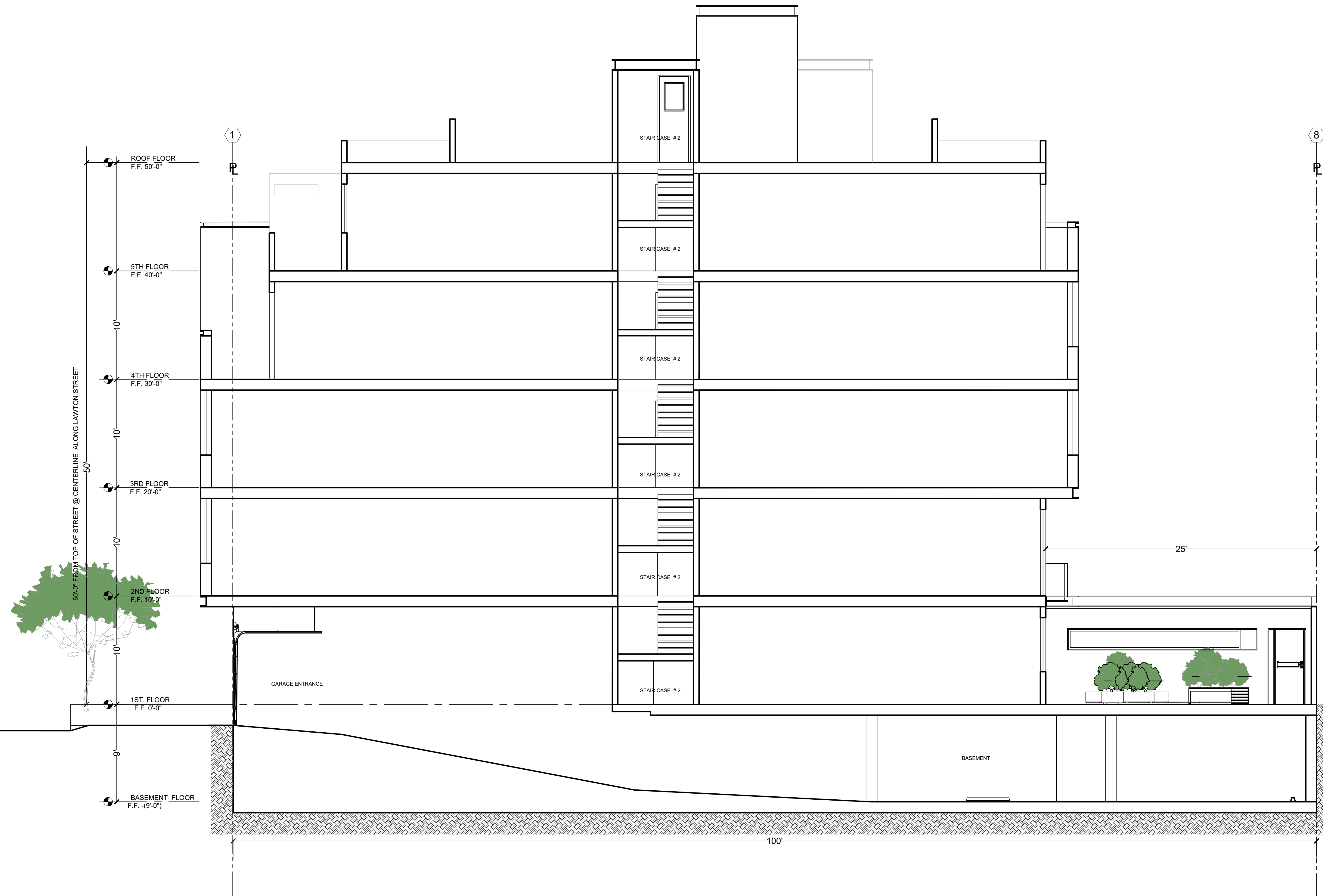
NO.	DESCRIPTION

<b>SCALE</b> AS SHOWN	<b>DATE</b> 07-07-2020
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**SHEET NO.**  
 A-12



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**B** LONGITUDINAL SECTION BB  
 SCALE 3/16"=1'-0"

**JOB DESCRIPTION**  
 3601 LAWTON STREET  
 SAN FRANCISCO  
 CA 94122

SHEET NAME  
 LONGITUDINAL SECTION BB

REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN	DATE 07-07-2020
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SHEET NO.  
**A-13**

UNITS INFORMATION SCHEDULES							
UNIT NAME & NUMBER	FLOOR #	UNIT AREA	NO. OF BEDROOMS	NO. OF BATHROOMS	NO. OF OFFICES	OPEN SPACE	NOTES
UNIT # 1	1 & 2	1164 SQ.FT.	3	3		PRIVATE SPACE 350 SQ.FT.	CORNER UNIT
UNIT# 2	1	485 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 3	1	555 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 4	1	650 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 5	1	650 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 6	2	650 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 7	2	650 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 8	2	555 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 9	2	485 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 10	2	750 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 11	2	800 SQ.FT.	1	1	1	COMMON SPACE GROUND & ROOF	
UNIT# 12	2	800 SQ.FT.	1	1	1	COMMON SPACE GROUND & ROOF	
UNIT# 13	2	800 SQ.FT.	1	1	1	COMMON SPACE GROUND & ROOF	
UNIT# 14	2	800 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	CORNER UNIT
UNIT# 15	3	750 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 16	3	800 SQ.FT.	1	1	1	COMMON SPACE GROUND & ROOF	
UNIT# 17	3	800 SQ.FT.	1	1	1	COMMON SPACE GROUND & ROOF	
UNIT# 18	3	800 SQ.FT.	1	1	1	COMMON SPACE GROUND & ROOF	
UNIT# 19	3	800 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	CORNER UNIT
UNIT# 20	3	680 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 21	3	680 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 22	3	555 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 23	3	485 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 24	3	363 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	CORNER UNIT
UNIT# 25	3	377 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	CORNER UNIT
UNIT# 26	4	950 SQ.FT.	2	2		COMMON SPACE GROUND & ROOF	
UNIT# 27	4	950 SQ.FT.	2	1		COMMON SPACE GROUND & ROOF	
UNIT# 28	4	450 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 29	4	950 SQ.FT.	2	2		COMMON SPACE GROUND & ROOF	
UNIT# 30	4	900 SQ.FT.	2	2		COMMON SPACE GROUND & ROOF	
UNIT# 31	4	500 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 32	4	404 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	CORNER UNIT
UNIT# 33	4	414 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 34	4	462 SQ.FT.	1	1		COMMON SPACE GROUND & ROOF	
UNIT# 35	4	1014SQ.FT.	2	2		PRIVATE SPACE 225 SQ.FT.	CORNER UNIT
UNIT# 36	5	820 SQ.FT.	2	1		PRIVATE SPACE 225 SQ.FT.	
UNIT# 37	5	847 SQ.FT.	2	2		COMMON SPACE GROUND & ROOF	
UNIT# 38	5	950 SQ.FT.	2	2		COMMON SPACE GROUND & ROOF	CORNER UNIT
UNIT# 39	5	775 SQ.FT.	2	2		PRIVATE SPACE 190 SQ.FT.	CORNER UNIT
UNIT# 40	5	875 SQ.FT.	2	2		PRIVATE SPACE 270 SQ.FT.	
UNIT # 41	5	855 SQ.FT.	2	2		PRIVATE SPACE 520 SQ.FT.	CORNER UNIT
<b>TOTAL RESIDENTIAL AREA</b>		<b>33250 SQ.FT.</b>					
COMMERCIAL # 1	1	690 SQ.FT.	NA	1		NA	
COMMERCIAL # 2	1	750 SQ.FT.	NA	1		NA	
COMMERCIAL # 3	1	720 SQ.FT.	NA	1		NA	
COMMERCIAL # 4	1	665 SQ.FT.	NA	1		NA	CORNER UNIT
<b>TOTAL COMMERCIAL AREA</b>		<b>2825 SQ.FT.</b>					



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SAN FRANCISCO  
CA 94122

SHEET NAME  
UNITS INFORMATION SCHEDULES

REVISIONS	

SCALE AS SHOWN      DATE 07-07-2020

SHEET NO. **A-14.0**

# Green Building: Site Permit Submittal

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 3601 LAWTON STREET	Block/Lot 1901 / 001	Address 3601 LAWTON STREET, SF, CA 94122
Gross Project Area	Primary Occupancy FOODMART/GAS STATION	Number of occupied floors ONE
Design Professional/Applicant: Sign & Date KODORSKI DESIGN INC., JOHN GOLDMAN 02/25/2018		

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

## AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

## ALL PROJECTS, AS APPLICABLE

<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

## GREENPOINT RATED PROJECTS

<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	<input type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	<input type="checkbox"/>
Final number of required points (base number +/- adjustment)	<input type="checkbox"/>
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

## LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
<b>Type of Project Proposed</b> (Indicate at right)						
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>Energy Use</b> Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
<b>Enhanced Refrigerant Management</b> CalGreen 5.508.1.2, may contribute to LEED EA c4	●	n/r	n/r	●	●	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2.	●	See San Francisco Planning Code 155			See San Francisco Planning Code 155	
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>3</sup>	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
<b>Type of Project Proposed</b> (Check box if applicable)		
<b>Energy Efficiency:</b> Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2).	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
<b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b>	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
<b>Carpet:</b> All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r



525 HICKORY STREET  
SAN FRANCISCO CA 94102  
WWW.KODORSKIDESIGN.COM  
TEL: 415-335-3260

**JOB DESCRIPTION**  
3601 LAWTON STREET  
SAN FRANCISCO  
CA 94122

SHEET NAME  
ATTACHMENT C-2  
GREEN BUILDING :  
SITE PERMIT SUBMITTAL

REVISIONS	

SCALE AS SHOWN DATE 07-07-2020

SHEET NO. A-15



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Common Sense Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3601 Lawton Street		1901/001
<b>Case No.</b>		<b>Permit No.</b>
2019-023628ENV		201803062996, 201803063011
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>

#### Project description for Planning Department approval.

The project site consists of a 10,000-square-foot (sf) lot located at the southwest corner of Lawton Street and 42nd Avenue in the Outer Sunset neighborhood of San Francisco. The site is occupied by a gas station, which consists of a one-story, 1,463 sf commercial building, a canopy, and four fuel dispensers. The gas station is still in use and was constructed in 1966. The proposed project would demolish the existing structures and construct an approximately 50-foot-tall (60 feet tall including penthouse and private roof decks), five-story-over-basement, 46,050 sf mixed-use building with 41 residential units and four ground-floor commercial units totaling 2,826 sf. The residential units would be accessed via a lobby on 42nd Avenue, and the four commercial units would front Lawton Street. The project would include over 1,600 sf of private open space and over 5,000 sf of common open space for residents.

The project includes 24 vehicle parking spaces and 41 class 1 bicycle parking spaces in a basement-level garage. The garage would be accessed via a new 10-foot-wide curb cut on Lawton Street. Four existing 30-foot-wide curb cuts would be removed. In addition, thirteen class 2 bicycle parking spaces would be provided at street level. The project includes the installation of an extended 6-foot bulb-out that would project 6 feet into Lawton Street at the corner of 42<sup>nd</sup> Street.

The proposed project is a modification of a project approved by the Planning Commission on January 11, 2018 (Case No. 2015-009053CUA). The one additional story (10-foot height increase) is proposed under the Home-SF Program, with 10 of the 41 residential units proposed as affordable housing. See additional information attached.

### STEP 1: EXEMPTION DETERMINATION

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).



Common Sense Exemption (CEQA Guidelines section 15061(b)(3))

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER



**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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP\_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)



<input checked="" type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>If the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a childcare 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?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area</i> )
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography</i> ). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography</i> ) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones</i> ) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones</i> ) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b>	
See additional information attached.	

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

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

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

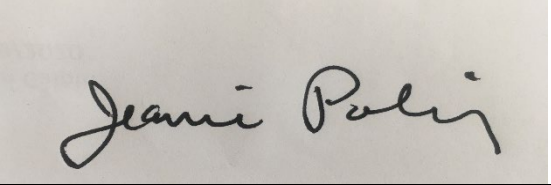
<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>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

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <span style="margin-left: 200px;"><input type="checkbox"/> Reclassify to Category C</span> a. Per HRER or PTR dated <span style="margin-left: 150px;">(attach HRER or PTR)</span> b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There is no possibility of a significant effect on the environment.</b>	
	<b>Project Approval Action:</b> Planning Commission approval	<b>Signature:</b> 
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Date of signature: July 8, 2020
Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## 3601 Lawton Street (2019-023628ENV) – Additional Information

**Project Construction.** The entire lot would be excavated to a maximum depth of 10 feet below ground surface, involving the removal of approximately 3,700 cubic yards of soil. Soil removal would be conducted in compliance with local and state regulations. In accordance with a geotechnical report prepared for the site (Wayne Ting & Associates, Geotechnical Investigation: Proposed Five-Story Condominiums and Townhouse, 3601 Lawton Street, San Francisco, California, July 7, 2020), chemical grouting would be injected to a depth of 25 feet below the existing ground surface to prepare the site for a mat slab foundation that would support the proposed building. Construction of the proposed project would occur over a period of 18 to 24 months.

**Neighborhood Notification.** A notice of environmental review was sent to neighbors and interested parties on April 17, 2020. Ten people provided comments by email. Many comments were in support or opposition of the project and made recommendations for project changes; these comments will be considered as part of the project approval process for Case No. 2019-023628AHB. The following information addresses public concerns that are relevant to the project's physical effects on the environment.

- **New project under CEQA.** A four-story mixed-use project with 15 dwelling units was proposed by the same project sponsor at the same project site, was analyzed and determined exempt from additional environmental review under CEQA on October 10, 2017 (Planning Case No. 2015-009053ENV) and approved by the Planning Commission on January 11, 2018 (Case No. 2015-009053CUA). The currently proposed project is one story taller and includes 41 dwelling units, less commercial use and the same number of vehicle parking spaces. As the project requires a new discretionary action (approval of the project from the Planning Commission), the project is analyzed as a new project under CEQA.
- **Infill project.** The project meets the criteria of a transit-oriented infill project subject to CEQA section 20199. Thus, aesthetics and parking shall not be considered in determining if the project has the potential to result in significant environmental effects.
- **Transportation and Circulation.** The Planning Department reviewed the project on April 13, 2020 and concluded that a transportation impact study would not be required for the project. The project is located in an area where existing vehicle miles traveled are at least 15 percent below the regional average for the proposed residential and commercial uses. The project would not substantially induce automobile traffic that would create unsafe conditions for pedestrians, bicycle riders, or transit services. Given the availability of nearby transit, additional transit trips would be accommodated by existing transit, and the project would not result in unacceptable levels of transit service or cause an increase in transit delays or operating costs such that significant adverse impacts to transit would result.
- **Air Quality.** At 41 dwelling units and 2,628 sf of commercial use, the project would not exceed criteria air pollutant screening levels from the Bay Area Air Quality Management District for operation or construction. The project is not located within an air pollutant exposure zone; thus, the project's construction emissions would not result in significant air pollutant impacts to nearby sensitive receptors. The project is required to comply with the Construction Dust Control Ordinance.

### 3601 Lawton Street (2019-023628ENV) – Additional Information (continued)

- **Archeological Resources.** Planning staff archeologists determined that the project would have no effect on archeological resources.
- **Shadow.** Planning staff conducted a preliminary shadow fan on February 19, 2020, to a height of 60 feet and determined that the project would not contribute new shadow to any public parks or privately owned public open spaces at any time through the year. Shadow effects on neighboring residences is not a significant environmental effect under CEQA.
- **Hazardous Materials.** The project site is an active gas and service station with three underground storage tanks (USTs). The service station has been in operation since at least 1966.

The San Francisco Department of Public Health (SFDPH) provides regulatory oversight for the abatement of any unauthorized releases of hazardous substances from underground storage tanks, in accordance with State laws and regulations. Per an April 28, 2017 letter from SFDPH, the first-generation USTs, consisting of two 10,000-gallon gas USTs and one 280-gallon waste oil UST, were removed and replaced in 1989. The City and County of San Francisco granted closure for the site in March 1993, and the San Francisco Regional Water Quality Control Board corroborated this closure in June 1993. For this reason, the project site is listed on the California GeoTracker database with the status “COMPLETED — CASE CLOSED.”

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 SFDPH.

SFDPH accepted and reviewed a conceptual site model and low-threat closure request and a geotechnical investigation (EHB-SAM No. SMED 1382). Soil and groundwater was sampled in 1989, 2005, 2006, and 2008, and soil gas was sampled in 2008 and 2009. Groundwater monitoring well sampling was collected from 2006 through 2012. SFDPH determined that a site mitigation plan and a site-specific health and safety plan must be submitted. Following excavation activities, and dependent on the concentration level of soil contamination left on site that may cause vapor intrusion, additional measures to limit potential exposure to building occupants and a deed restriction may be required.

The Department of Building Inspection shall not issue a certificate of occupancy until SFDPH has confirmed that any 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 clearly demonstrated 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.

- **Utilities and Public Services.** The project site is located in a dense urban area where all public services and facilities are available. The proposed project would be designed to incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the City’s Green Building Ordinance. The project’s water supply demand would constitute a negligible increase relative to the existing and projected water supply demand for the city as a whole and is accounted for in the SFPUC’s Urban Water Management Plan, which addresses water demand and supply

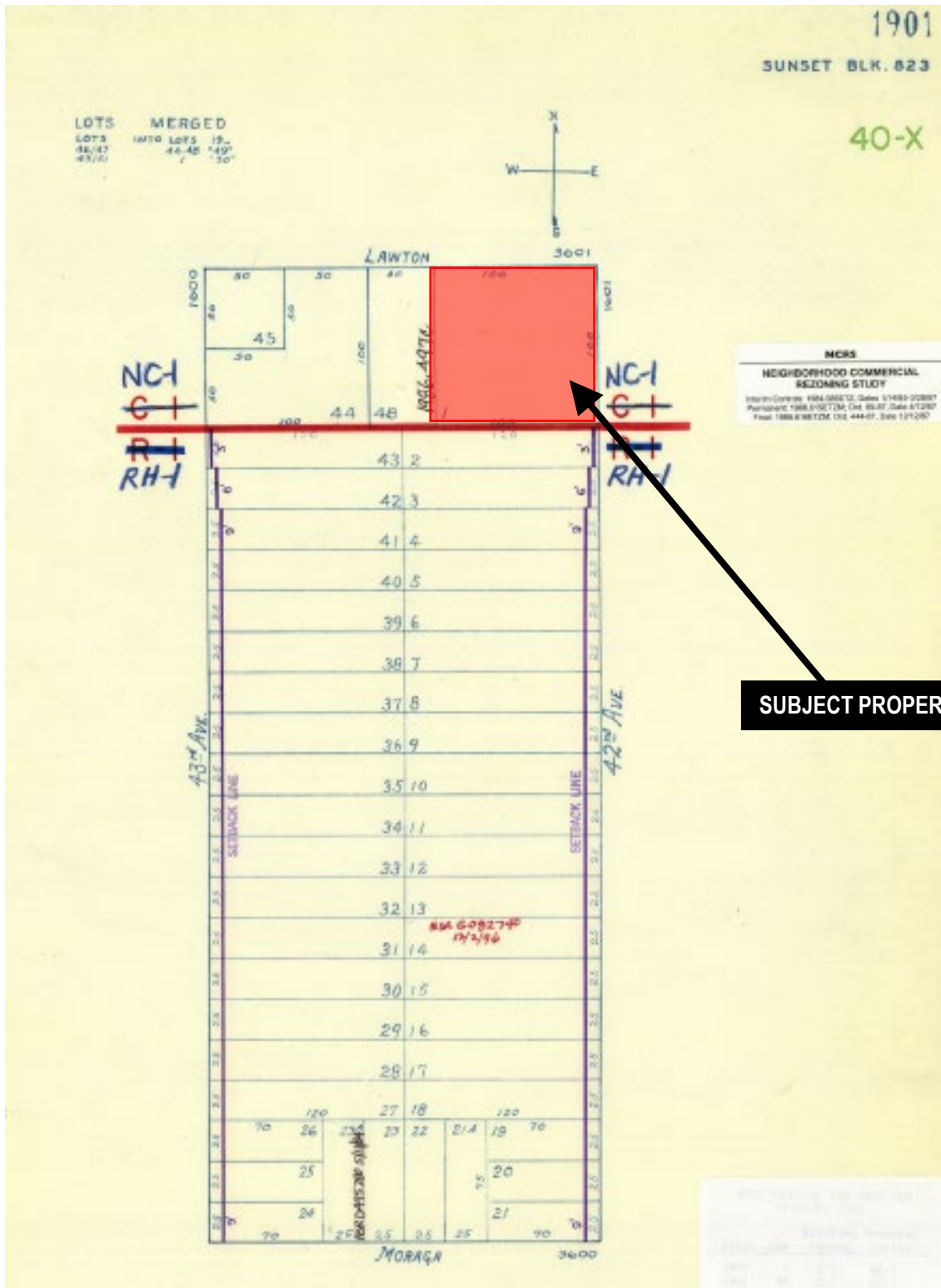
### **3601 Lawton Street (2019-023628ENV) – Additional Information (continued)**

through 2040 (San Francisco Public Utilities Commission, 2015 Urban Water Management Plan for the City and County of San Francisco, June 2016).

Written comments were received concerning the project's potential to increase demands on the existing emergency firefighting water system. The SFPUC is in the process of improving the existing system citywide. The Earthquake Safety and Emergency Response (ESER) bond program addresses San Francisco's critical public safety needs, including improvements and upgrades to City-owned facilities. The third phase of the bond program, approved as Proposition B by San Francisco voters in March 2020, continues the work of two previously approved ESER bonds. Bond funds paid for the recently completed construction of five cisterns in the Sunset District. A portion of the 2020 bond is allocated to the Emergency Firefighting Water System, which funds the construction, acquisition, improvement, renovation, retrofitting, completion, and seismic upgrading of cisterns, pipes, tunnels and related facilities in the Sunset District. Thus, in light of ongoing improvements to the City's emergency firefighting water system, there is no evidence that the proposed project would increase demands on the existing emergency firefighting water system such that additional upgrades or new infrastructure beyond that already planned by the SFPUC would be required.

Prior to receiving a building permit, the project would be reviewed by the San Francisco Department of Building Inspection, the Fire Department, the San Francisco Public Utilities Commission, and San Francisco Public Works to ensure compliance with city and state regulations concerning building standards, fire protection, sewer connections, and hydrology. If the current distribution system pressures and flows are inadequate, the project sponsor would be responsible for any capital improvements required to meet the project's water pressure and flow demands. Thus, the project would not result in the need for additional water, sewer, and fire protection infrastructure, the construction of which could result in significant environmental impacts.

# Parcel Map



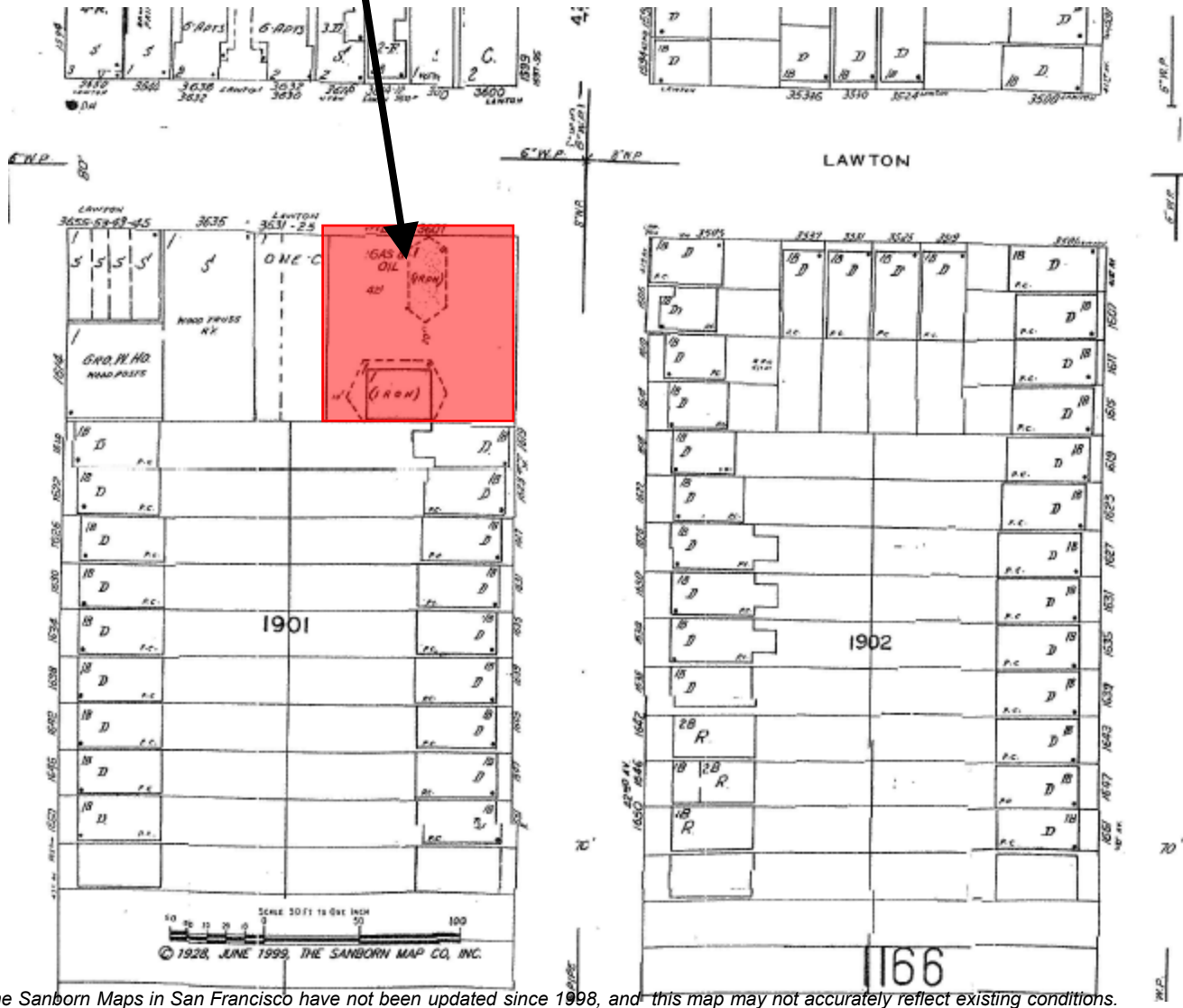
**SUBJECT PROPERTY**

HOME-SF Project Authorization Hearing  
Record Number 2019-023628AHB  
3601 Lawton Street



# Sanborn Map\*

SUBJECT PROPERTY



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



HOME-SF Project Authorization Hearing  
Record Number 2019-023628AHB  
3601 Lawton Street



# Aerial Photo

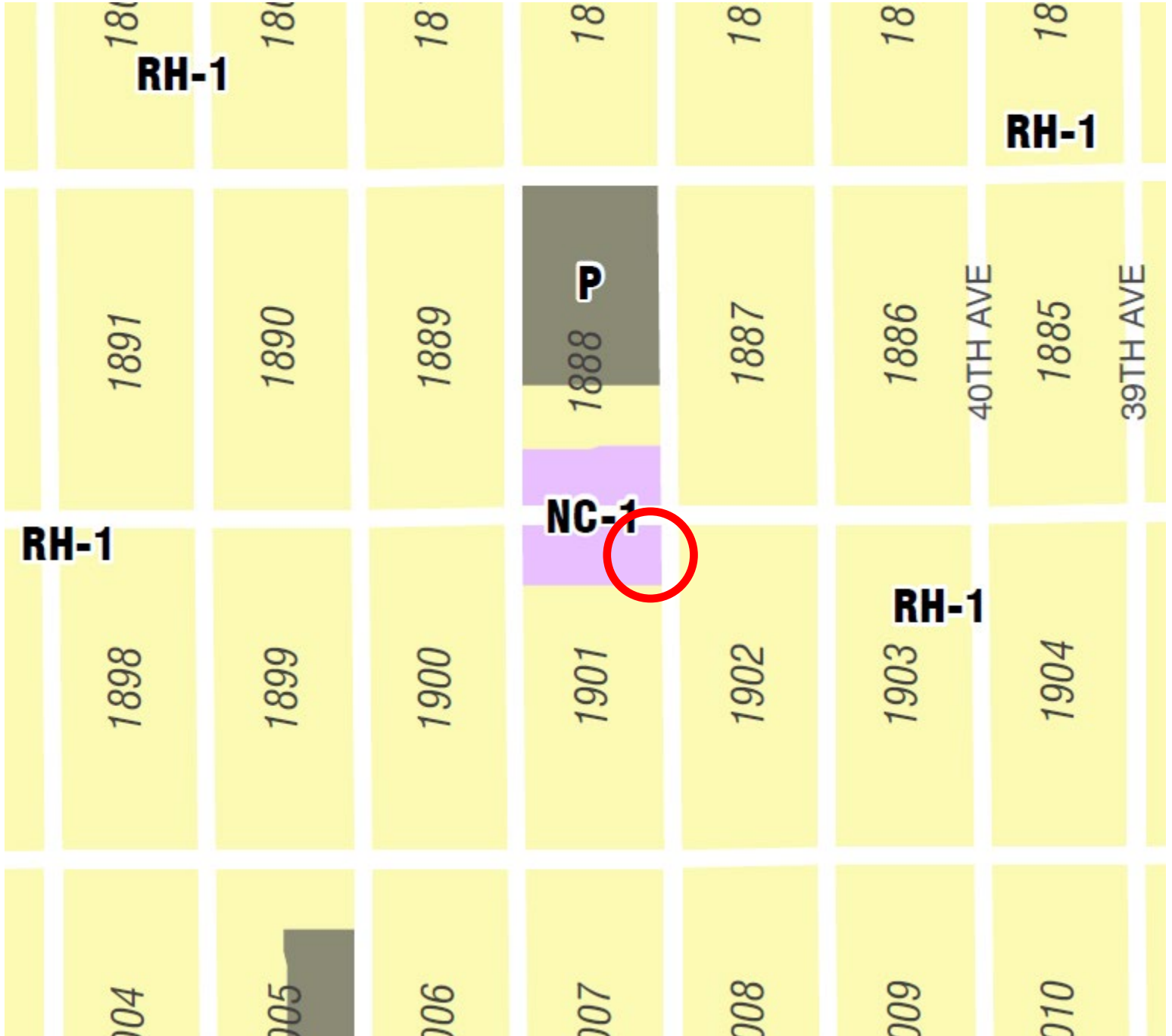


**SUBJECT PROPERTY**



HOME-SF Project Authorization Hearing  
Record Number 2019-023628AHB  
3601 Lawton Street

# Zoning Map



HOME-SF Project Authorization Hearing  
Record Number 2019-023628AHB  
3601 Lawton Street

# Site Photos



HOME-SF Project Authorization Hearing  
Record Number 2019-023628AHB  
3601 Lawton Street



SAN FRANCISCO  
PLANNING  
DEPARTMENT

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

T: 415.558.6378  
F: 415.558.6409

# SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

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

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

## WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

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

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

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

## HOW IS THIS INFORMATION USED?

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

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

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

## WHAT PART OF THE POLICY IS BEING REVIEWED?

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

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

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

## INSTRUCTIONS:

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

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

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

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**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

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

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

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

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Double AA Corporation (wife Aish).		TELEPHONE: (415) 740-8520
PROPERTY OWNER'S ADDRESS: 1435 Huntington AVE, SUITE 210 South San Francisco, CA 94080	EMAIL: wife@doubleaa corp.com.	

APPLICANT'S NAME: Kotarski Design (Kotar Baalbaki)		TELEPHONE: (415) 335-3260
APPLICANT'S ADDRESS: 525 Hickory Street San Francisco, CA 94102	EMAIL: Baal@kotarskidesign.com	
		Same as Above <input type="checkbox"/>

CONTACT FOR PROJECT INFORMATION: Kotar Baalbaki		TELEPHONE: (415) 335-3260
ADDRESS: 525 Hickory Street San Francisco, CA 94102	EMAIL: Baal@kotarskidesign.com	
		Same as Above <input type="checkbox"/>

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Kotar Baalbaki		TELEPHONE: (415) 335-3260
ADDRESS: 525 Hickory Street San Francisco, CA 94102	EMAIL: Baal@kotarskidesign.com	
		Same as Above <input type="checkbox"/>

## 2. Location and Project Description

STREET ADDRESS OF PROJECT: 3601 Lawton Street		ZIP CODE: 94122
CROSS STREETS: 42nd AVE		
ASSESSORS BLOCK/LOT: 1901 / 001	ZONING DISTRICT: NC-1	HEIGHT/BULK DISTRICT: 40X.

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other: _____	None	41 units	41 units

# Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? \_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  WIFE AISH.  
owner.

Date: 06/14/2020

Print name, and indicate whether owner, or authorized agent:  
Koor Baalbaki  
Owner / Authorized Agent (circle one)

## PLANNING DEPARTMENT USE ONLY

**PLANNING DEPARTMENT VERIFICATION:**

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

Notification of Incomplete Information made:

To: \_\_\_\_\_ Date: \_\_\_\_\_

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



# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



Date: October 24, 2018  
To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*  
From: San Francisco Planning Department  
Re: **Compliance with the Inclusionary Affordable Housing Program**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**AFFIDAVIT**

# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



## San Francisco Planning

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

06/14/2020

Date

I, Kodor Baalbaki

do hereby declare as follows:

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

3601 Lawton Street, SF, CA.

Address

1901/001

Block / Lot

The subject property is located within the following Zoning District:

NC-1

Zoning District

40X

Height and Bulk District

NA

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:

2019-023628 PRJ

Planning Case Number

201803062996 Building

201803063011 Demo.

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:

Jeff Horn.

Planner Name

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

02/27/2019

Date

The project contains 41 total dwelling units and/or group housing rooms.

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

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

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

Yes  No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes Tier(2)  No

(If yes, please indicate HOME-SF Tier)

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

Yes  No

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

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

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

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

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

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

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

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

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

Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

25%

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

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

*Residential Gross Floor Area*

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

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

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

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

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

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

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

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

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



**UNIT MIX TABLES**

Number of All Units in PRINCIPAL PROJECT:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
41	NA	NA	27	13	1

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

**On-site Affordable Housing Alternative** (Planning Code Section 415.6, 419.3, or 206.4): 25 % 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:
10	NA	NA	7	3	NA
<b>LOW-INCOME</b>	Number of Affordable Units		% of Total Units	AMI Level	
	NA		NA	NA	
<b>MODERATE-INCOME</b>	Number of Affordable Units		% of Total Units	AMI Level	
	NA		NA	NA	
<b>MIDDLE-INCOME</b>	Number of Affordable Units		% of Total Units	AMI Level	

NA

**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:	

<b>AMI LEVELS:</b>	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level

**UNIT MIX TABLES: CONTINUED**

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

1. On-Site  % of affordable housing requirement.

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

**Number of Affordable Units to be Located ON-SITE:**

<b>TOTAL UNITS:</b>	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:**

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

**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**

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

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

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

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

Kodorski Design.  
Company Name  
Kodor Baalbaki  
Name (Print) of Contact Person  
525 Hickory Street San Francisco, CA 94102  
Address City, State, Zip  
415- 338 3260 Baal@Kodorski design.com  
Phone / Fax Email

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

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

Executed on this day in:

Location: San Francisco, CA Date: 06/14/2020

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

\_\_\_\_\_  
Company Name  
\_\_\_\_\_  
Name (Print) of Contact Person  
\_\_\_\_\_  
Address City, State, Zip  
\_\_\_\_\_  
Phone / Fax Email

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

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





SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

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

#### Section 1: Project Information

PROJECT ADDRESS 3601 LAWTON STREET		BLOCK/LOT(S) 1901/001	
BUILDING PERMIT APPLICATION NO. 201803062996 Building permit 201803063011 demo. permit		CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)
PROJECT SPONSOR Kodorski Design.	MAIN CONTACT Kotor Baalbaki	PHONE 415-335-3260	
ADDRESS 525 Hickory Street			
CITY, STATE, ZIP San Francisco, CA 94102		EMAIL Baal@Kodorski design. com.	
ESTIMATED RESIDENTIAL UNITS 41 units	ESTIMATED SQ FT COMMERCIAL SPACE 3104 sq. ft	ESTIMATED HEIGHT/FLOORS 5 floors @ 50'0"	ESTIMATED CONSTRUCTION COST 10M.
ANTICIPATED START DATE			

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

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

Continued...

### Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	5	1	6	Laborer	50	50	100
Boilermaker	10	3	13	Operating Engineer	5	5	10
Bricklayer	0	0	0	Painter	20	20	40
Carpenter	20	10	30	Pile Driver	5	2	7
Cement Mason	12	6	18	Plasterer	10	20	30
Drywall/Latherer	30	10	40	Plumber and Pipefitter	30	10	40
Electrician	20	10	30	Roofer/Water proofer	10	10	20
Elevator Constructor	5	5	10	Sheet Metal Worker	20	10	30
Floor Coverer	10	10	20	Sprinkler Fitter	20	10	30
Glazier	20	10	30	Taper	20	10	30
Heat & Frost Insulator	20	20	40	Tile Layer/ Finisher	20	20	40
Ironworker	10	10	20	Other:			
<b>TOTAL:</b>			<b>257</b>	<b>TOTAL:</b>			<b>377</b>

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?  YES  NO
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?  YES  NO
3. Will hiring and retention goals for apprentices be established?  YES  NO
4. What is the estimated number of local residents to be hired? 500

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE <b>KOTOR Baalbaki</b>	EMAIL <b>Baal@Kotoriskidesign.com</b>	PHONE NUMBER <b>415-335-3260</b>
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
(SIGNATURE OF AUTHORIZED REPRESENTATIVE) 		(DATE) <b>06/14/2020</b>

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](mailto:CITYBUILD@SFGOV.ORG)

Cc: Office of Economic and Workforce Development, CityBuild  
 Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848  
 Website: [www.workforcedevelopmentsf.org](http://www.workforcedevelopmentsf.org) Email: [CityBuild@sfgov.org](mailto:CityBuild@sfgov.org)