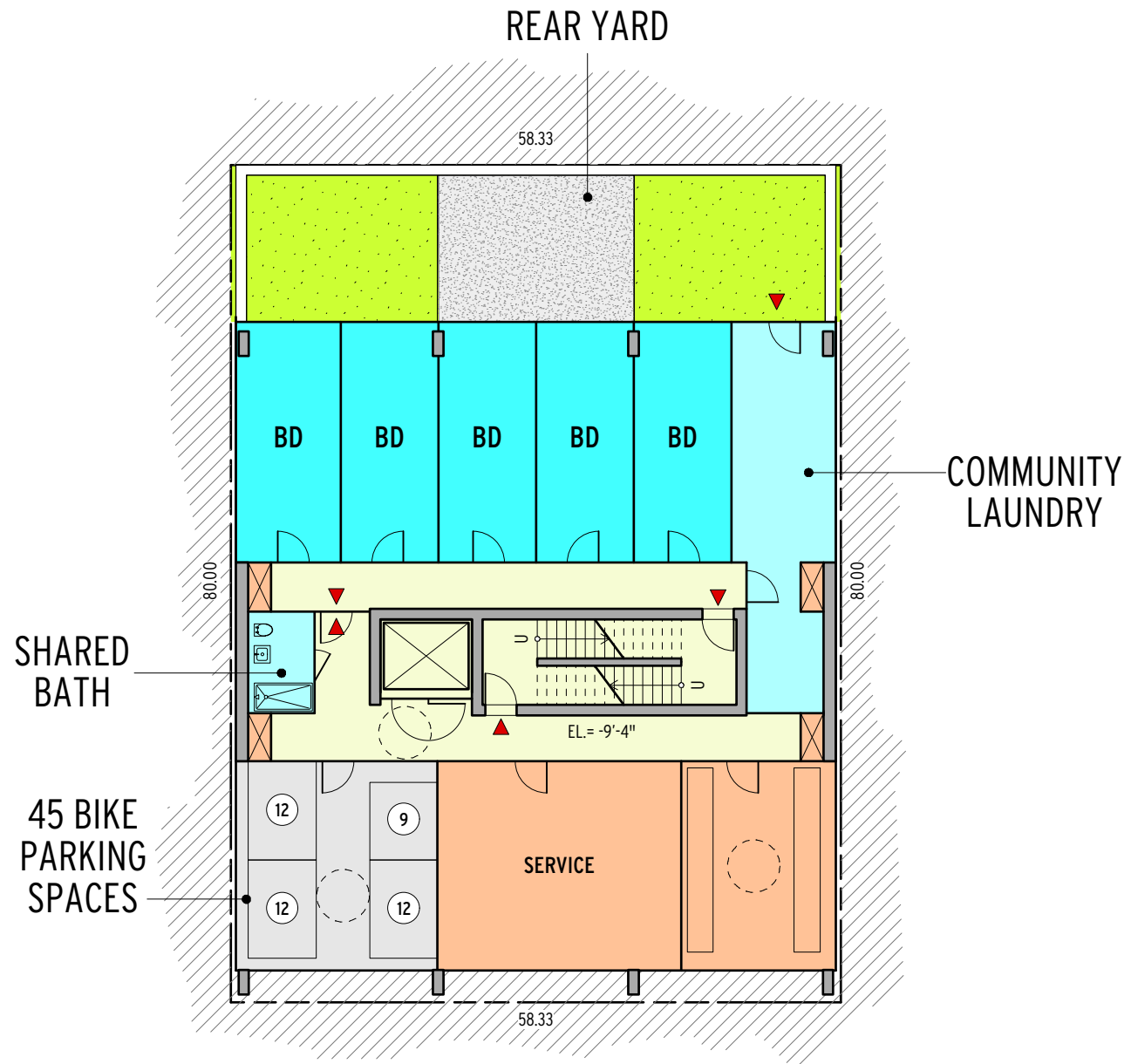


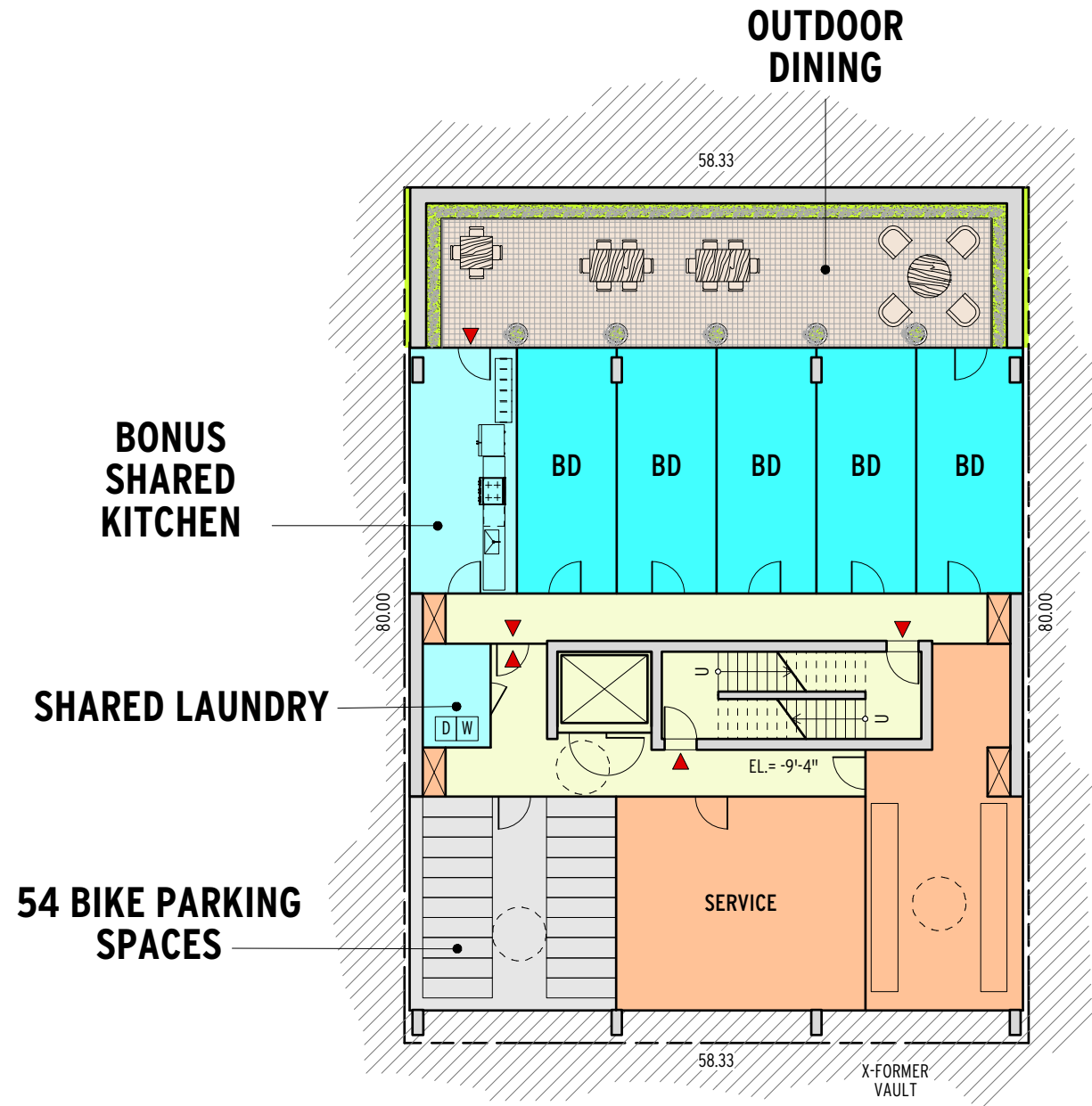
PLANNING COMMISSION HEARING

May 06, 2021

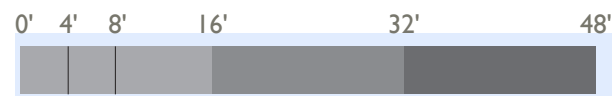
05/06/2021



APRIL 15

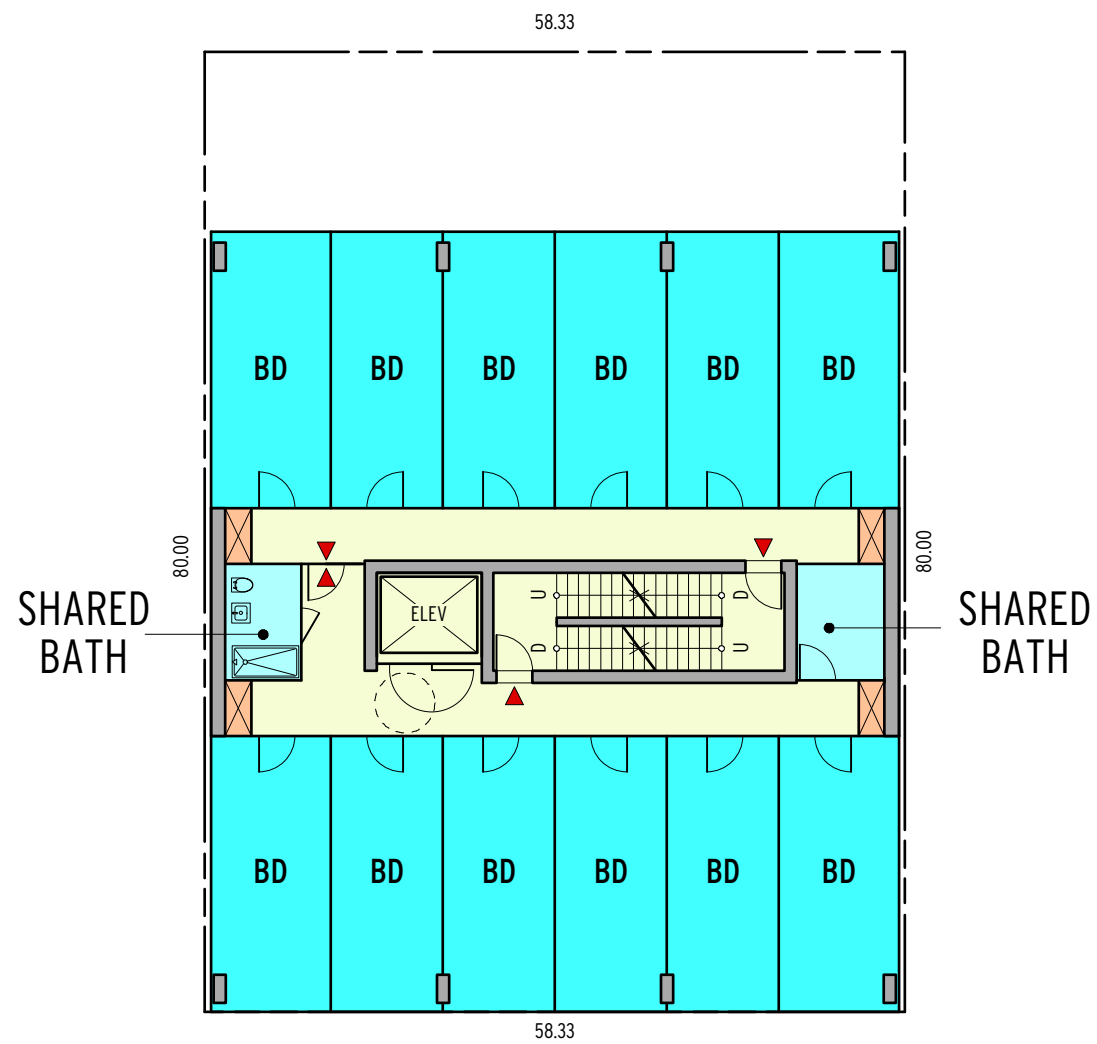


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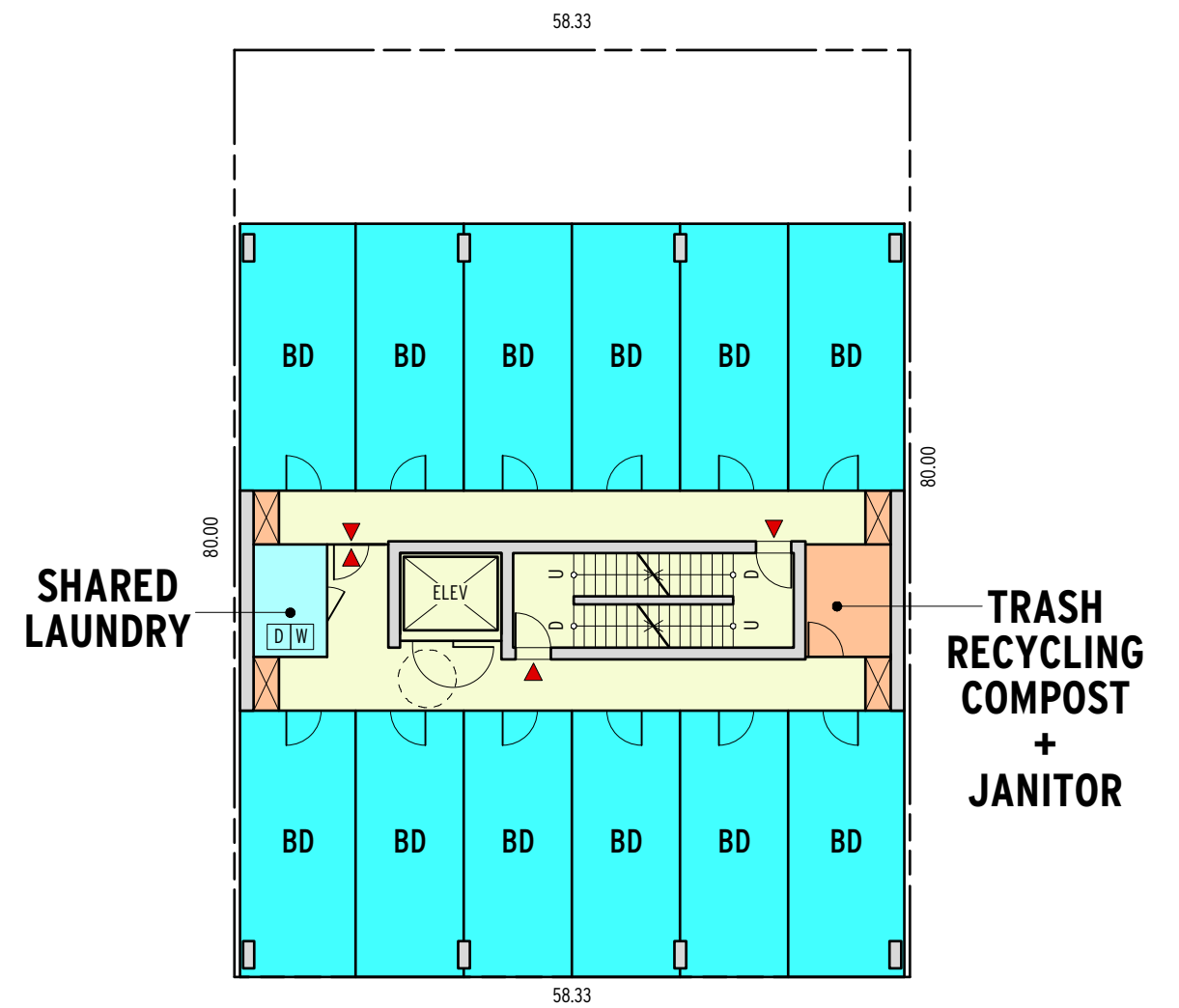


BASEMENT PLAN

PLANNING COMMISSION 05/06/2021



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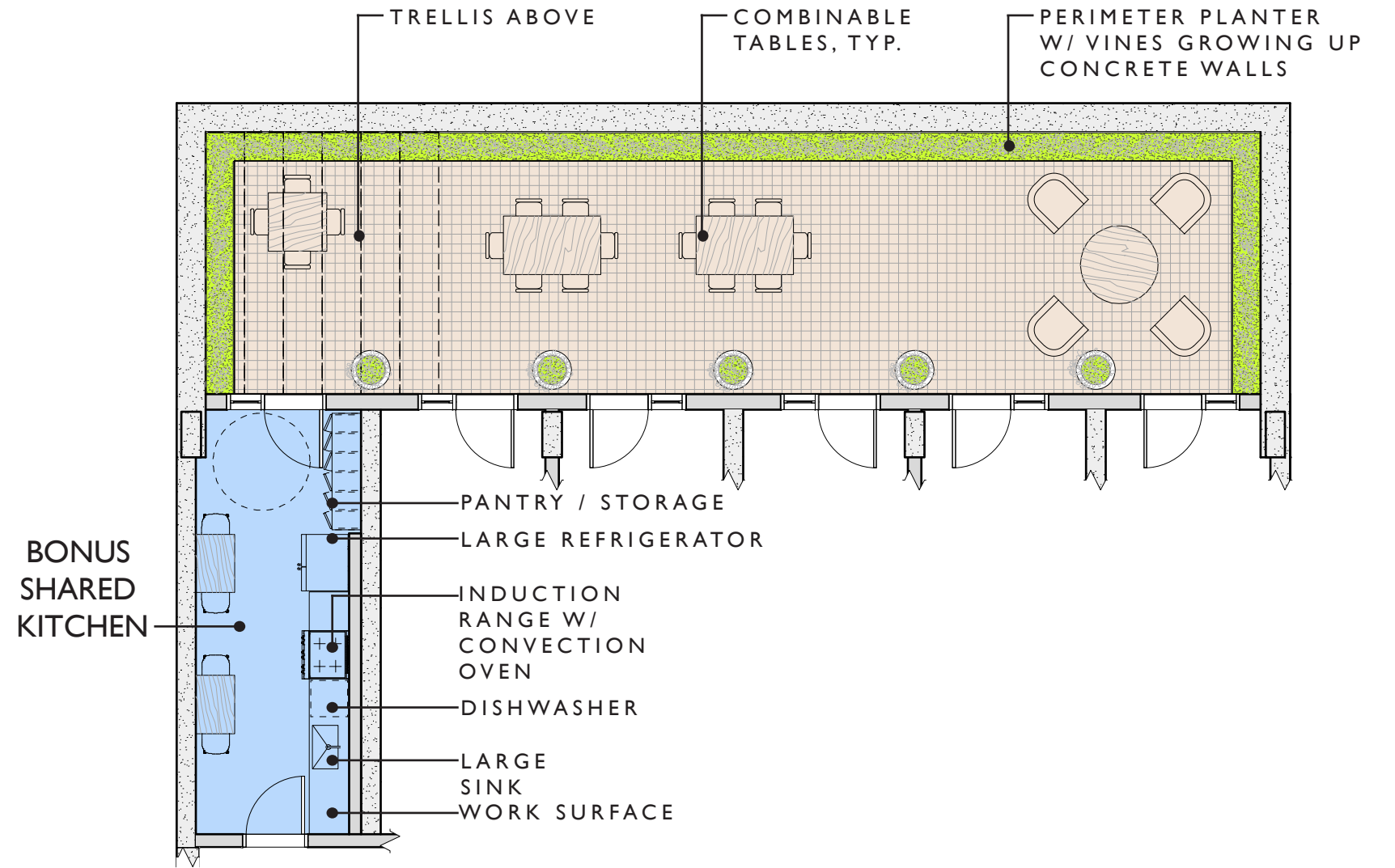
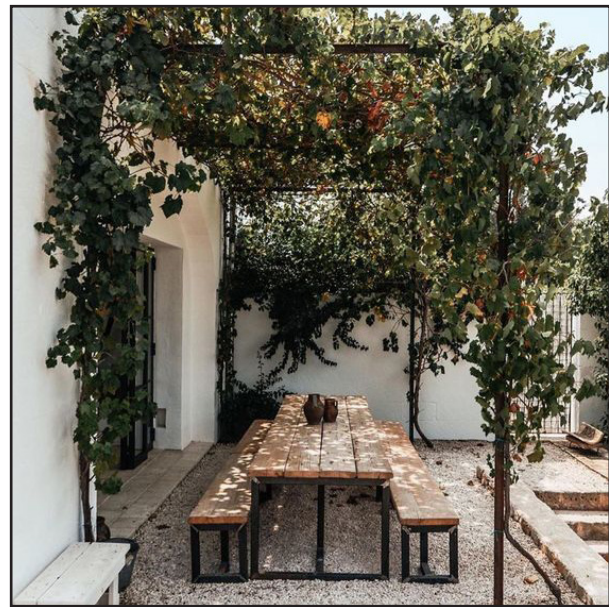
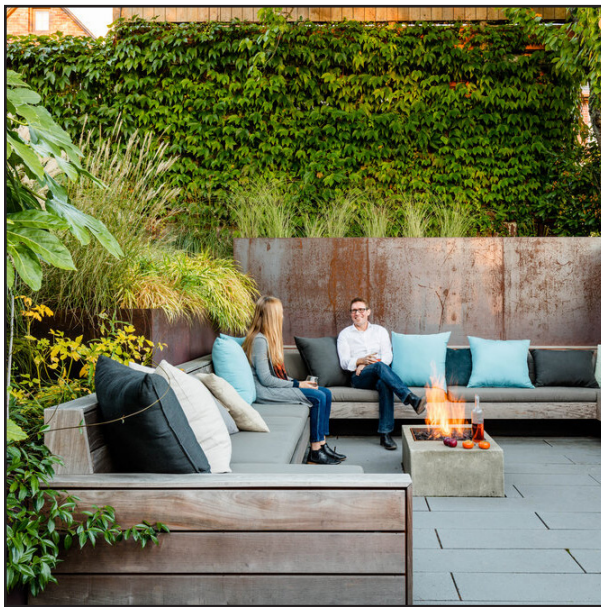


MAY 06

0' 4' 8' 16' 32' 48'

TYPICAL UPPER FLOOR PLAN

PLANNING COMMISSION 05/06/2021



SOME "LOOK AND FEEL" REFERENCE IMAGES FOR THE PROPOSED BONUS SHARED KITCHEN & OUTDOOR AREA

BONUS SHARED KITCHEN & OUTDOOR AREA
 -REAR YARD SERVES AS AN EXTENSION OF THE BONUS SHARED KITCHEN FOR OUTDOOR DINING

BONUS SHARED KITCHEN & OUTDOOR DINING

PLANNING COMMISSION 05/06/2021

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**468 TURK STREET AND SB 330:
LIST OF FIVE OR MORE CONTINUANCES/HEARINGS AT
SAN FRANCISCO PLANNING COMMISSION**

October 30, 2019: Meeting hosted at the site with the neighbors. *Since this meeting was required by the planning department, this meeting was a “public workshop” (as defined in SB 330) and hence counts under SB 330.*

- **Continuance 1 (February 25):** Requested by the Planning Department.
- **Continuance 2 (March 25):** Requested by the opposition groups, and granted by the City.
- **Continuance 3 (April 15):** Requested by various opposition groups. Unanimously granted by the Commission.
- **Upcoming Hearing (May 6).** If opponents request another continuance, and if the Commission grants it, there will have been five (5) of the five “events” listed in State Law **SB-330**. As a result, the **SB-330** “automatic approval” law will apply.

DRAWINGS

April 28, 2021

PROJECT DESCRIPTION

OVERVIEW

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

Turk Street LLC, the Project Sponsor, proposes to demolish the existing structure and redevelop the property per the State’s Density Bonus Law (California Government Code Sections 65915-65918) into a rental group housing project. The project will consist of (101) Units with a variety of indoor & outdoor shared community / amenity spaces.

THE "BASE DENSITY"

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

THE "BONUS PROJECT" (SEE P. 6)

The Bonus Project proposes (101) Group Housing Units.

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

THE ARCHITECTURE (SEE P. 19 & 20)

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

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

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

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

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

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

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

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

The average Unit size is 220 gsf. The building has a (Residential) Gross Floor Area (GFA) of 32,335 sf. (54) Class I and (6) Class II bicycle parking spaces are provided. There is no automobile parking.

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

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

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

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

468 TURK STREET

RENTAL GROUP HOUSING DEVELOPMENT

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

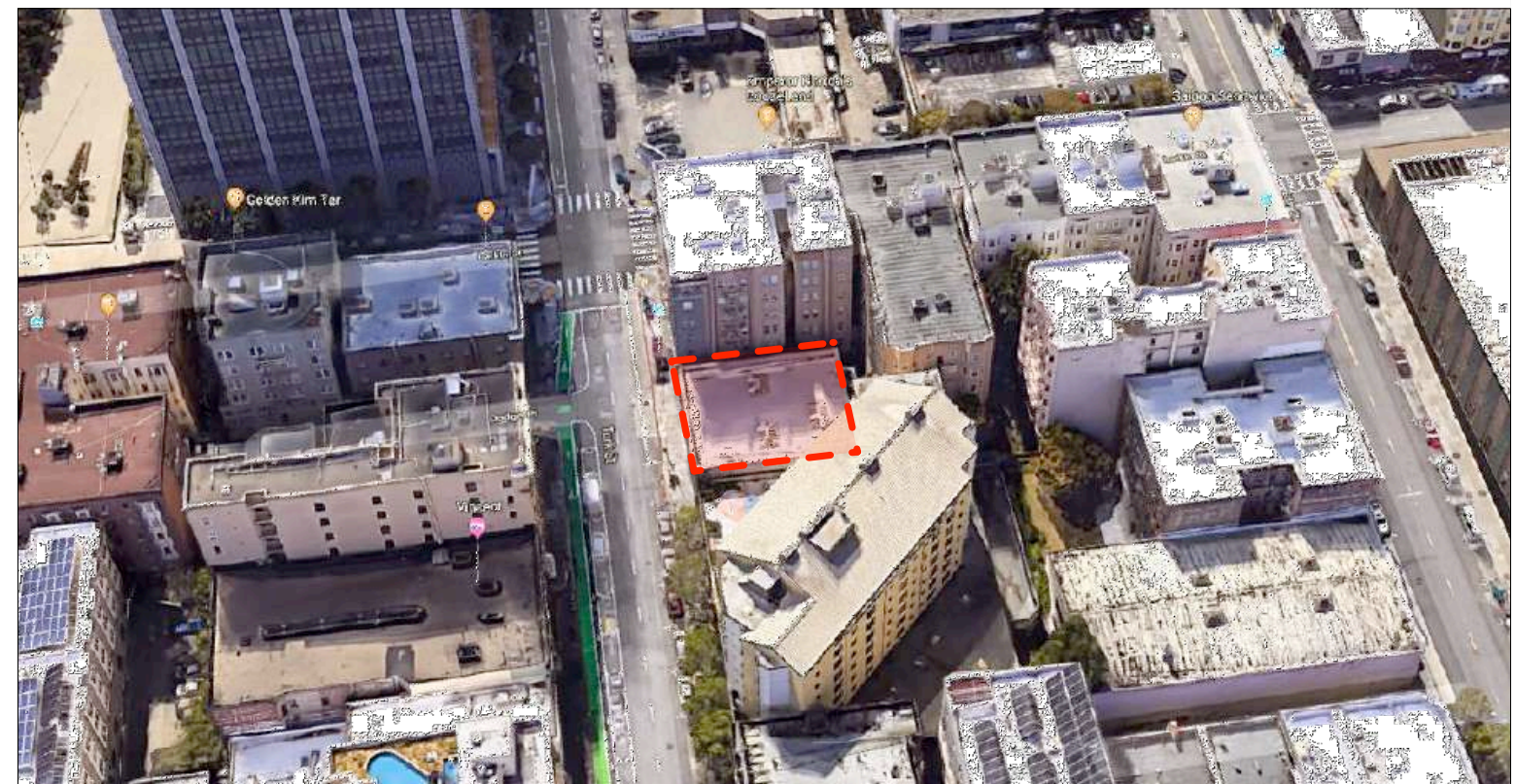
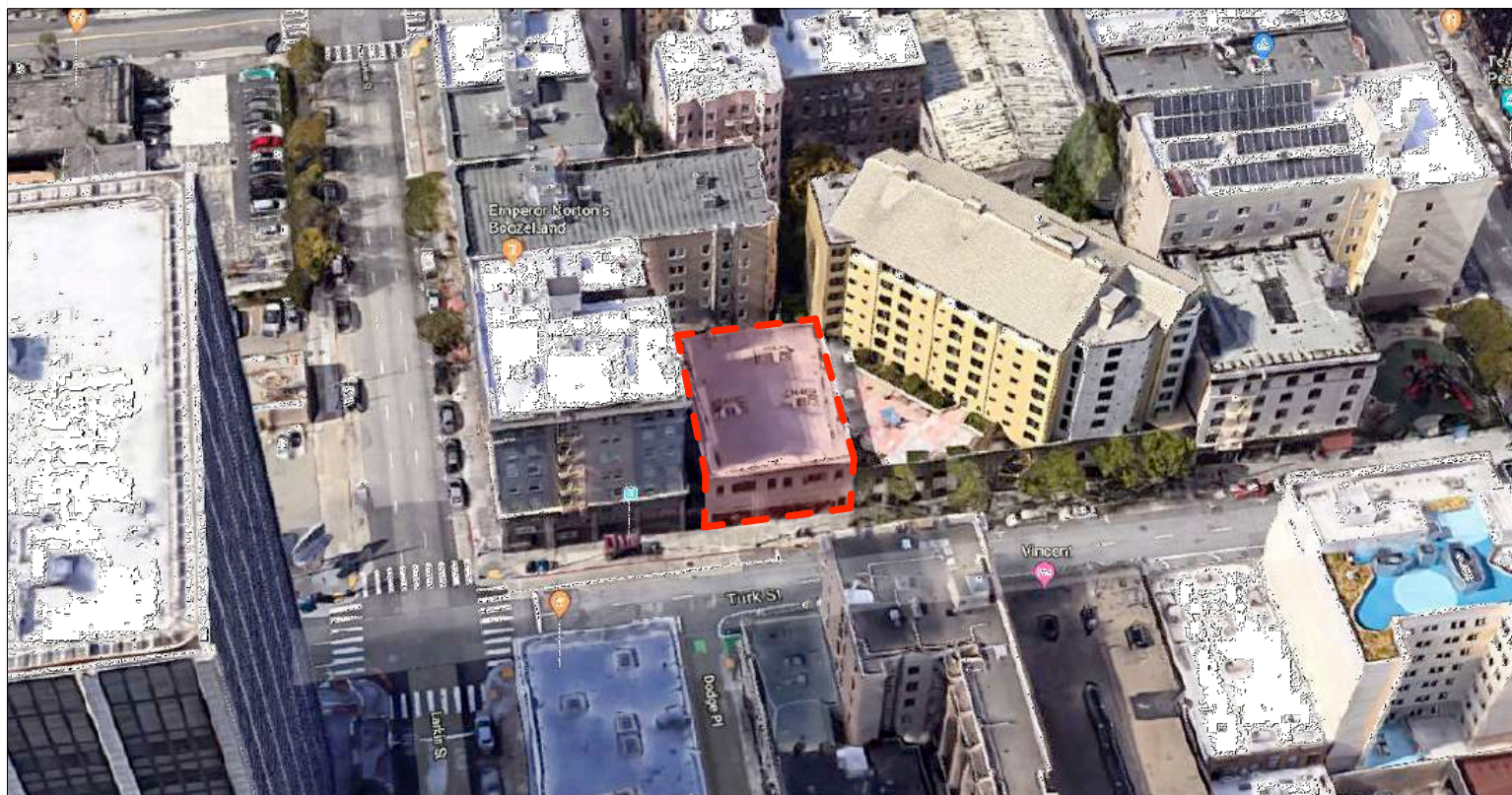
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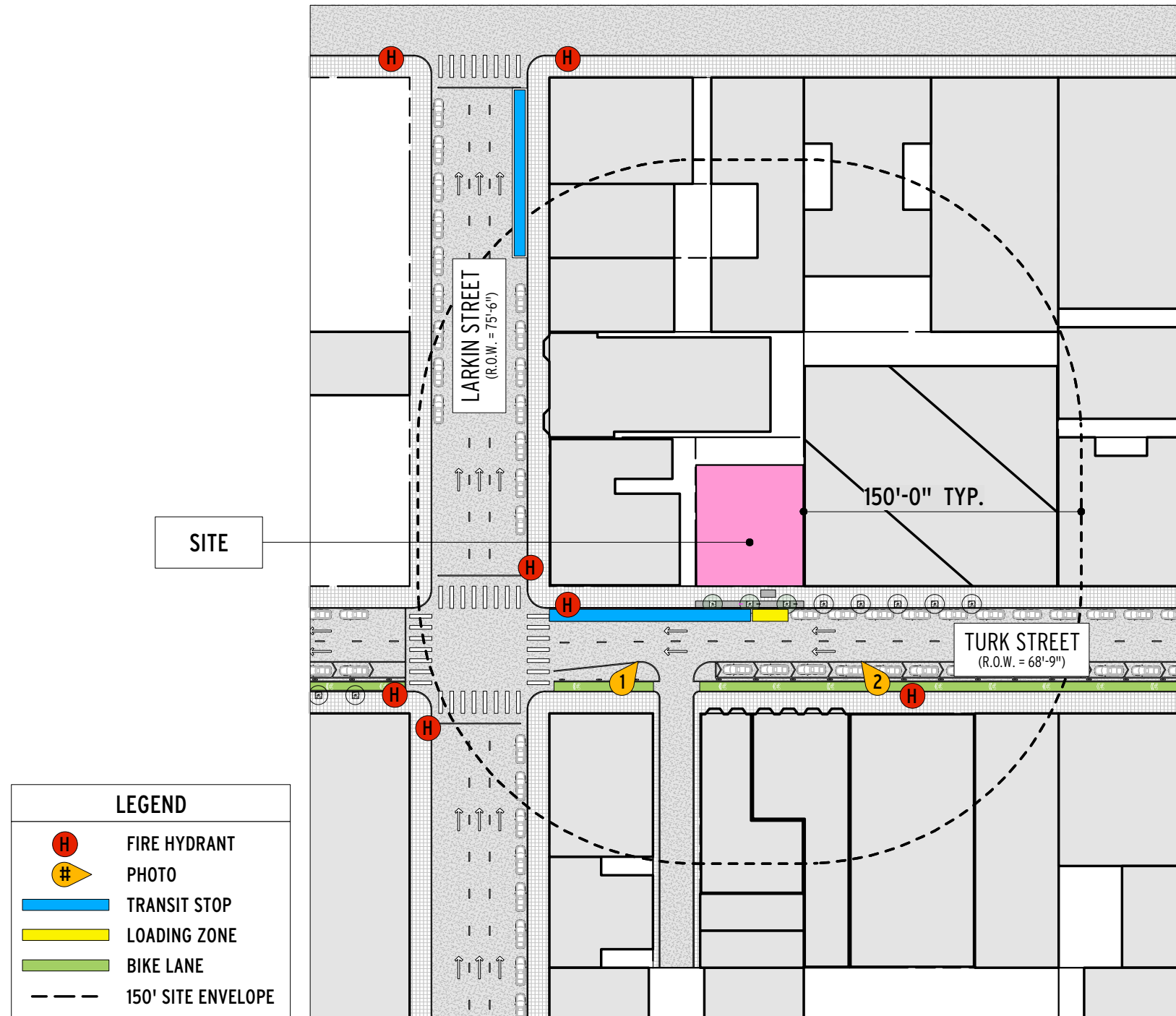
GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				PROJECT INFO		
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 53. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →								468 TURK ST. PROJECT NAME 0336-006 BLOCK/LOT 468 TURK ST. ADDRESS R-2 PRIMARY OCCUPANCY 36,863 GSF GROSS BUILDING AREA 04/19/2021 DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)		
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	
LEED/GPR	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/9gpm). Residential projects must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•	
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq. ft. must calculate a water budget. New buildings ≥250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq. ft., or existing projects with modified landscape area ≥1,000 sq. ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≥2,500 sq. ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	
WATER	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•	
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	
ENERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	
ENERGY	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EQc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq. ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED Eac1 opt. 1	•	n/r	n/r	•	•	•	
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added	
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	•	•	•	•	n/r	n/r	•	•	if >10 stalls added	
PARKING	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SF CBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•	
WASTE DIVERSION	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•	
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•	
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•	
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.39	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•	
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•	
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq. ft.	•	if disturbing ≥5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•	
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•	
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•	
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
RESIDENTIAL	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
RESIDENTIAL	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
RESIDENTIAL	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
RESIDENTIAL	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r	



SITE PHOTOS 04/28/2021



0' 25' 50' 75' 150' 225'

1" = 75'-0"



VICINITY MAP

04/28/2021

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

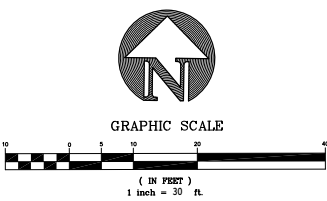
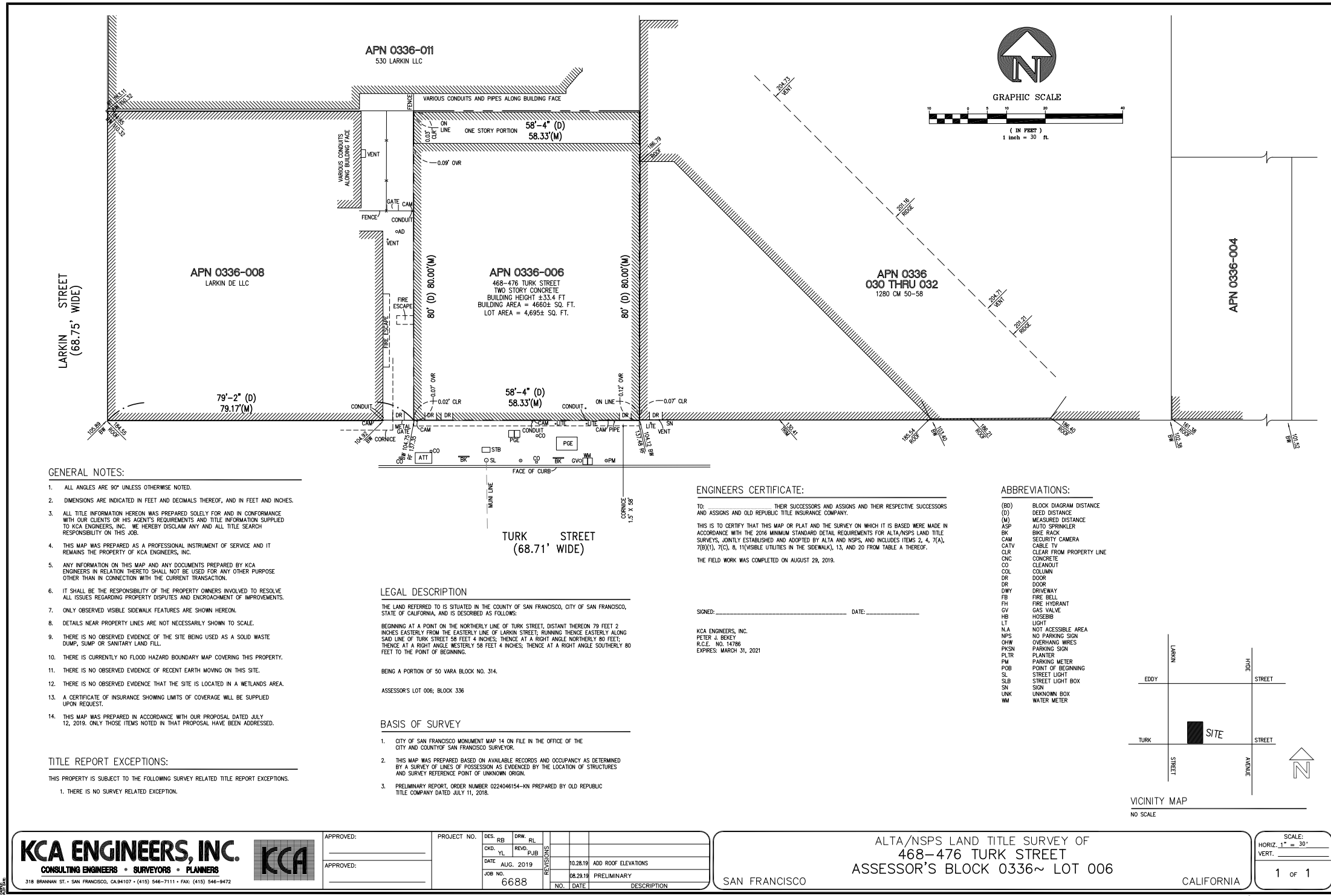
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PROJECT ENTITLEMENT APPLICATION (CU)

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

PAGE 4 OF 20



GENERAL NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF, AND IN FEET AND INCHES.
- ALL TITLE INFORMATION HEREON WAS PREPARED SOLELY FOR AND IN CONFORMANCE WITH OUR CLIENTS OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO KCA ENGINEERS, INC. WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
- THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF KCA ENGINEERS, INC.
- ANY INFORMATION ON THIS MAP AND ANY DOCUMENTS PREPARED BY KCA ENGINEERS IN RELATION THERETO SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN IN CONNECTION WITH THE CURRENT TRANSACTION.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES AND ENCROACHMENT OF IMPROVEMENTS.
- ONLY OBSERVED VISIBLE SIDEWALK FEATURES ARE SHOWN HEREON.
- DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- THERE IS CURRENTLY NO FLOOD HAZARD BOUNDARY MAP COVERING THIS PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING ON THIS SITE.
- THERE IS NO OBSERVED EVIDENCE THAT THE SITE IS LOCATED IN A WETLANDS AREA.
- A CERTIFICATE OF INSURANCE SHOWING LIMITS OF COVERAGE WILL BE SUPPLIED UPON REQUEST.
- THIS MAP WAS PREPARED IN ACCORDANCE WITH OUR PROPOSAL DATED JULY 12, 2019. ONLY THOSE ITEMS NOTED IN THAT PROPOSAL HAVE BEEN ADDRESSED.

TITLE REPORT EXCEPTIONS:

- THIS PROPERTY IS SUBJECT TO THE FOLLOWING SURVEY RELATED TITLE REPORT EXCEPTIONS.
- THERE IS NO SURVEY RELATED EXCEPTION.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF TURK STREET, DISTANT THEREON 79 FEET 2 INCHES EASTERLY FROM THE EASTERLY LINE OF LARKIN STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF TURK STREET 58 FEET 4 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 80 FEET; THENCE AT A RIGHT ANGLE WESTERLY 58 FEET 4 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 80 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF 50 VARA BLOCK NO. 314.
 ASSESSOR'S LOT 006; BLOCK 336

BASIS OF SURVEY

- CITY OF SAN FRANCISCO MONUMENT MAP 14 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR.
- THIS MAP WAS PREPARED BASED ON AVAILABLE RECORDS AND OCCUPANCY AS DETERMINED BY A SURVEY OF LINES OF POSSESSION AS EVIDENCED BY THE LOCATION OF STRUCTURES AND SURVEY REFERENCE POINT OF UNKNOWN ORIGIN.
- PRELIMINARY REPORT, ORDER NUMBER 0224046154-KN PREPARED BY OLD REPUBLIC TITLE COMPANY DATED JULY 11, 2018.

ENGINEERS CERTIFICATE:

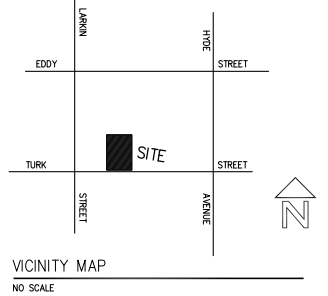
TO: _____ THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND OLD REPUBLIC TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(A), 7(B)(1), 7(C), 8, 11(VISIBLE UTILITIES IN THE SIDEWALK), 13, AND 20 FROM TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON AUGUST 29, 2019.

SIGNED: _____ DATE: _____

KCA ENGINEERS, INC.
 PETER J. BECKLEY
 R.C.E., NO. 14786
 EXPIRES: MARCH 31, 2021

ABBREVIATIONS:

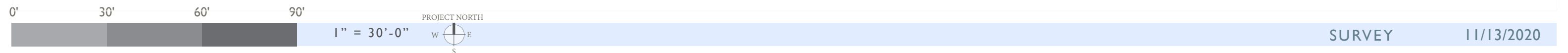
- (BD) BLOCK DIAGRAM DISTANCE
- (DD) DEED DISTANCE
- (M) MEASURED DISTANCE
- ASP AUTO SPRINKLER
- BK BUREAU
- CAM SECURITY CAMERA
- CATV CABLE TV
- CLR CLEAR FROM PROPERTY LINE
- CNC CONCRETE
- CO CLEAROUT
- COL COLUMN
- DR DOOR
- DR DOOR
- DWY DRIVEWAY
- FB FIRE BELL
- FH FIRE HYDRANT
- GV GAS VALVE
- HB HOSEBOX
- LT LIGHT
- N/A NOT ACCESSIBLE AREA
- NPS NO PARKING SIGN
- OHV OVERHANG WIRES
- PKSN PARKING SIGN
- PLTR PLANTER
- PM PARKING METER
- POB POINT OF BEGINNING
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SN SIGN
- UNK UNKNOWN BOX
- WM WATER METER



KCA ENGINEERS, INC.
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS
 318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

APPROVED:	PROJECT NO.	DES. DES.	DRW. DRW.	RL. RL.
		CRD. CRD.	REV. REV.	PUB. PUB.
		DATE	10.28.19	ADD ROOF ELEVATIONS
		JOB NO.	08.29.19	PRELIMINARY
		NO.	6688	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY OF
 468-476 TURK STREET
 ASSESSOR'S BLOCK 0336~ LOT 006
 SAN FRANCISCO CALIFORNIA
 SCALE: HORIZ. 1" = 30'
 VERT. _____
 1 OF 1
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PROPOSED BONUS PROJECT

04/28/2021

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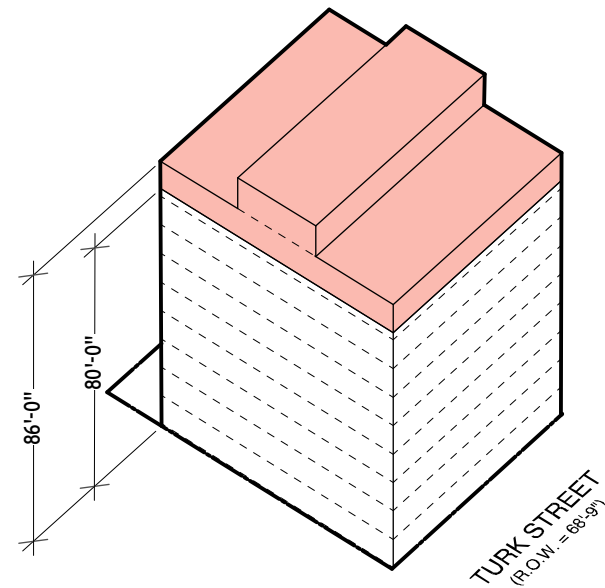
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PROJECT ENTITLEMENT APPLICATION (CU)

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

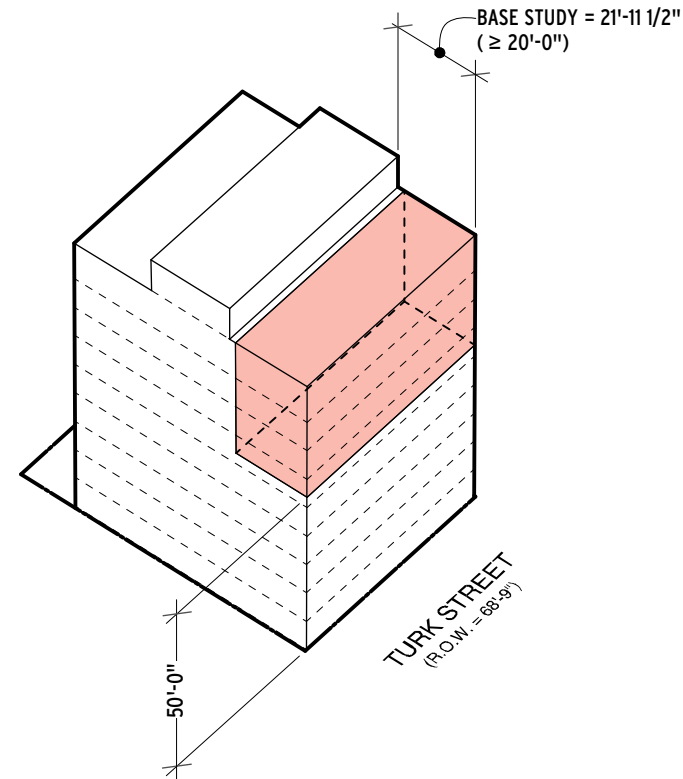
PAGE 6 OF 20



WAIVER 1

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

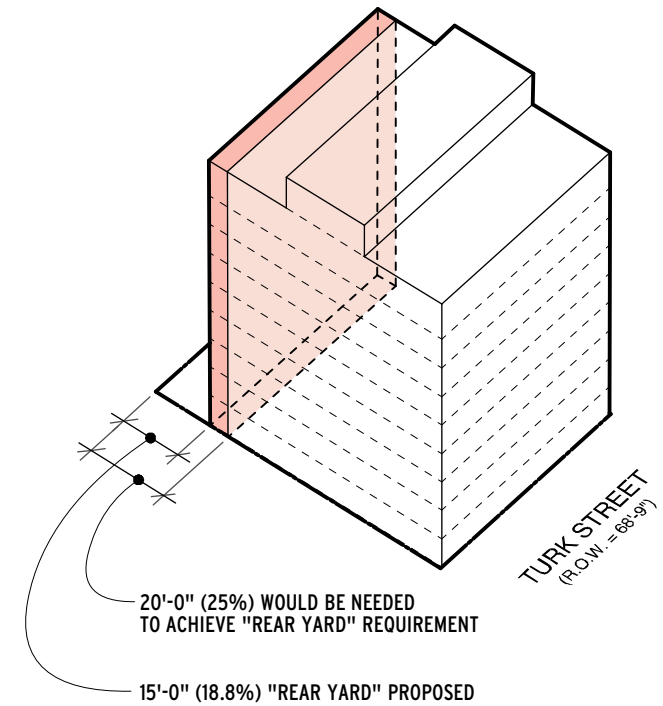
BUILDING HEIGHT REQUIREMENT WOULD PHYSICALLY PRECLUDE BONUS UNITS



WAIVER 2

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

SETBACK REQUIREMENT WOULD PHYSICALLY PRECLUDE BONUS UNITS



WAIVER 3

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

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

REAR YARD REQUIREMENT WOULD PHYSICALLY PRECLUDE BONUS UNITS

AREA SUMMARY														
LEVEL	B	1	2	3	4	5	6	7	8	9	R	GSF	GSF%	GFA*
RESIDENTIAL	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186	60%	22,186
RESIDENTIAL SHARED LIVING SPACES	303	854	833	73	73	73	73	73	73	73	0	2,501	7%	2,501
BICYCLE PARKING	386	0	0	0	0	0	0	0	0	0	0	386	1%	0
UTILITY	964	352	47	150	150	150	150	150	150	150	254	2,667	7%	1,449
CIRCULATION	813	1,126	789	866	866	866	866	866	866	866	333	9,123	25%	8,790
TOTAL	3,555	3,651	2,988	3,726	3,726	3,726	3,726	3,726	3,726	3,726	587	36,863	100%	34,926

* GFA per San Francisco Planning Code Sec. 102

UNIT SUMMARY														
LEVEL	B	1	2	3	4	5	6	7	8	9	R	GSF	QTY%	GFA*
UNIT TYPE	AVG. SF													
BD	220	QTY	5	6	6	12	12	12	12	12	12	12	0	101
		SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186
TOTAL	220	QTY	5	6	6	12	12	12	12	12	12	12	0	101
		SF	1,089	1,319	1,319	2,637	2,637	2,637	2,637	2,637	2,637	2,637	0	22,186

* GFA per San Francisco Planning Code Sec. 102

OPEN SPACE AREA SUMMARY														
LEVEL	B	1	2	3	4	5	6	7	8	9	R	GSF		
USABLE OPEN SPACE	860	0	0	0	0	0	0	0	0	0	1,370	2,230		

DESCRIPTION
A STATE DENSITY BONUS LAW (SDBL) PROJECT CONSISTING OF RENTAL GROUP HOUSING.

PLANNING DATA

ASSESSOR PARCEL: BLOCK 0336 / LOT 006
 ZONING: RC-4
 HIGH DENSITY RESIDENTIAL-COMMERCIAL
 HEIGHT & BULK DISTRICT: 80-T
 LOT AREA: 4,667 +/- SF (0.107 AC)
 NOTE: SFPUC STORMWATER "SMALL PROJECT"
 SPECIAL USE DISTRICT: NORTH OF MARKET RESIDENTIAL SUBAREA 1
 HISTORIC DISTRICT: UPTOWN TENDERLOIN HISTORIC DISTRICT
 GROSS SQUARE FEET OF CONSTRUCTION: 36,863 SF
 GROSS FLOOR AREA: 34,926 SF (PER SFPC SEC. 102)

"RESIDENTIAL" GROSS FLOOR AREA: 32,335 SF
 (PER PLANNING DIRECTOR BULLETIN 6, JULY 2019)

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

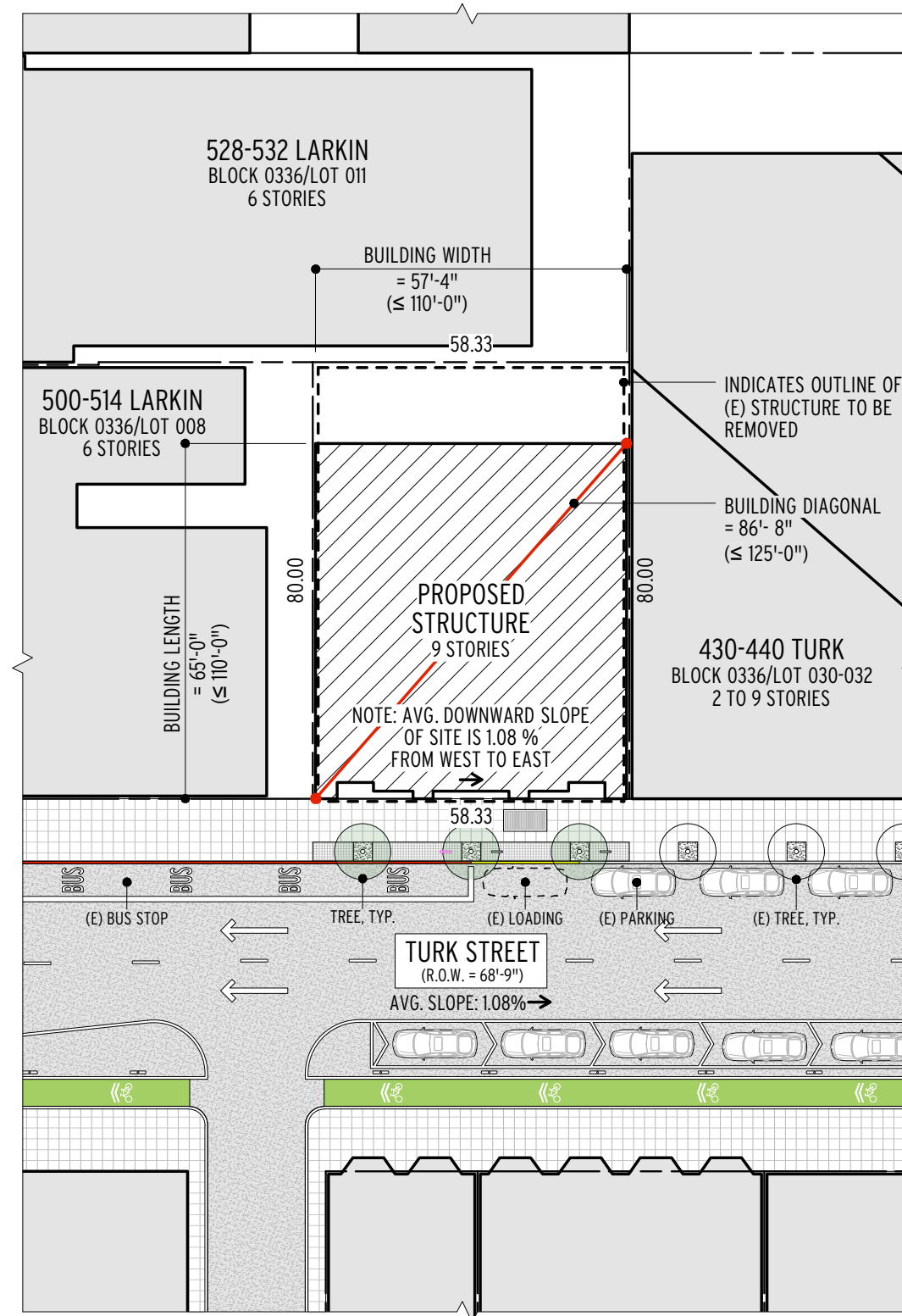
USABLE OPEN SPACE: 2,230 SF PROVIDED
 - (101) COMMON @ 48/3 SF = 1,616 SF REQ'D

BICYCLE PARKING: 54 CLASS I SPACES
 (45 REQ'D.)
 - PLUS (6) CLASS II PROVIDED
 (4 REQ'D.)

AUTOMOBILE PARKING: 0 SPACES
 -NONE REQUIRED

BUILDING DATA

STORIES: 9 + BASEMENT
 CONSTRUCTION TYPE: IB
 -FULLY SPRINKLERED
 BUILDING HEIGHT: 86'-0"
 - TOP MOST OCCUPIED STORY I.E., 9TH FLOOR,
 @ 74'-6" (<+75'-0") THEREFORE, NOT A HIGHRISE
 BUILDING USE: CONGREGATE RESIDENCE
 - 100% PRIVATELY FUNDED
 - SUBJECT TO S.F.B.C. CHAPTER 11A
 OCCUPANCY TYPE: R2



0' 30' 60' 90'

1" = 30'-0"



SITE PLAN

04/28/2021

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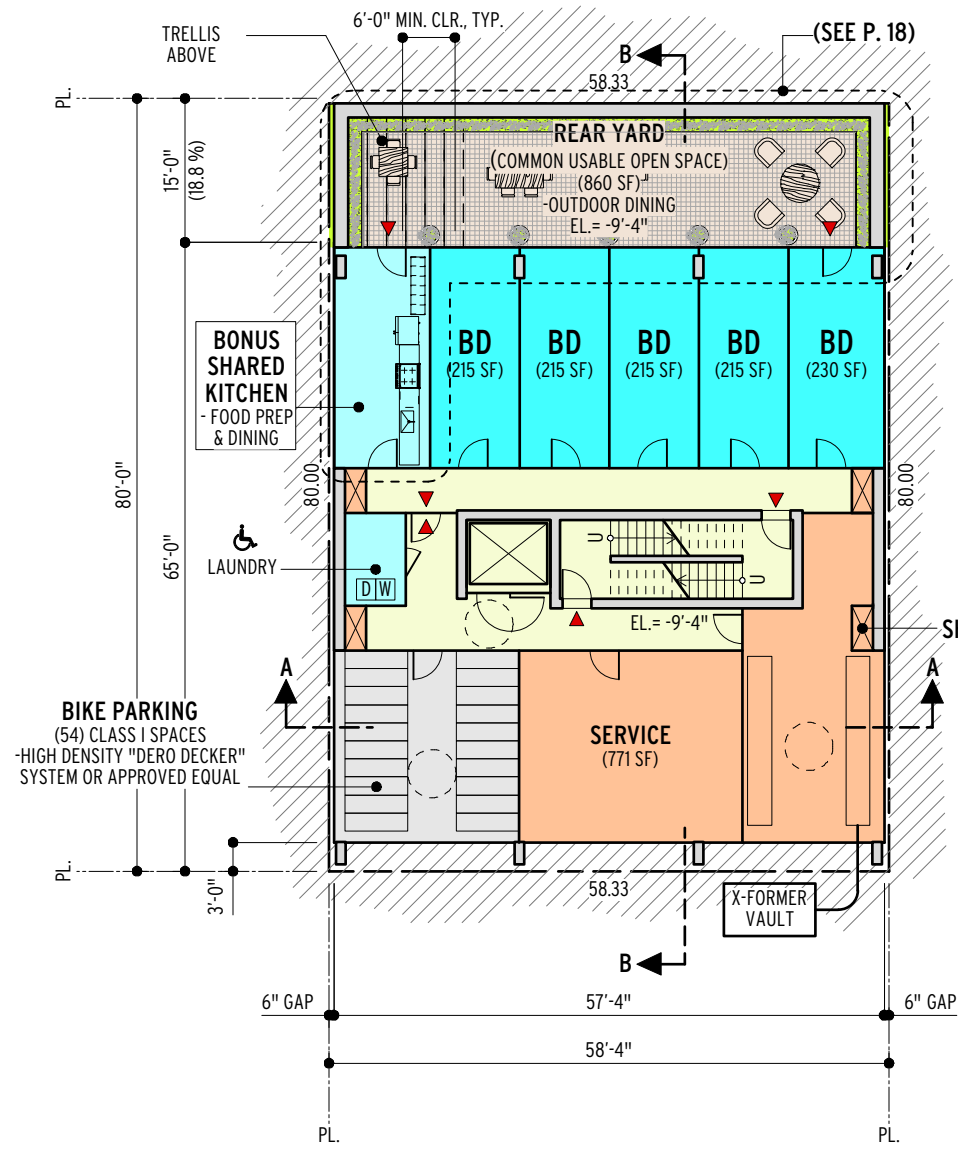
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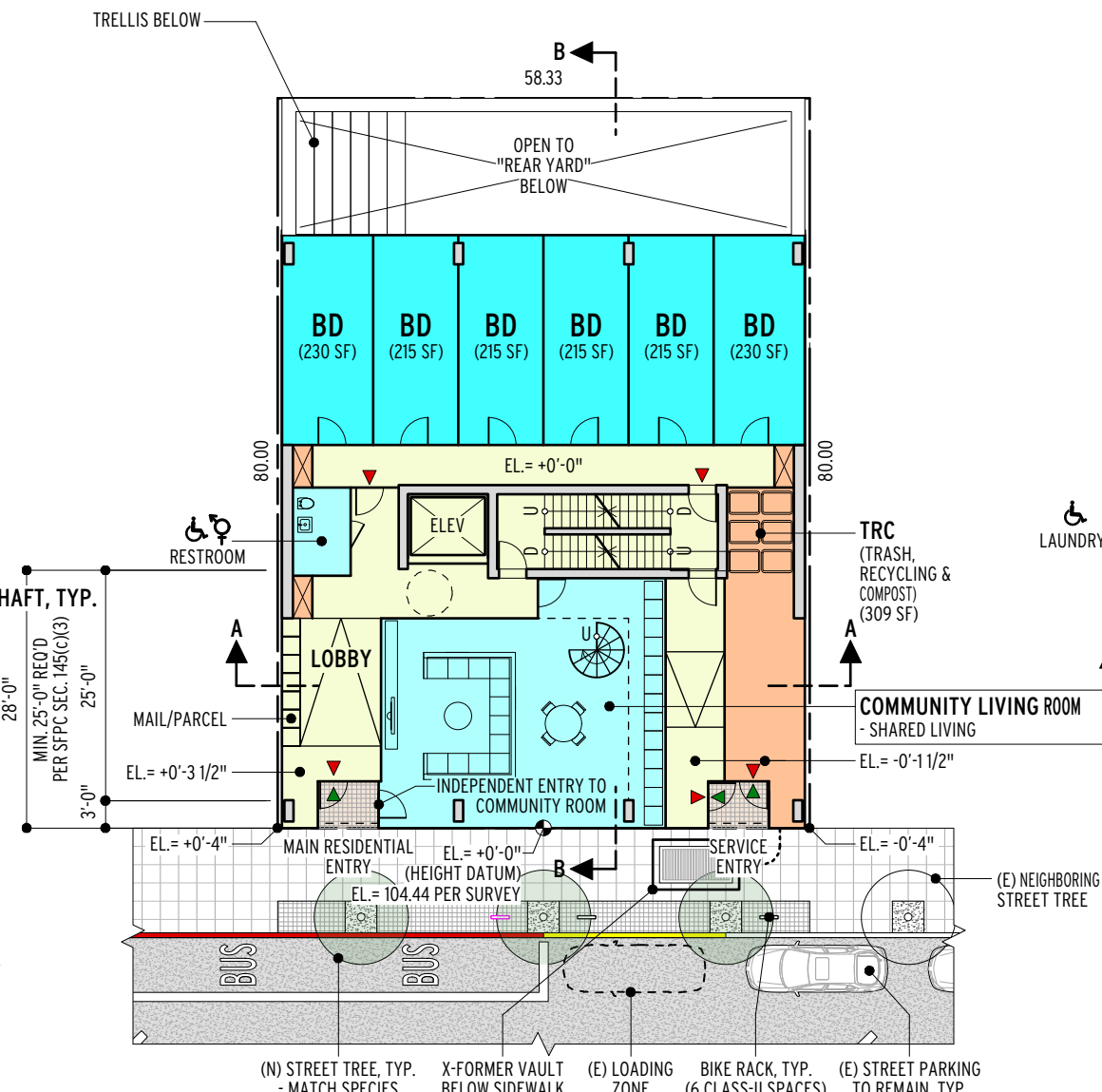
PROJECT ENTITLEMENT APPLICATION (CU)

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

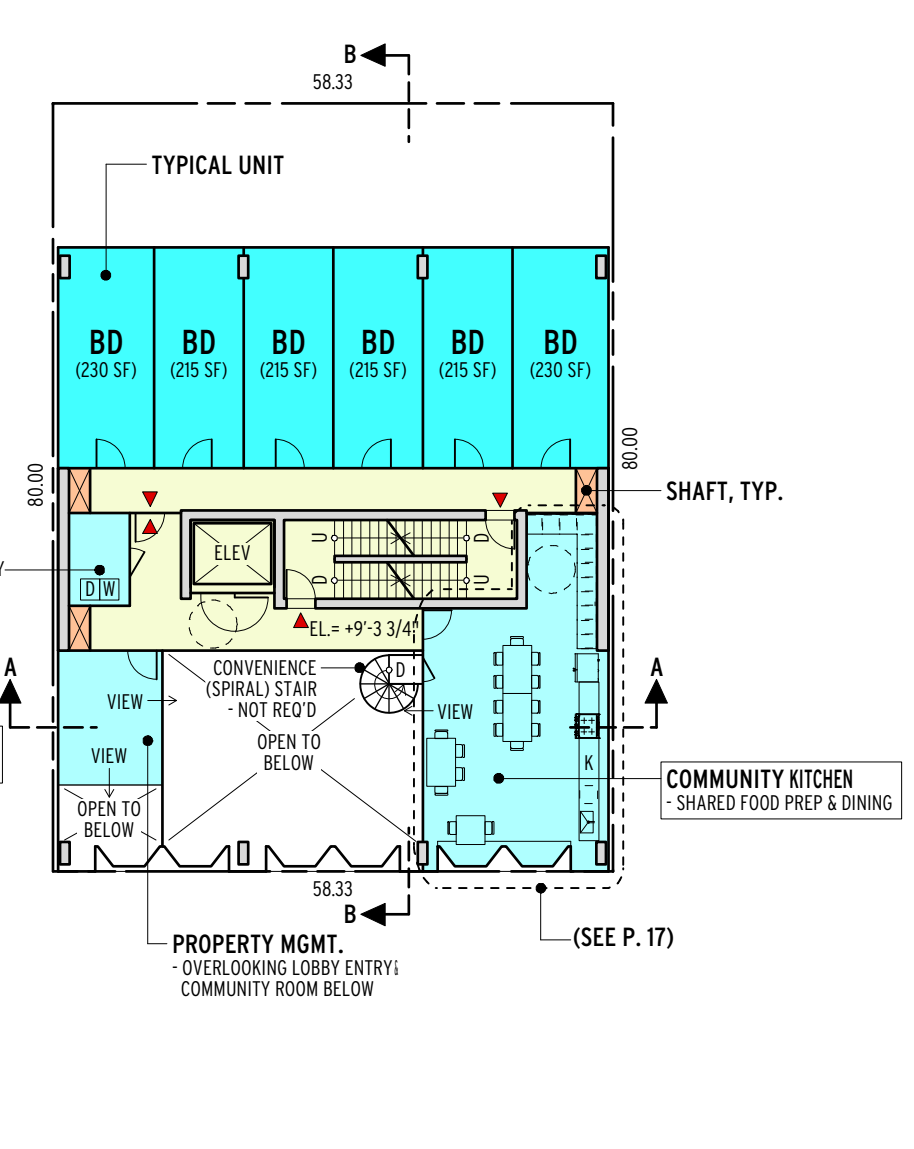
PAGE 9 OF 20



BASEMENT LEVEL
EL. = -9'-4"

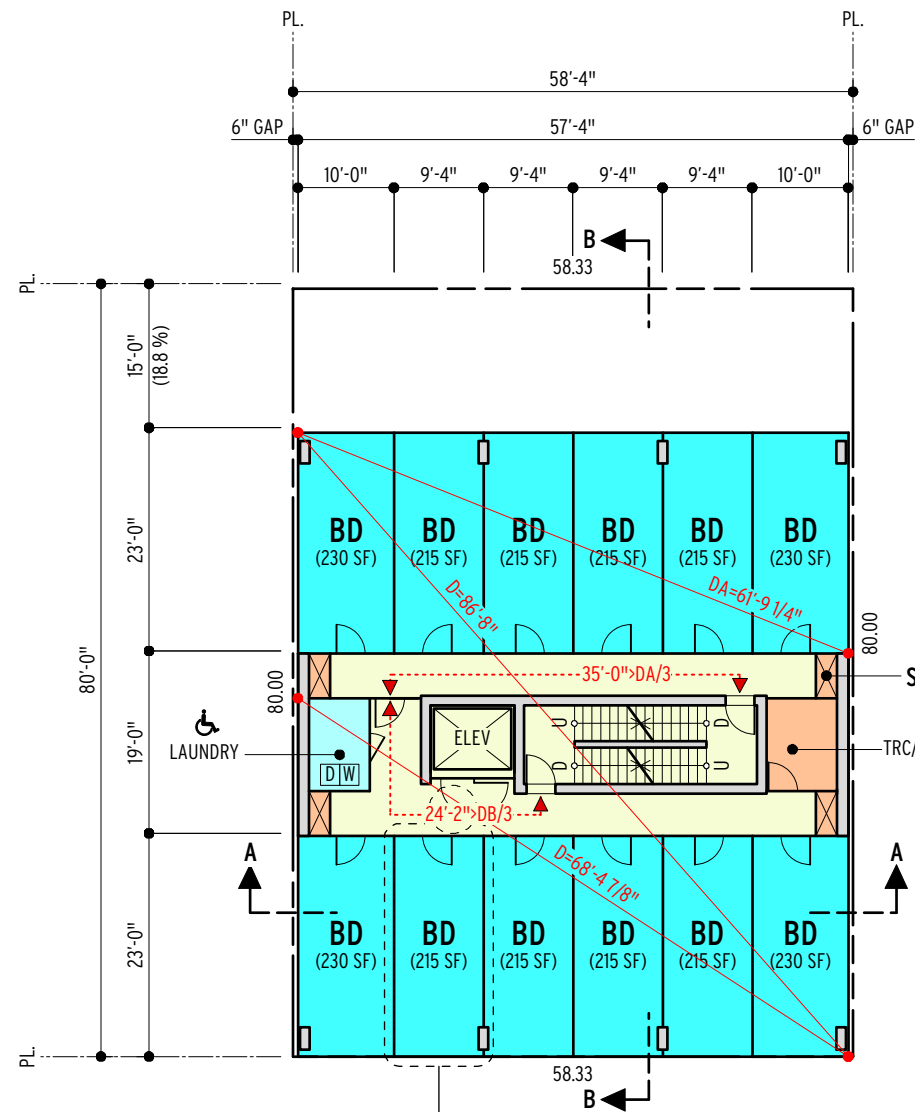


1ST FLOOR / STREET LEVEL
EL. = +0'-0"



2ND FLOOR
EL. = +9'-3 3/4"



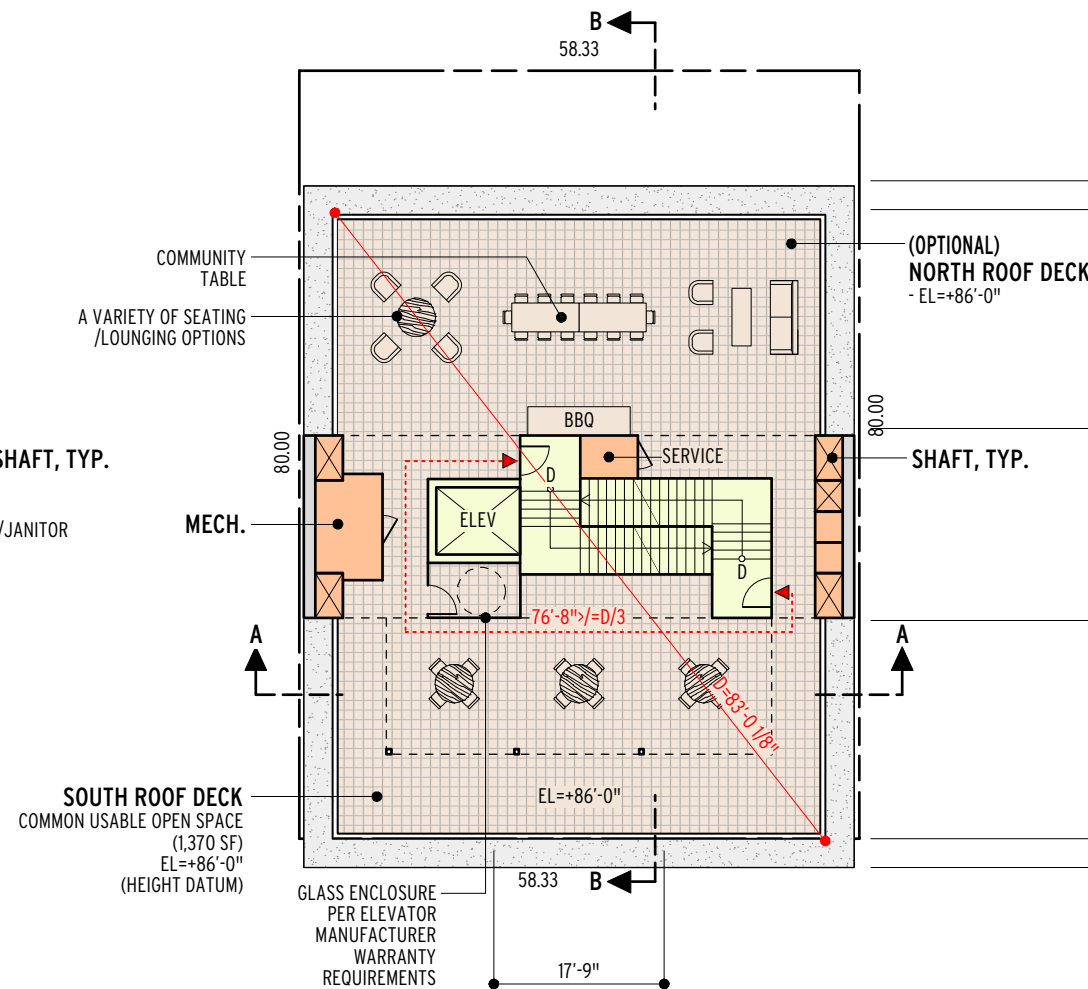


TYPICAL UNIT (SEE P. 15 & 16)

- Y SOFA-WALL BED
- Y SHOWER-TOILET COMPARTMENT W/ EXHAUST FAN
- Y LIMITED COOKING FACILITIES (PER Z.A. INTERPRETATION 2092(a))
 - SINK
 - UNDERCOUNTER REFRIGERATOR/FREEZER
 - CONVECTION MICROWAVE W/ EXHAUST FAN
 - PLUG-IN 2-BURNER INDUCTION COOKTOP
 - STORAGE CABINETS
- Y WARDROBE
- Y DINING/WORKTABLE W/ 2-CHAIRS

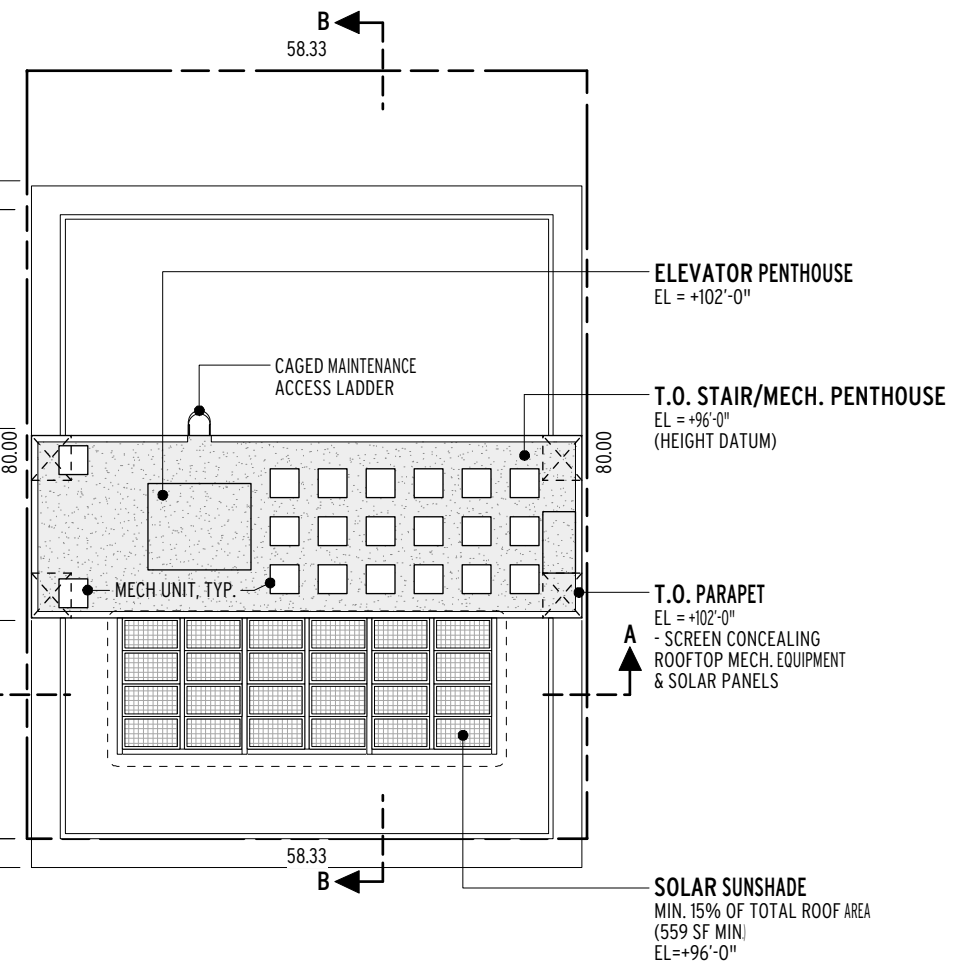
3RD FLOOR (4TH,5TH,6TH,7TH, 8TH & 9TH SIM.)

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



LOWER ROOF LEVEL

EL.= +86'-0"



UPPER ROOF LEVEL

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

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

1" = 20'-0"



BONUS PROJECT PLAN DIAGRAMS

04/28/2021

**MACY
ARCH
ITEC
TURE**

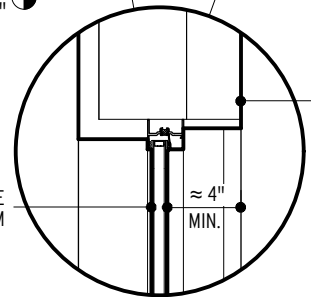
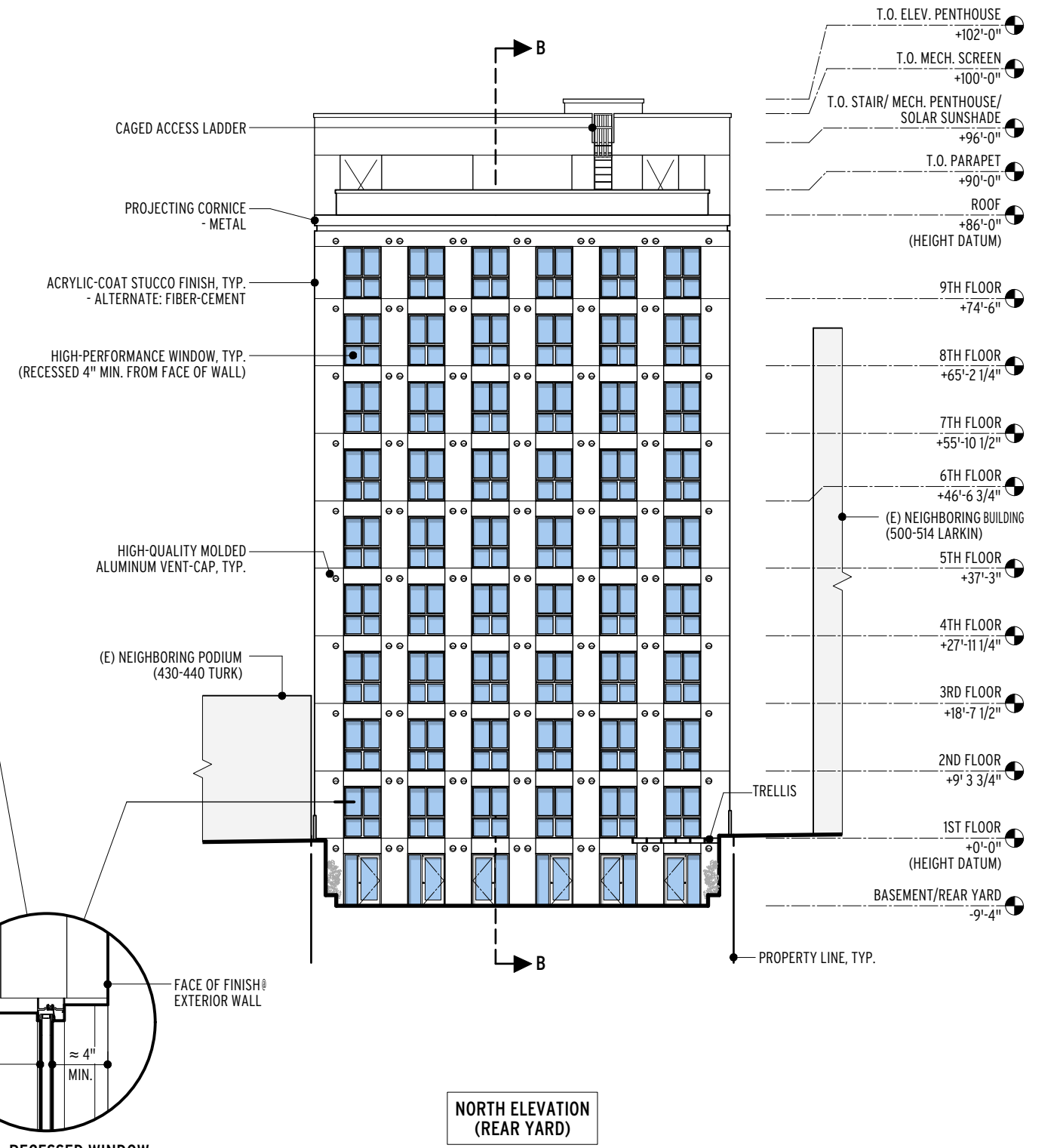
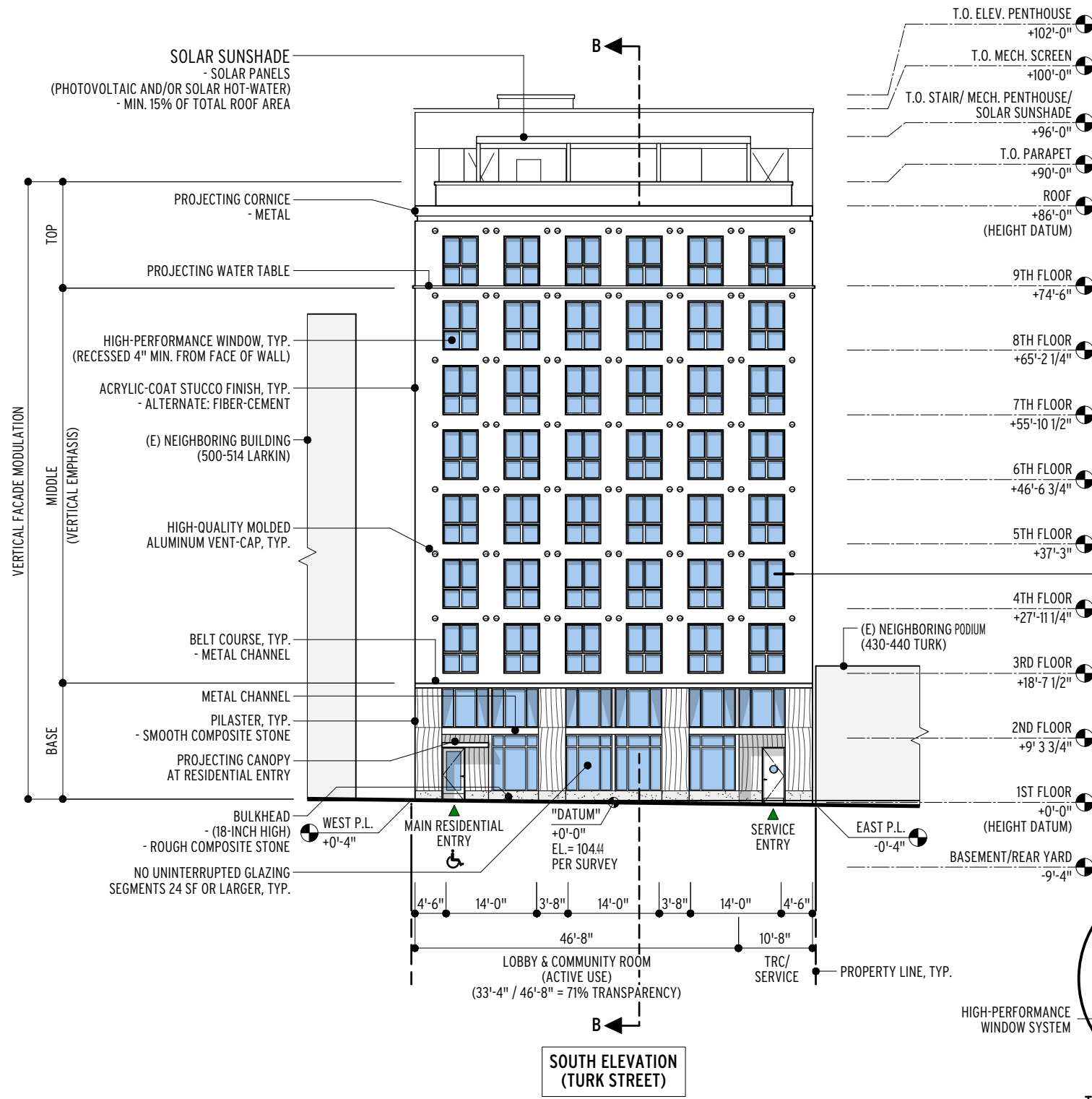
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PROJECT ENTITLEMENT APPLICATION (CU)

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

PAGE 11 OF 20



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

1" = 20'-0"

BONUS PROJECT ELEVATIONS 04/28/2021

**M A C Y
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T U R E**

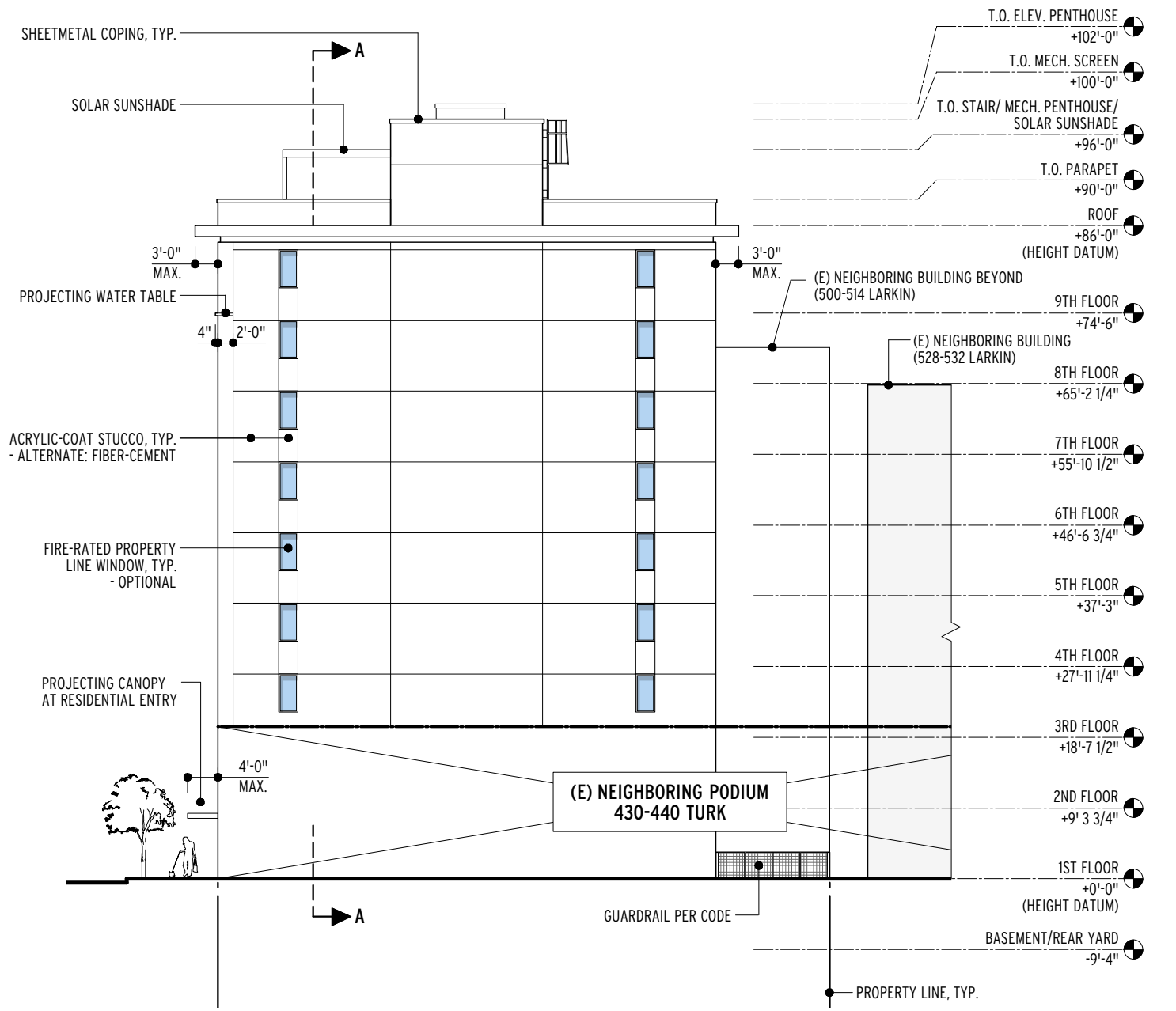
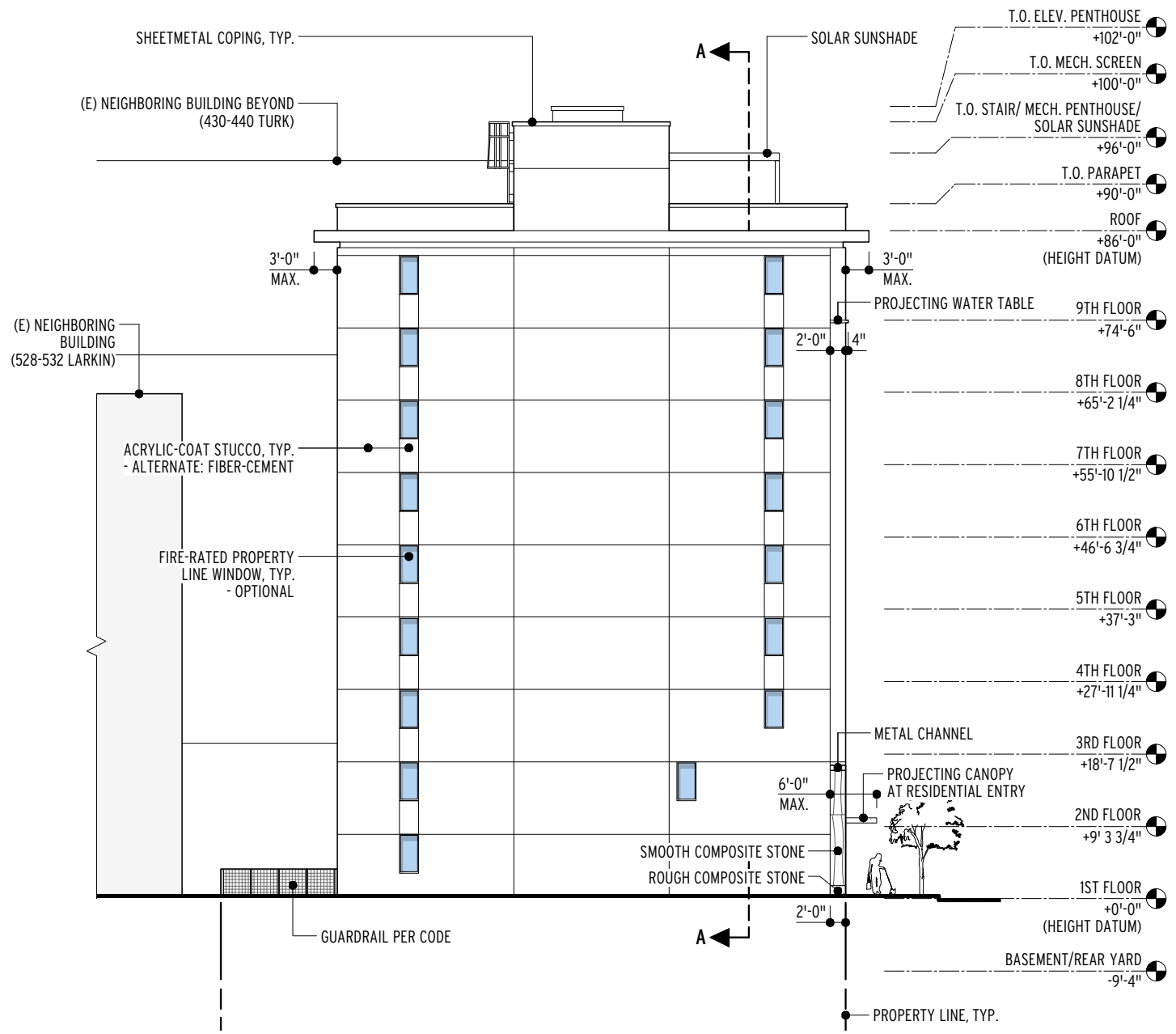
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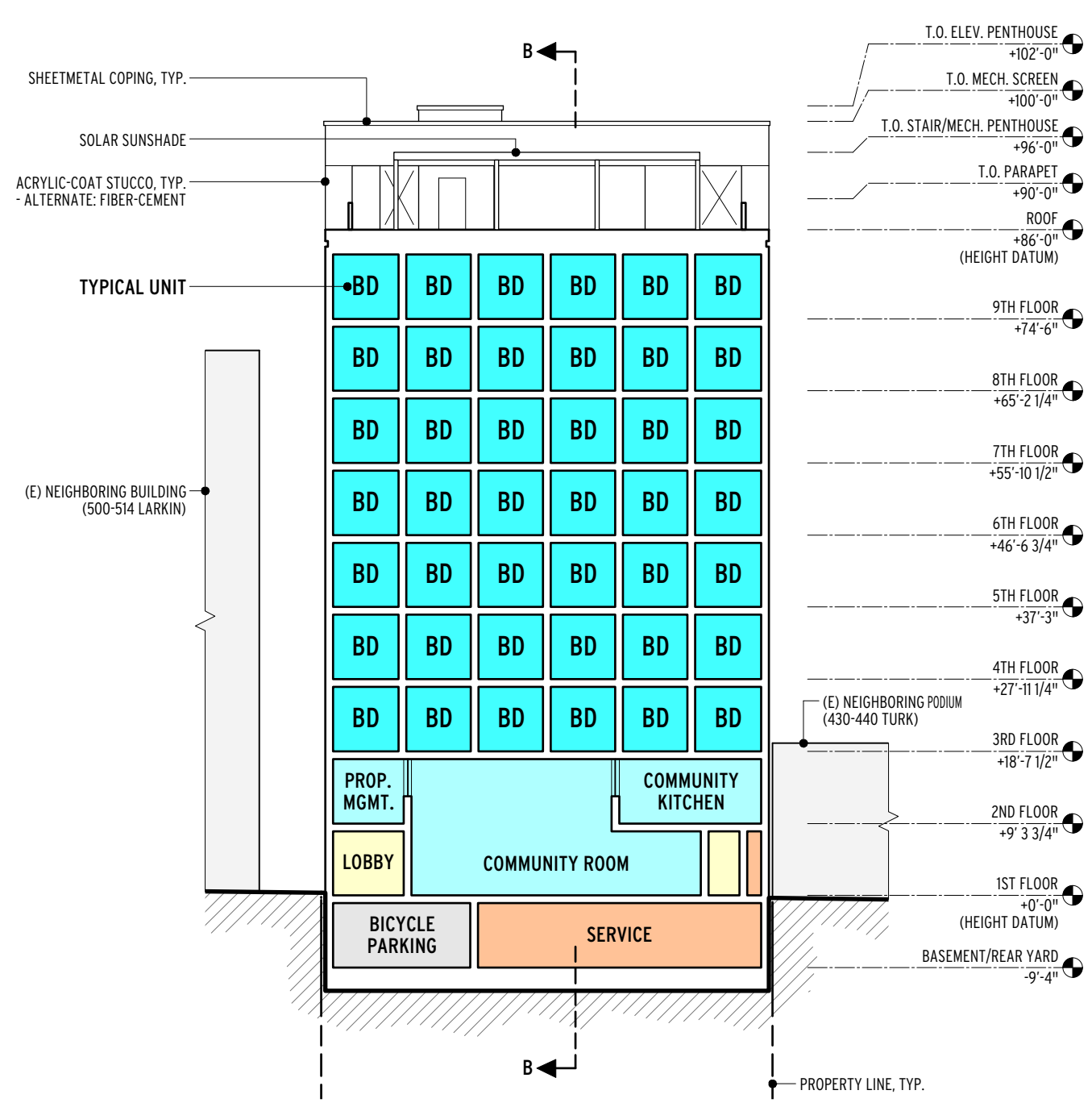
468 TURK STREET, SAN FRANCISCO, CA 94102
(BLOCK 0366 LOT 006)

PAGE 12 OF 20

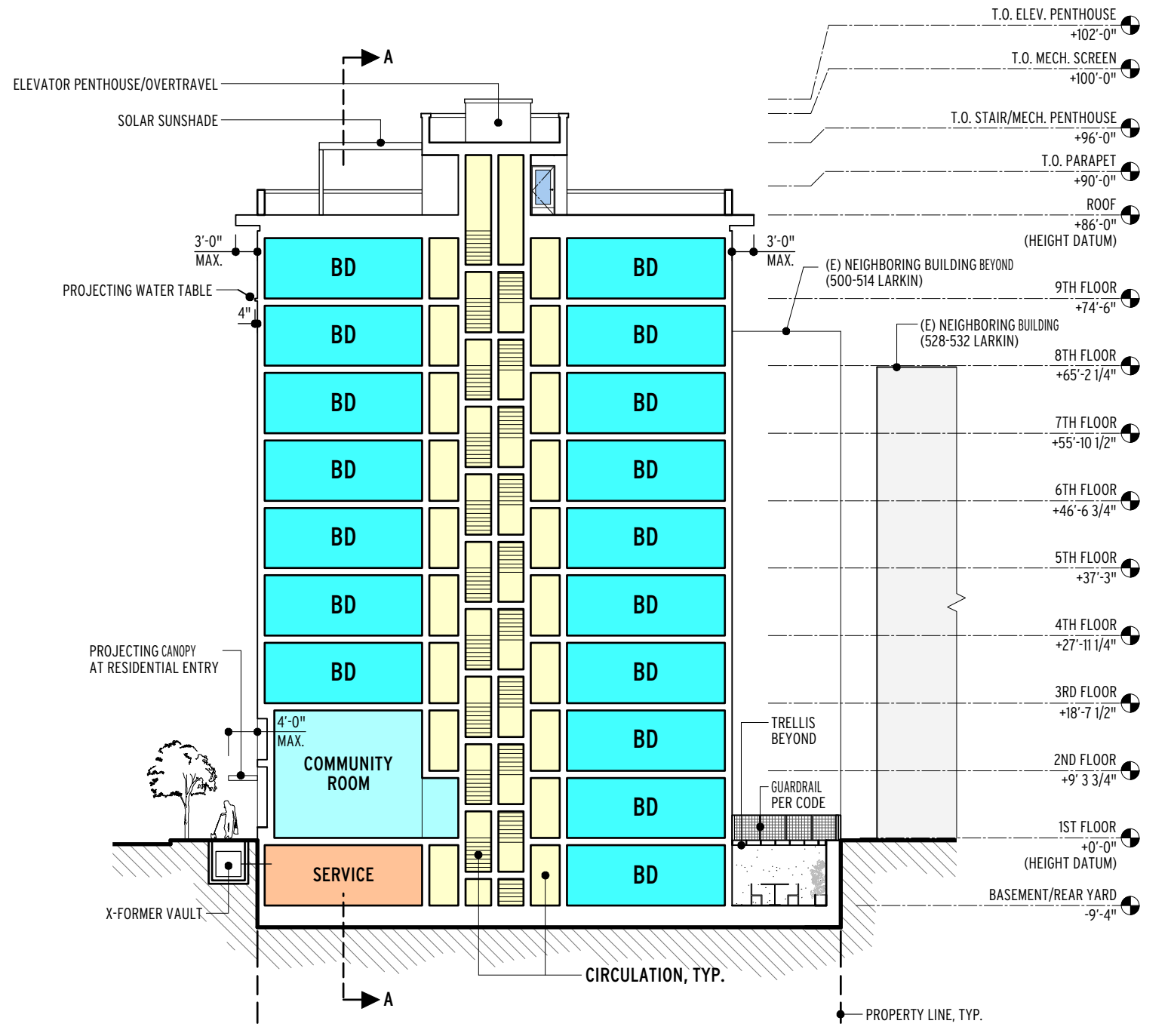


0' 5' 10' 20' 40' 60'

1" = 20'-0"



SECTION "A-A"



SECTION "B-B"

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

1" = 20'-0"

BONUS PROJECT SECTIONS

04/28/2021

MACY
ARCHITECTURE

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PROJECT ENTITLEMENT APPLICATION (CU)

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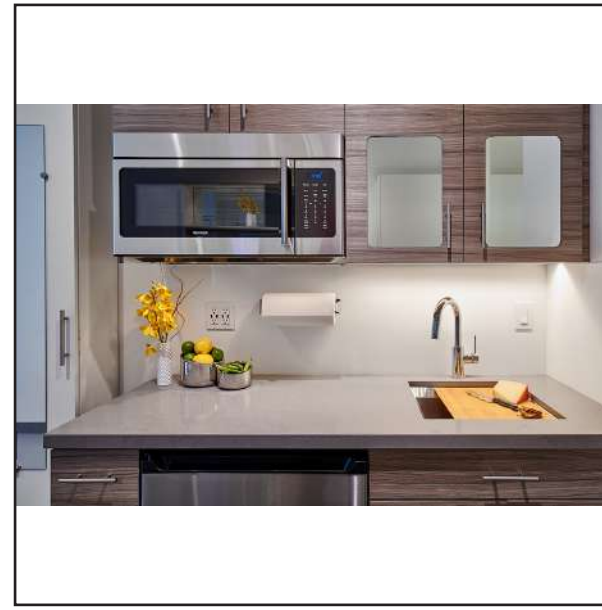
PAGE 14 OF 20



1 SOFA-WALL-BED
- QUEEN SIZED



2 SHOWER / WATERCLOSET



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



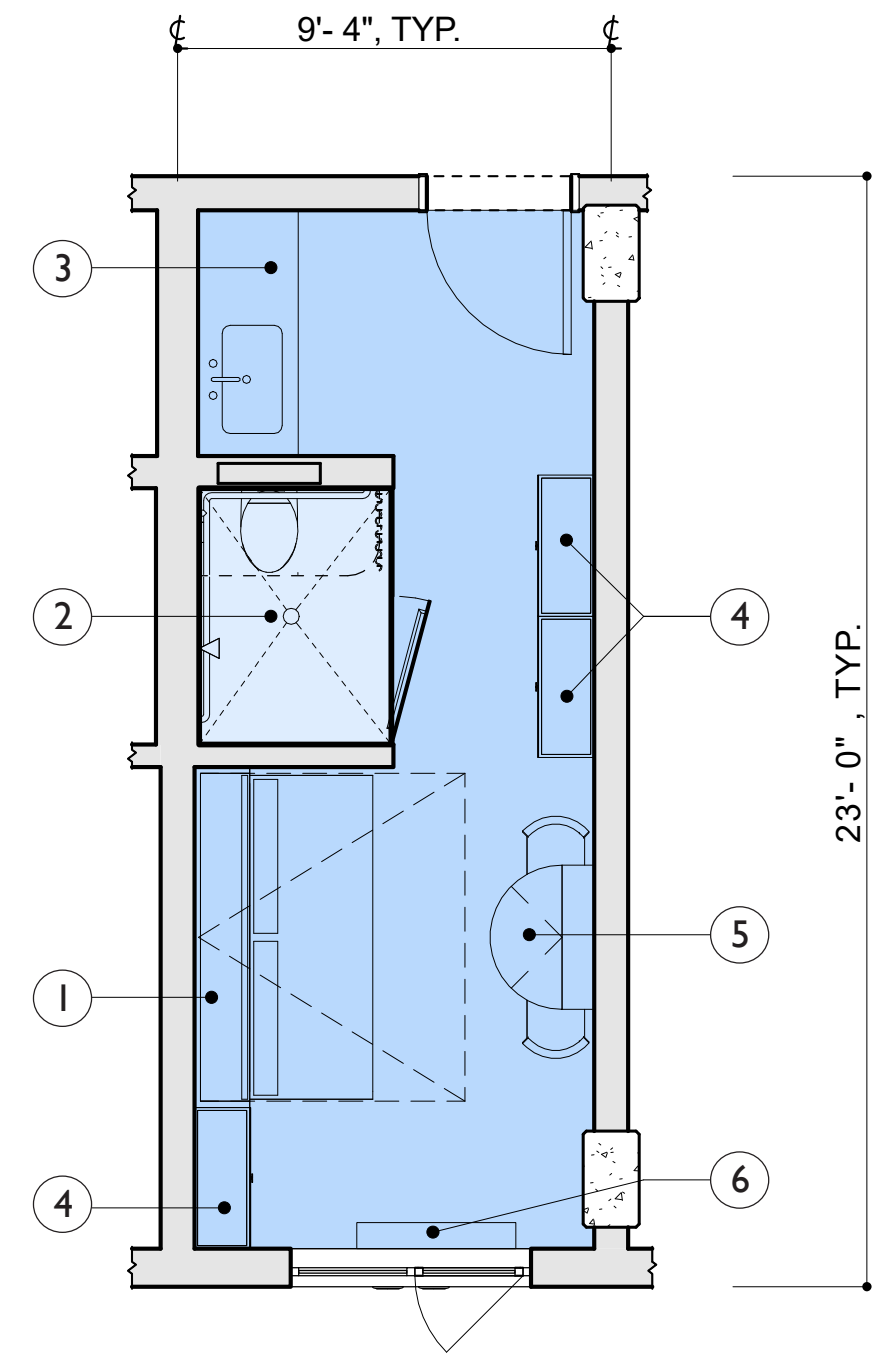
4 WARDROBE / STORAGE



5 FLIP-UP TABLE W/ CHAIRS



6 HEAT, COOLING & AIR-FILTERING UNIT



UNIT SIZE = 220 GSF

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

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

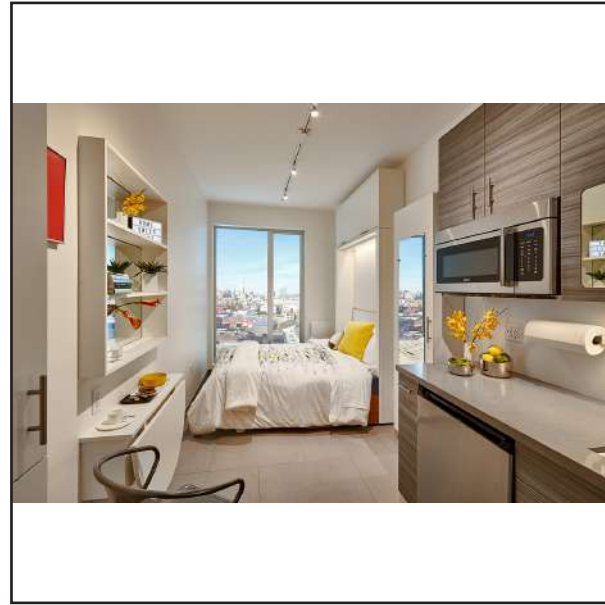
1/4" = 1'-0"

TYPICAL UNIT

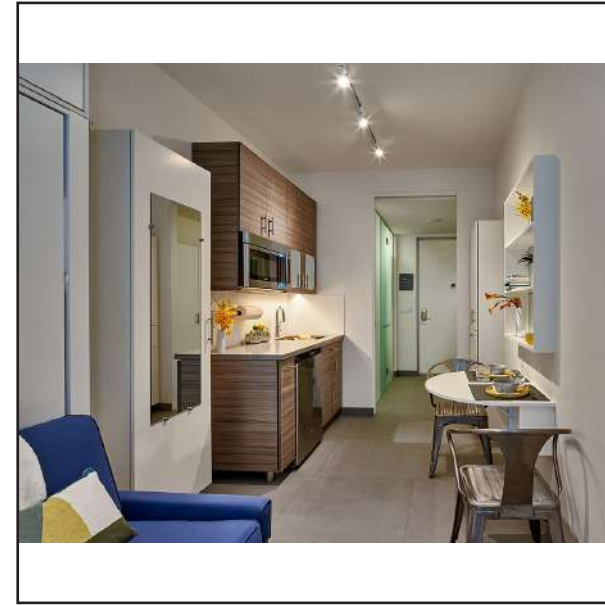
04/28/2021



VIEW TOWARDS LIVING AREA
-SHOWING SOFA-WALL-BED



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



VIEW TOWARDS ENTRY



FLIP-UP TABLE WITH CHAIRS



WARDROBE / STORAGE

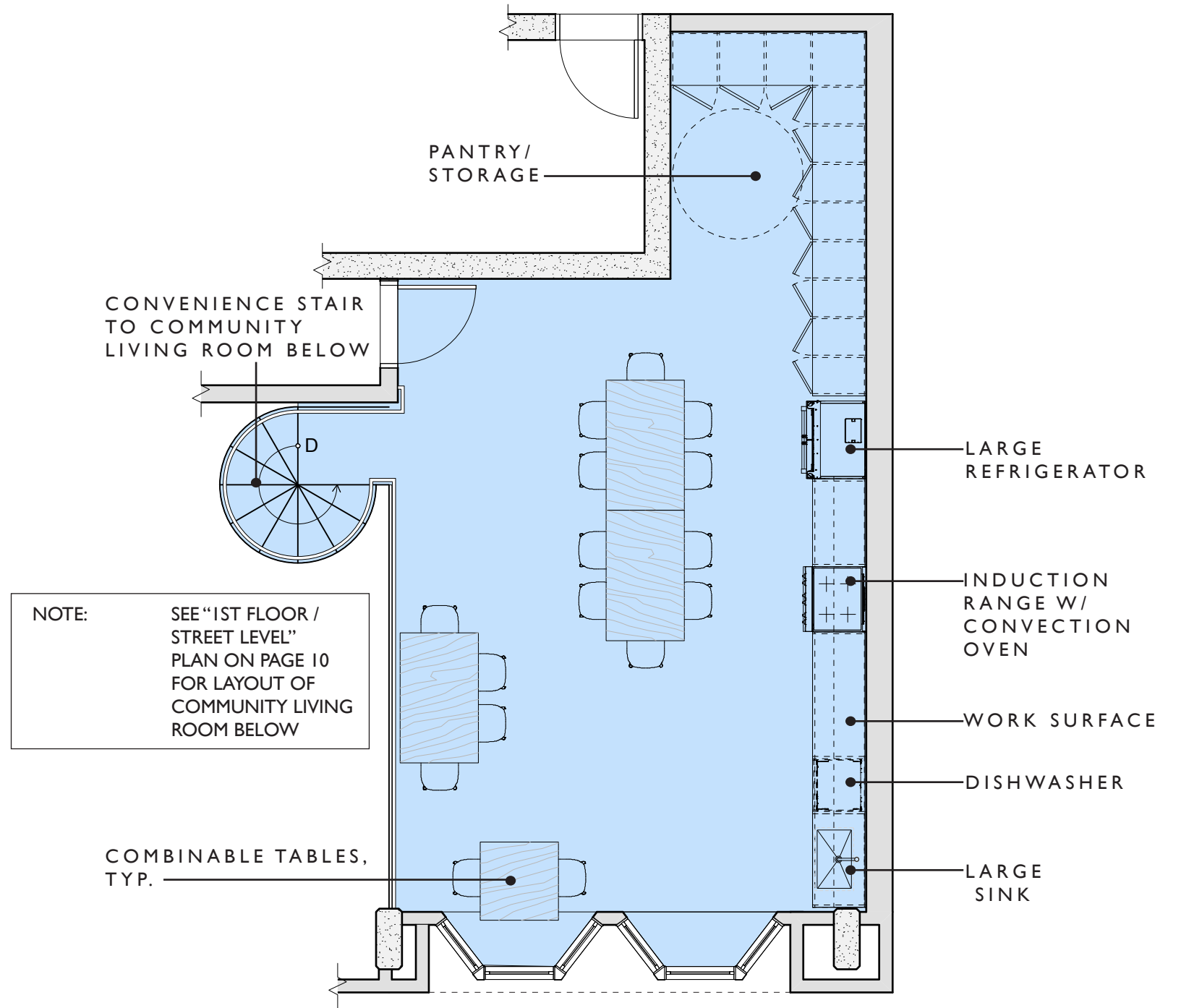
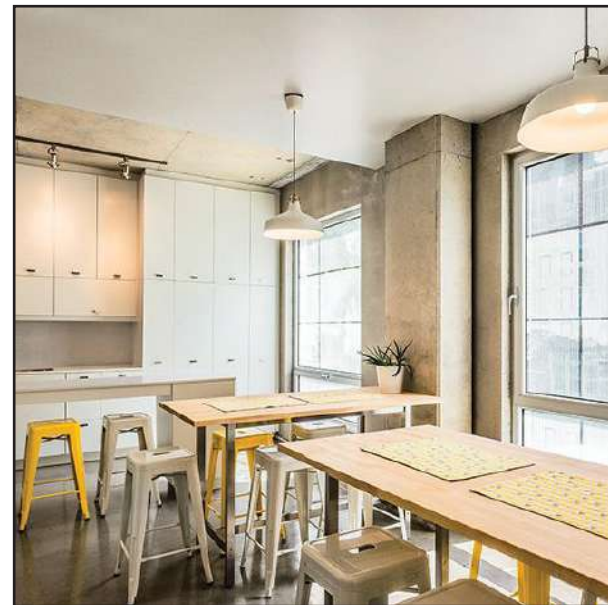
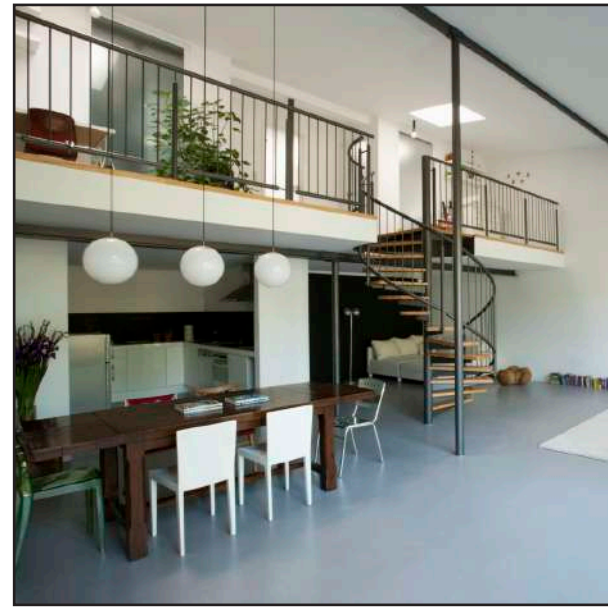


ENTRY
- SHOWING SHOWER / WATERCLOSET
ON THE RIGHT



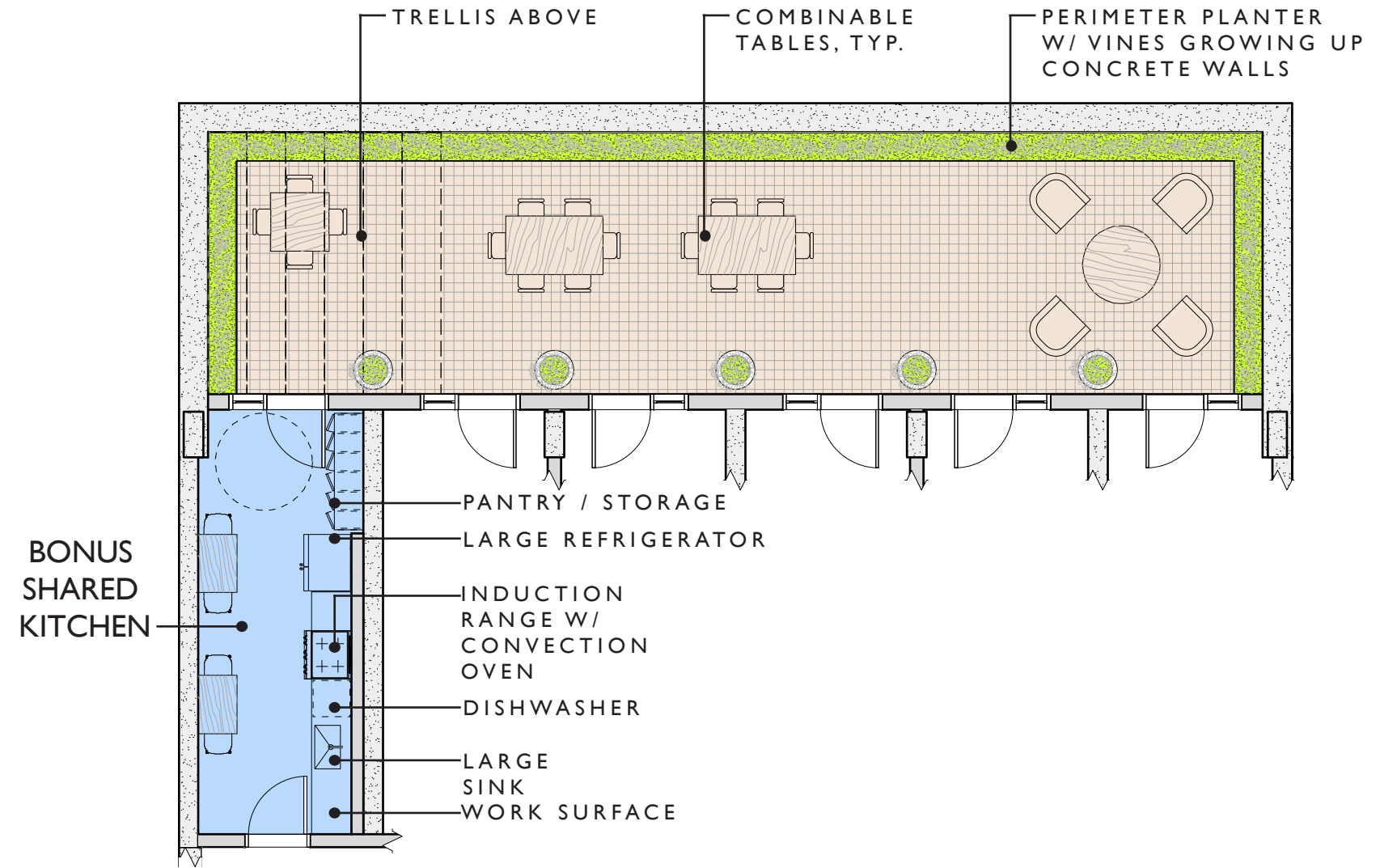
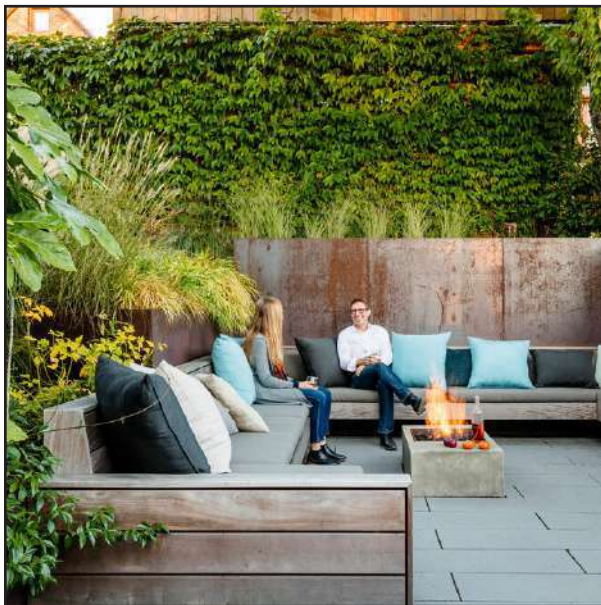
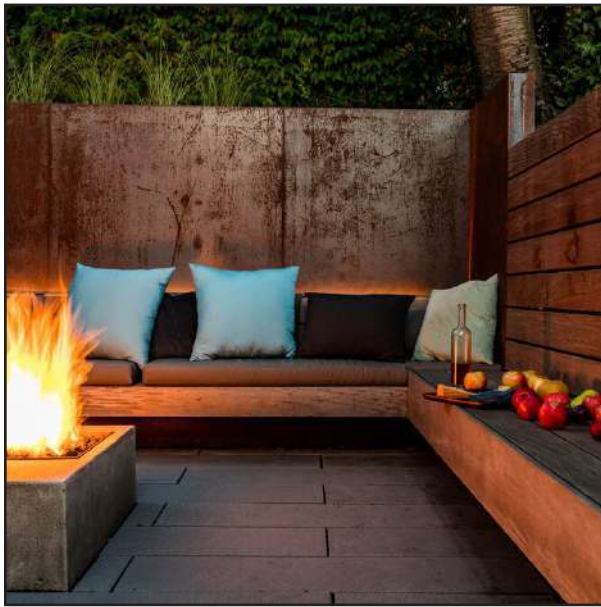
SHOWER / WATERCLOSET

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



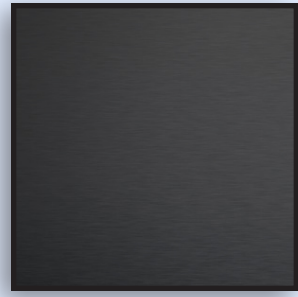
COMMUNITY KITCHEN & DINING AREA
-OVERLOOKING DOUBLE-HEIGHT
COMMUNITY LIVING ROOM

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



SOME "LOOK AND FEEL" REFERENCE IMAGES FOR THE PROPOSED BONUS SHARED KITCHEN & OUTDOOR AREA

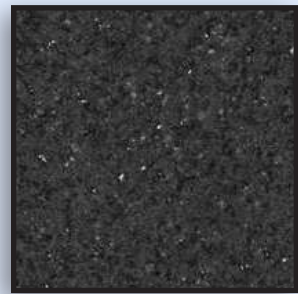
BONUS SHARED KITCHEN & OUTDOOR AREA
 -REAR YARD SERVES AS AN EXTENSION OF THE BONUS SHARED KITCHEN FOR OUTDOOR DINING



METAL



WINDOW SYSTEM
- HIGH PERFORMANCE



ROUGH COMPOSITE STONE



ACRYLIC COAT STUCCO
FINISH
- INTEGRALLY-COLORED



ALUMINUM VENT CAP
- AIR INTAKE & EXHAUST



SMOOTH COMPOSITE STONE



STREET VIEW

04/28/2021

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PROJECT ENTITLEMENT APPLICATION (CU)

468 TURK STREET, SAN FRANCISCO, CA 94102
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PLANNING COMMISSION HEARING

April 15, 2021





EXISTING

PLANNING COMMISSION 04/15/2021

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

468 TURK





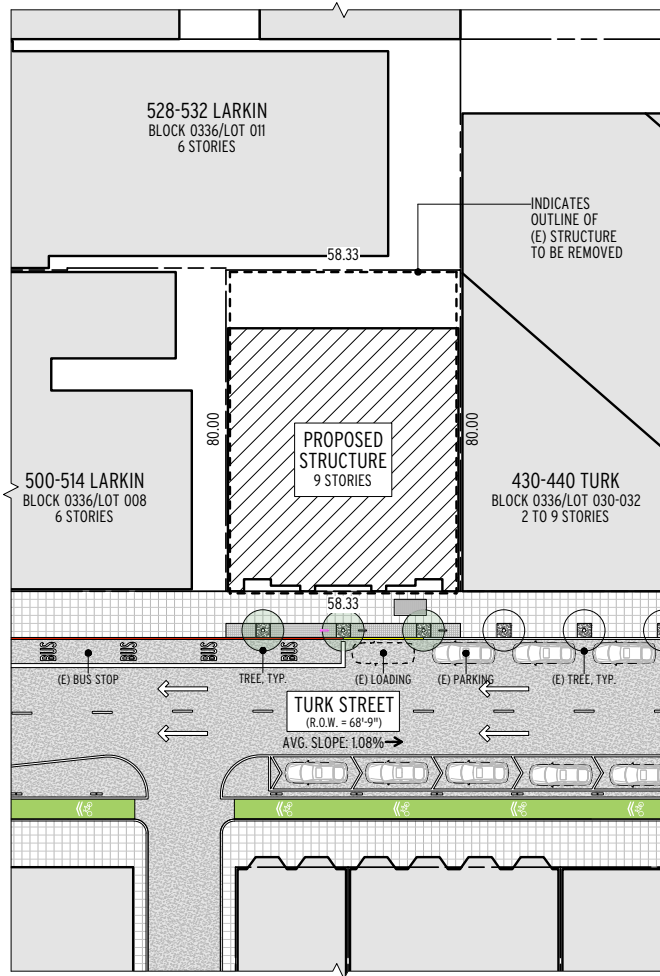
PROPOSED

PLANNING COMMISSION 04/15/2021

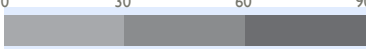
M A C Y
A R C H
I T E C
T U R E

468 TURK

2



0' 30' 60' 90'



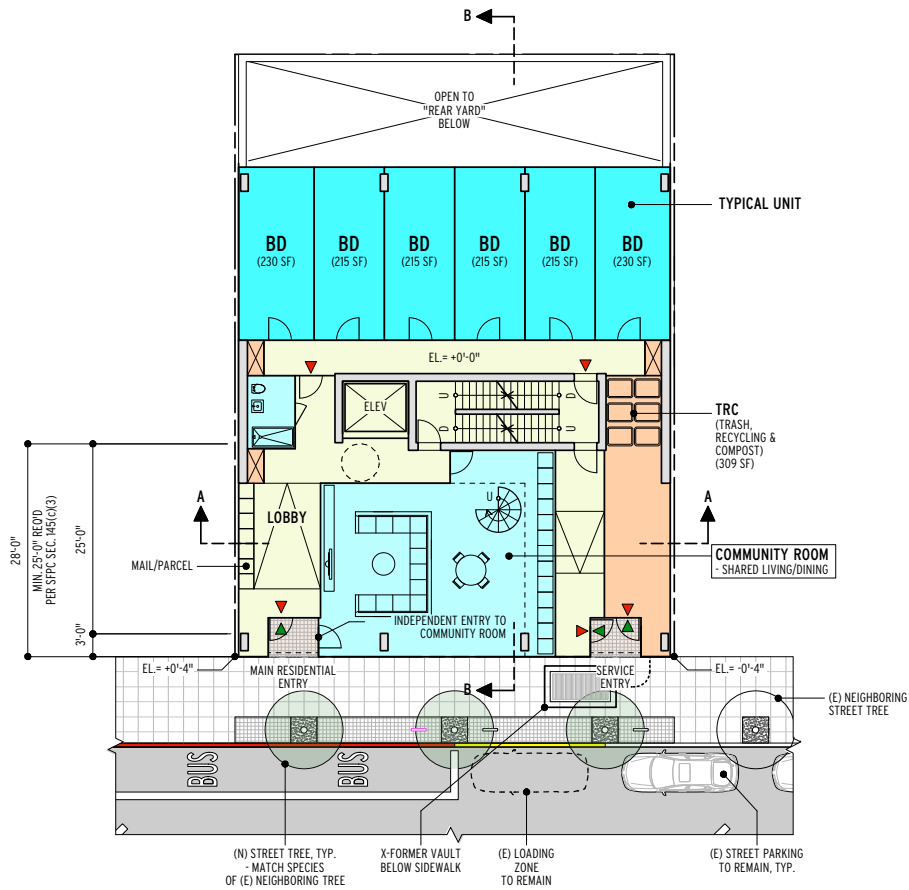
SITE

PLANNING COMMISSION 04/15/2021

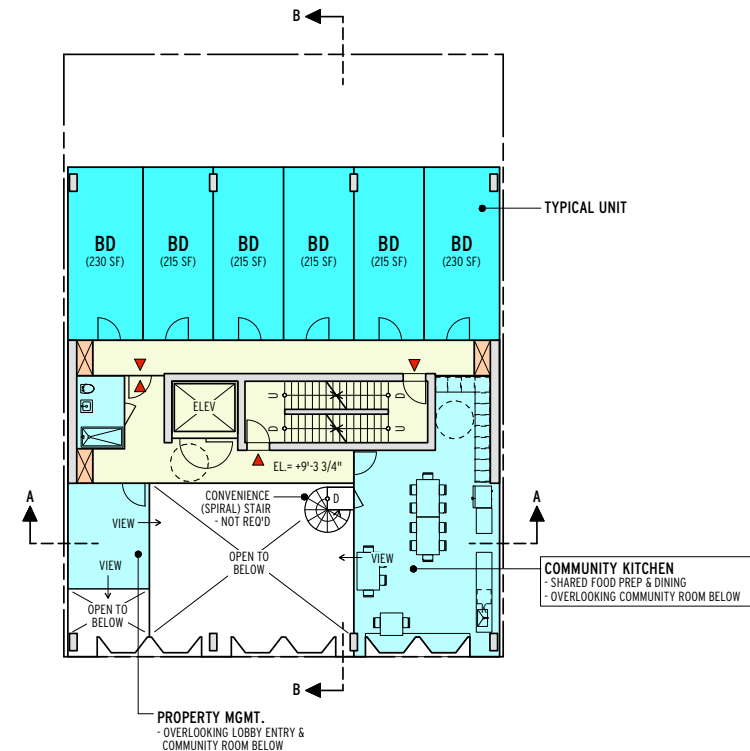
M A C Y
A R C H
I T E C
T U R E

468 TURK

3



1ST FLOOR



2ND FLOOR



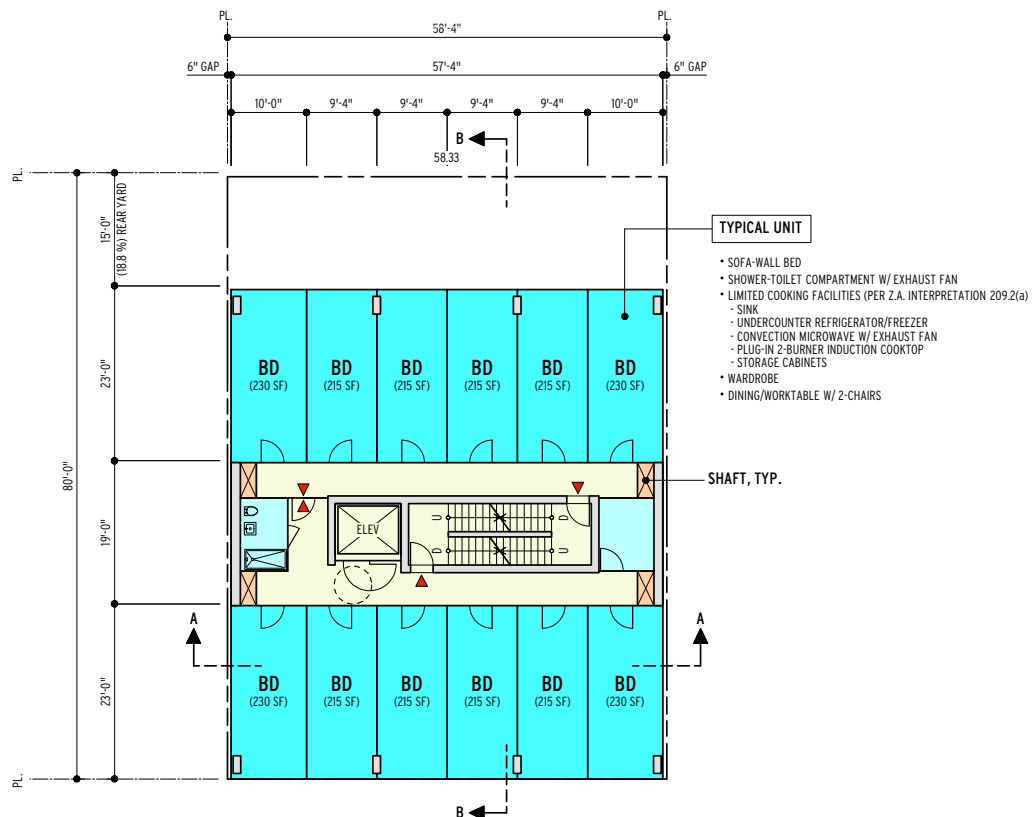
STREET-ACTIVATING

PLANNING COMMISSION 04/15/2021

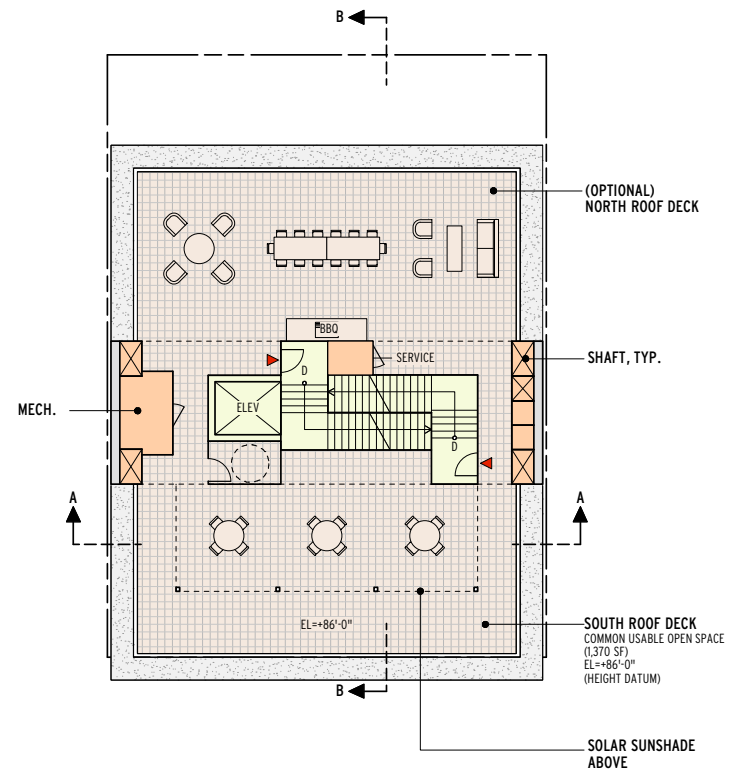
M
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468 TURK

4



TYPICAL UPPER FLOOR



ROOF LEVEL



MAXIMIZING OPEN SPACE

PLANNING COMMISSION 04/15/2021



1 SOFA-WALL-BED
- QUEEN SIZED



2 SHOWER / WATERCLOSET



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



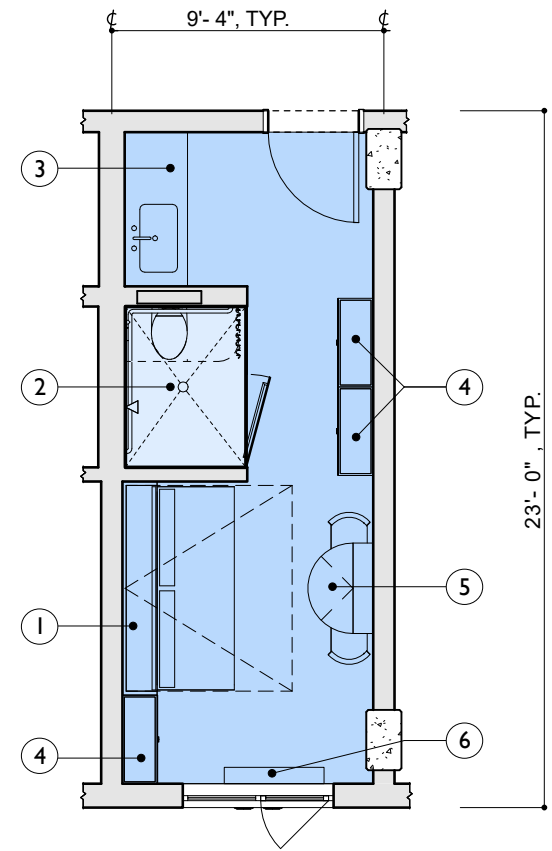
4 WARDROBE / STORAGE



5 FLIP-UP TABLE / CHAIRS



6 HEAT, COOLING & AIR-FILTERING UNIT



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

1/4" = 1'-0"

INDEPENDENT LIVING

PLANNING COMMISSION 04/03/2021

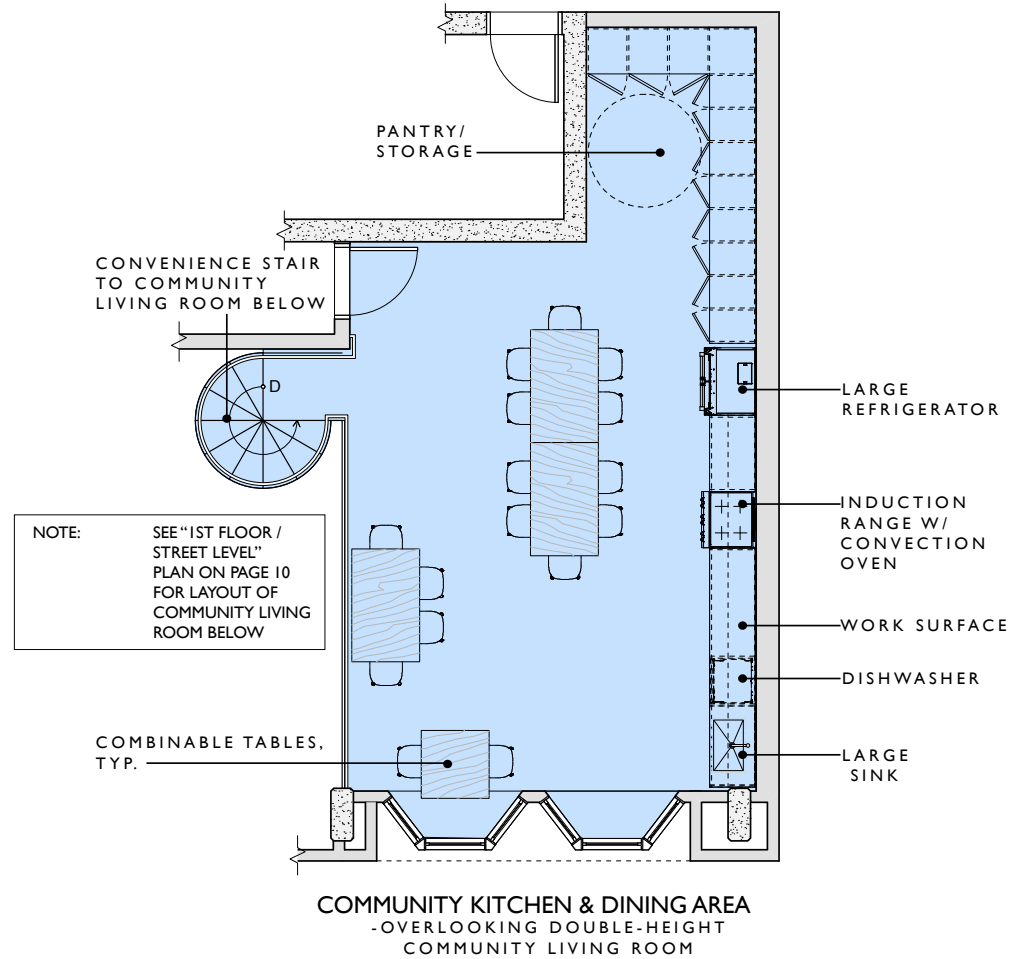
M A C Y
A R C H
I T E C
T U R E

468 TURK

6



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



THOUGHTFUL DESIGN

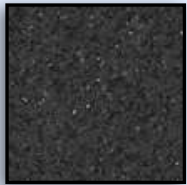
PLANNING COMMISSION 04/15/2021



METAL



WINDOW SYSTEM
- HIGH PERFORMANCE



ROUGH COMPOSITE STONE



ACRYLIC COAT STUCCO
FINISH
- INTEGRALLY-COLORED



ALUMINUM VENT CAP
- AIR INTAKE & EXHAUST



SMOOTH COMPOSITE STONE

CONTEXT-SENSITIVE

PLANNING COMMISSION 04/15/2021

LIST OF FIVE NEIGHBOR/COMMUNITY MEETINGS FOR THE 468 TURK STREET PROJECT

MEETING 1:

October 30, 2019: Meeting hosted at the site with the neighbors.

(Note: The size/scope of the proposed project has not substantively changed since this meeting).

MEETING 2:

February 23, 2021: Meeting with Tenderloin Housing Clinic (THC) Land Use Committee (consisting of residents at THC properties and other community advocates); Gabriella Ruiz of the Tenderloin Neighborhood Development Corporation (TNDC) also participated in this meeting.

MEETING 3:

March 04, 2021: Meeting with *Randy Shaw/Pratibha Tekkey* (THC) and *Don Falk/Gabriella Ruiz* (TNDC)

MEETING 4:

March 15, 2021: Meeting with TNDC Stakeholders & Land Use Committee (consisting of Tenderloin residents and other community advocates)

MEETING 5:

March 29, 2021: Meeting with:

- (1) Market Street for the Masses
- (2) Community Housing Partnership
- (3) Tenderloin People's Congress
- (4) Glide Memorial Church
- (5) Senior & Disability Action
- (6) Friends of Boedekker Park.

Code Section: [209.2\(a\)](#)



Subject: Group housing with limited cooking facilities

Effective Date: 10/05

Interpretation:

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

**Zoning Administrator Determinations
March 22, 2021**

—See Appendix The Zoning Administrator bulletin regarding “developing ground floor accessory rooms in residential buildings” located in the Appendix was repealed on March X, 2021.

Code Section: 102

Subject: “Dwelling Unit,” definition of a kitchen

Effective Date: 3/21

Interpretation:

The definition of a Dwelling Unit states that it is “designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen.” However, the Planning Code provides no specific definition or parameters for a “kitchen.” Similarly, the Building Code also requires a Dwelling Unit to contain a kitchen but provides no specific definition.

*For the purpose of defining a new Dwelling Unit in the Planning Code, the required kitchen shall consist of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a refrigerator/freezer of at least 12 cubic feet. For the purpose of defining a second kitchen within a Dwelling Unit, such a space may **not** contain a full-size oven (gas or electric) or cooktop range with more than two burners, but may contain a counter sink of any size and/or a refrigerator/freezer of any size. Stand-alone laundry sinks shall not be considered for the purpose of defining a kitchen in either scenario.*

On a case-by-case basis, as determined by the Zoning Administrator, “Permanently Supportive Housing,” as defined in the Administrative Code, may be determined to be Dwelling Units even when providing only limited cooking facilities due to the unique nature of such housing.

SHARP® | Carousel®

850
WATTS

1.1
CU.FT.

Over-The-Range Convection Microwave Oven

R-1874

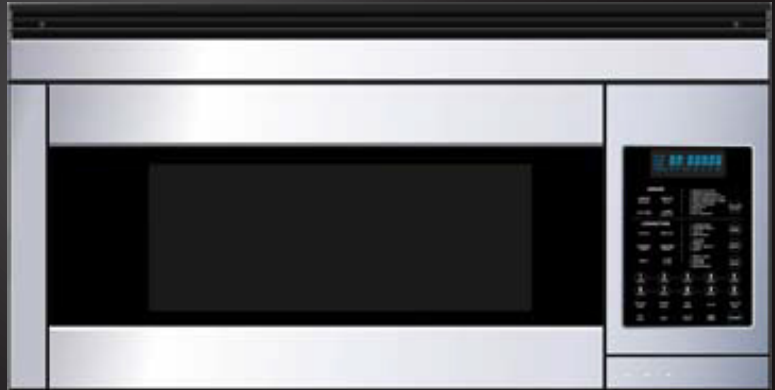
1.1 CU. FT. OVEN WITH 13" ON/OFF
CAROUSEL® TURNTABLE

EASY-TO-READ 7-DIGIT 2-COLOR
DISPLAY

CONVECTION PROGRAMS: 12
COMPUCOOK, COMPUDEFROST

SENSOR PROGRAMS: 8 COOK, REHEAT,
AND POPCORN

HIGH/LOW WORK LIGHT AND 2-SPEED
VENTILATION FAN



CONVENIENCE YOU CAN COUNT ON.

Sharp Convection Microwave Over the Range ovens are the most advanced design on the market! These easy-fitting designs provide added room and installation is simple, offering flexibility for new homes or remodeling projects.

SPECIFICATIONS

DESIGN

Cabinet Finish: Stainless Steel
Display: 7 digit/2 color

FEATURES

Capacity (cu. ft.): 1.1*
Cooking Power Levels: 11
Watts: 850
Demonstration Mode: Yes
Configuration: Over The Range
Type: Convection
Carousel Diameter (inches): 13" Ceramic
Nightlight: Yes
Custom Help: Yes
Clock/Timer: Yes
Child Safety Lock: Yes
Convection/Combination: Bakes, Roasts, Broils
Sensor Cook® Settings: 8
Popcorn Key: Yes, Sensor
Reheating Options: sensor
Defrosting Options: CompuDefrost
Cooking Options: CompuBroil-4 CompuRoast-4
CompuBake-4
Ventilation System/Light: turntable on/off, 2 speed ventilation fan, high/low work light, 2 racks

Minute Timer: Yes
Minute Plus™ Key: Yes
Programmable Stages: 4
Audible Signal Elimination: Yes

DIMENSIONS & WEIGHT (in./lbs.)

Cavity Dimensions (w x h x d): 13.8" x 8.2" x 17.2"
Product Dimensions (w x h x d): 29.9" x 16.3" x 15.4"
Product Weight / Shipping Weight: 71 lbs. / 81 lbs.

ADDITIONAL SPECIFICATIONS

Power Ratings: AC 120V, 60 Hz/1600 Watts
AC Power Required (Amps): 13.2

WARRANTY/UPC

Parts: 1 year limited
Labor: 1 year limited
Magnetron Tube: Additional 6 years (part only)
UPC: 074000611023

*Internal capacity calculated by measuring maximum width, depth and height. Actual capacity for holding food is less.

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Product specifications and design are subject to change without notice.

2020
MAXIMUM MONTHLY RENT BY UNIT TYPE
for MOHCD Inclusionary Housing Below Market Rate (BMR) Programs
derived from the
Unadjusted Area Median Income (AMI)
for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco
Published by the San Francisco Mayor's Office of Housing and Community Development

		SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
BASE RENT UTILITY ALLOWANCES		\$88	\$117	\$181	\$236	\$284	\$341	\$390
TIER 1 UTILITY ALLOWANCES		\$38	\$51	\$71	\$91	\$112	\$142	\$163
20% OF MEDIAN	Base Rent*	\$249	\$332	\$332	\$340	\$356	\$350	\$353
	Tier 1 = "Without Utilities"***	\$298	\$398	\$442	\$485	\$528	\$549	\$580
	Tier 2 = "With Utilities"****	\$337	\$449	\$513	\$576	\$640	\$691	\$743
25% OF MEDIAN	Base Rent*	\$332	\$443	\$460	\$485	\$517	\$524	\$539
	Tier 1 = "Without Utilities"***	\$382	\$509	\$570	\$630	\$689	\$723	\$766
	Tier 2 = "With Utilities"****	\$420	\$560	\$641	\$721	\$801	\$865	\$929
30% OF MEDIAN	Base Rent*	\$417	\$556	\$588	\$629	\$677	\$697	\$725
	Tier 1 = "Without Utilities"***	\$466	\$622	\$698	\$774	\$849	\$896	\$952
	Tier 2 = "With Utilities"****	\$504	\$673	\$769	\$865	\$961	\$1,038	\$1,115
40% OF MEDIAN	Base Rent*	\$584	\$779	\$844	\$917	\$997	\$1,043	\$1,096
	Tier 1 = "Without Utilities"***	\$634	\$845	\$954	\$1,062	\$1,169	\$1,242	\$1,323
	Tier 2 = "With Utilities"****	\$672	\$896	\$1,025	\$1,153	\$1,281	\$1,384	\$1,486
50% OF MEDIAN	Base Rent*	\$753	\$1,004	\$1,100	\$1,205	\$1,317	\$1,389	\$1,468
	Tier 1 = "Without Utilities"***	\$803	\$1,070	\$1,210	\$1,350	\$1,489	\$1,588	\$1,695
	Tier 2 = "With Utilities"****	\$841	\$1,121	\$1,281	\$1,441	\$1,601	\$1,730	\$1,858
55% OF MEDIAN	Base Rent*	\$837	\$1,116	\$1,229	\$1,349	\$1,477	\$1,562	\$1,654
	Tier 1 = "Without Utilities"***	\$886	\$1,182	\$1,339	\$1,494	\$1,649	\$1,761	\$1,881
	Tier 2 = "With Utilities"****	\$924	\$1,233	\$1,410	\$1,585	\$1,761	\$1,903	\$2,044
60% OF MEDIAN	Base Rent*	\$921	\$1,228	\$1,357	\$1,494	\$1,637	\$1,734	\$1,839
	Tier 1 = "Without Utilities"***	\$971	\$1,294	\$1,467	\$1,639	\$1,809	\$1,933	\$2,066
	Tier 2 = "With Utilities"****	\$1,009	\$1,345	\$1,538	\$1,730	\$1,921	\$2,075	\$2,229
65% OF MEDIAN	Base Rent*	\$1,004	\$1,339	\$1,485	\$1,638	\$1,797	\$1,908	\$2,025
	Tier 1 = "Without Utilities"***	\$1,054	\$1,405	\$1,595	\$1,783	\$1,969	\$2,107	\$2,252
	Tier 2 = "With Utilities"****	\$1,092	\$1,456	\$1,666	\$1,874	\$2,081	\$2,249	\$2,415
70% OF MEDIAN	Base Rent*	\$1,089	\$1,452	\$1,613	\$1,782	\$1,957	\$2,080	\$2,210
	Tier 1 = "Without Utilities"***	\$1,138	\$1,518	\$1,723	\$1,927	\$2,129	\$2,279	\$2,437
	Tier 2 = "With Utilities"****	\$1,177	\$1,569	\$1,794	\$2,018	\$2,241	\$2,421	\$2,600
72% OF MEDIAN	Base Rent*	\$1,123	\$1,497	\$1,664	\$1,839	\$2,022	\$2,149	\$2,285
	Tier 1 = "Without Utilities"***	\$1,172	\$1,563	\$1,774	\$1,984	\$2,194	\$2,348	\$2,512
	Tier 2 = "With Utilities"****	\$1,210	\$1,614	\$1,845	\$2,075	\$2,306	\$2,490	\$2,675
75% OF MEDIAN	Base Rent*	\$1,173	\$1,564	\$1,742	\$1,927	\$2,119	\$2,253	\$2,396
	Tier 1 = "Without Utilities"***	\$1,223	\$1,630	\$1,852	\$2,072	\$2,291	\$2,452	\$2,623
	Tier 2 = "With Utilities"****	\$1,261	\$1,681	\$1,923	\$2,163	\$2,403	\$2,594	\$2,786
80% OF MEDIAN	Base Rent*	\$1,257	\$1,676	\$1,869	\$2,070	\$2,279	\$2,427	\$2,583
	Tier 1 = "Without Utilities"***	\$1,306	\$1,742	\$1,979	\$2,215	\$2,451	\$2,626	\$2,810
	Tier 2 = "With Utilities"****	\$1,344	\$1,793	\$2,050	\$2,306	\$2,563	\$2,768	\$2,973
90% OF MEDIAN	Base Rent*	\$1,425	\$1,901	\$2,125	\$2,358	\$2,599	\$2,772	\$2,954
	Tier 1 = "Without Utilities"***	\$1,475	\$1,967	\$2,235	\$2,503	\$2,771	\$2,971	\$3,181
	Tier 2 = "With Utilities"****	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,344
100% OF MEDIAN	Base Rent*	\$1,593	\$2,124	\$2,382	\$2,647	\$2,919	\$3,118	\$3,325
	Tier 1 = "Without Utilities"***	\$1,643	\$2,190	\$2,492	\$2,792	\$3,091	\$3,317	\$3,552
	Tier 2 = "With Utilities"****	\$1,681	\$2,241	\$2,563	\$2,883	\$3,203	\$3,459	\$3,715
110% OF MEDIAN	Base Rent*	\$1,761	\$2,348	\$2,638	\$2,935	\$3,239	\$3,464	\$3,696
	Tier 1 = "Without Utilities"***	\$1,811	\$2,414	\$2,748	\$3,080	\$3,411	\$3,663	\$3,923
	Tier 2 = "With Utilities"****	\$1,849	\$2,465	\$2,819	\$3,171	\$3,523	\$3,805	\$4,086

HUD STATISTICS OF MARKET RATE RENT IN 2021

(Average rent down 25-35% from 2019-2020)

2021 Fair Market Rents and Payment Standards

New Payment Standards Effective 1/1/2021 for all transactions

Unit Size	FY2021 HUD FMRs
SRO	\$1,763
STUDIO	\$2,350
ONE	\$2,923
TWO	\$3,553
THREE	\$4,567
FOUR	\$4,970
FIVE	\$5,716
SIX	\$6,641

2020 MAXIMUM MONTHLY RENT BY UNIT TYPE FOR INCLUSIONARY HOUSING BELOW MARKET RATE (BMR)	
50% OF MEDIAN	
BASE RENT *	\$753
TIER 1 = "WITHOUT UTILITIES"**	\$803
TIER 2 = "WITH UTILITIES"****	\$841

2020 INCOME LIMITS (Effective 4/1/2020)			
Family Size	Extremely Low 30% of AMI	Very Low 50% of AMI	Low 80% of AMI
1	\$36,550	\$60,900	\$97,600
2	\$41,800	\$69,600	\$111,550
3	\$47,000	\$78,300	\$125,500
4	\$52,200	\$87,000	\$139,400
5	\$56,400	\$94,000	\$150,600
6	\$60,600	\$100,950	\$161,750

FMR: Fair Market Rents

AMI: Area Median Income