



PLANNING COMMISSION MOTION NO. 21731

HEARING DATE: MAY 1, 2025

Record No.: 2017-003559CUA-03
Project Address: 3700 California Street
Zoning: RH-2 (Residential - House, Two-Family) and
RM-2 (Residential - Mixed, Moderate Density) Zoning Districts
40-X and 80-E Height and Bulk Districts
Block/Lot: 1015/001, 052 & 053; 1016/001-009; 1017/027 & 028
Project Sponsor: California 3700, LLC
c/o Tuija Catalano
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Property Owner: California 3700, LLC
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION AND PLANNED UNIT DEVELOPMENT (“PUD”) PURSUANT TO PLANNING CODE SECTIONS 209, 303 AND 304 TO PERMIT A PUBLICLY-ACCESSIBLE 4,812-SQUARE FOOT RESTAURANT AND TO ALLOW THE DEMOLITION OF FIVE OF THE SIX EXISTING HOSPITAL BUILDINGS AND CONSTRUCTION OF 19 NEW BUILDINGS, WITH 3-7 STORIES AND HEIGHT OF APPROXIMATELY 40’-80’, AND 488 PARKING SPACES WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) AND RM-2 (RESIDENTIAL - MIXED, MODERATE DENSITY) ZONING DISTRICTS AND 40-X AND 80-E HEIGHT AND BULK DISTRICTS. THE PROJECT IS SEEKING PUD MODIFICATIONS FOR THE REAR YARD, DWELLING UNIT EXPOSURE, MODERATION OF RM-ZONED BUILDING FRONTS, FREIGHT LOADING, BULK LIMITS, AND RESTAURANT USE REQUIREMENTS OF PLANNING CODE SECTIONS 134, 140, 144.1, 151.1, 270, 231, 204.1 AND 304(d)(5).

PREAMBLE

In August 2013, the City and County of San Francisco (hereinafter “the City”) and Sutter West Bay Hospitals (doing business as CPMC), entered into a development agreement (Board File No. 120366) regarding

redevelopment of some of CPMC's existing facilities, which were no longer needed by CPMC when its new hospital campus at Geary Street and Van Ness Avenue became operational in the spring of 2019. The development agreement term expired in August 2023.

On December 13, 2017, California 3700 LLC's (hereinafter "Project Sponsor") predecessor filed Application No. 2017-003559CUA with the Planning Department (hereinafter "Department") for a Conditional Use Authorization pursuant to Planning Code Sections 303 and 253 to permit a building or structure exceeding 40 feet in height in an RH district and to permit a building or structure exceeding 50 feet in height in an RM district, for Planned Unit Development pursuant to Planning Code Section 304, with modifications to the rear yard, dwelling unit exposure, street frontage, moderation of building fronts and building height requirements of Planning Code Sections 134, 140, 144, 144.1, 260 and 261, to permit the change of use from an institutional use to a residential use for the existing building at 3698 California Street, the demolition of five institutional use buildings (formerly d.b.a. California Pacific Medical Center) and the construction of 31 new buildings ranging from four to eight stories and containing 264 new dwelling units (hereinafter "Original Project"), Block 1015 Lots 001, 052 & 053; Block 1016 Lots 001-009; and Block 1017 Lots 027 & 028 at 3700 California Street (and including 3698 California Street, 401 & 460 Cherry Street, 3773, 3801 & 3905 Sacramento Street).

The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on September 19, 2018.

On June 13, 2019, the Department published a Draft EIR ("DEIR") for public review (Case No. 2017- 003559ENV). The DEIR was available for public comment until September 24, 2019. On September 19, 2019, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On February 12, 2020, the Department published a Comments and Responses document, responding to comments made regarding the DEIR prepared for the Original Project.

On February 27, 2020, the Commission reviewed and considered the Final EIR ("FEIR") and found that the contents of said report and the procedures through which the FEIR was prepared and publicized in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

On March 2, 2023, the Commission approved the Project Sponsor's request for an amendment to the conditions of approval for the Original Project (Motion No. 20672) in order to extend the Original Project authorizations by three years to February 27, 2026.

On April 1, 2024, Tuija Catalano of Reuben, Junius, & Rose, LLP on behalf of Project Sponsor filed Application No. 2017-003559CUA-03 with the Department for a Conditional Use Authorization and Planned Unit Development proposing further modifications to the previously approved project (Motion Nos. 20672 and 21260) (hereinafter the "Project") at Block 1015 Lots 001, 052 & 053; Block 1016 Lots 001-009; and Block 1017 Lots 027 & 028 at 3700 California Street (and including 3698 California Street, 401 & 460 Cherry Street, 3773, 3801 & 3905 Sacramento Street, hereinafter "Project Site"). The Conditional Use Authorization associated with the Original Project (Case No. 2017-003559CUA) was originally approved by the Planning Commission ("Commission") on February 27, 2020 under Motion No. 20672.

On April 10, 2025, the Department issued an Addendum to the Final Environmental Impact Report (EIR) for the Project pursuant to the requirements of the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code. The San Francisco Planning Commission certified the Final EIR, Planning Department Case No. 2017-003559ENV, on February 27, 2020 through approval of Motion No. 20671, and adopted CEQA findings and mitigation measures under Motion No. 20677. Planning Department Environmental Review Staff found that the amendments to the Project would not cause new significant impacts that were not identified in the FEIR, would not result in significant impacts that would be substantially more severe than those identified in the FEIR, and would not require new mitigation measures to reduce significant impacts.

On May 1, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-003559CUA-03.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-003559CUA-03 is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-003559CUA-03, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the demolition of five of the six former hospital buildings on the project site, including a five-story accessory parking garage; demolition of a two-level, below-grade parking structure; renovation and retention of the Marshal Hale Hospital building at 3698 California Street; and construction of new residential buildings. The nine-unit residential building at 401 Cherry Street will be retained but the existing units have not been included in the overall project unit count as it is considered a separate and distinct building on a separate parcel.

Additionally, the revised Project will construct one mixed-use building on Block C by expanding the Marshal Hale Hospital and creating a mix of residential and/or institutional uses for senior residents. In addition to a higher number of multi-family residential units, the revised Project retains approximately the same number of single-family homes on separate lots as the original project (the original project had 12 single-family homes whereas the revised Project has 15 single family homes).

The proposed Project would be constructed on three blocks, with residential buildings ranging from 3

to 7 stories (40 to 80 feet) on blocks A and B, and with a 7-story, 80-foot tall mixed-use residential and institutional building on block C. In total, the Project would contain 456 dwelling units, not including the 9 existing units at 401 Cherry Street, 74 institutional assisted living and memory care units, and a publicly-accessible restaurant, based on a design, pattern and scale that is appropriate and compatible for the existing neighborhood.

Below grade parking allows the abutting street frontages to be improved for pedestrians with generous setbacks, wide sidewalks, bulb-outs, landscaping, street trees and lighting, and other improvements to the public realm. A total of 488 parking spaces would be provided, consisting of 458 subterranean spaces in the multi-family and senior living buildings and 30 private spaces for the 15 single family residences on separate lots.

3. **Site Description and Present Use.** The Project is located on the former California Pacific Medical Center (CPMC) campus at 3700 California Street in the Presidio Heights neighborhood of San Francisco. The approximately 214,000-square-foot, 4.9-acre irregularly shaped project site encompasses 14 parcels on one full city block (Block 1016, Lots 001-009) and portions of two other blocks (Block 1015, Lots 001, 052, and 053, and Block 1017, Lots 027 and 028). The project site is bounded by Sacramento Street to the north, residential uses to the east, California Street to the south, and medical office and residential uses to the west. Cherry Street runs north/south through Blocks 1015 and 1016, while Maple Street runs north/south through Blocks 1016 and 1017. The Project Site is located on a south-facing hillside which has a ground surface that slopes relatively steeply down to the south and gradually down to the west. As measured at the sidewalk, the grade decreases by approximately 44 feet from the northeast corner of the Project Site to the southwest corner. From west to east, the three blocks that make up the project site are referred to herein as Block A, Block B, and Block C, respectively. The Project Site is located primarily within the RM-2 (Residential, Mixed – Moderate Density) Zoning District, with portions also in the RH-2 (Residential, House – Two-Family) Zoning District. In addition, the majority of the project site is located in the 80-E Height and Bulk District, with the exception of two lots that cover approximately 8 percent of the project site and are in the 40-X Height and Bulk District. The Project Site is currently occupied by approximately 734,000 square feet of improvements within seven buildings, including approximately 622,000 square feet of hospital/medical office facilities associated with CPMC; a nine-unit, approximately 7,000-square-foot residential building at 401 Cherry Street (not included within the Project unit count) that is proposed to be retained; and approximately 105,000 square feet of enclosed parking area within two parking garages. These buildings range from three to eight stories (25 to 112 feet), with the most prominent building being the six-story hospital at 3700 California Street. The Project Site includes a total of 333 enclosed parking spaces and 106 surface parking spaces.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 (Residential, House – Two-Family) and RM-2 (Residential, Mixed – Moderate Density) Zoning Districts and is surrounded primarily by residential uses within the same Zoning Districts as well as the RH-1(D) (Residential, House – One-Family Detached), RH-3 (Residential, House – Three-Family) and RM-1 (Residential, Mixed – Low Density) Zoning Districts. While the majority of the Project Site is within the 80-E Height and Bulk District, the surrounding neighborhoods are all within the 40-X Height and Bulk District. The immediate context is characterized primarily by three-to-four-story multi-family residential buildings. The project site is well served by public transit, being located on the 1-California,

1AX-California A Express, 1BX-California B Express, 2- Clement and 33-Ashbury/18th MUNI bus lines.

5. **Public Outreach and Comments.** The Project Sponsor held a community meeting in February 2024 and has held multiple meetings and communications with neighbors and neighborhood groups over the past year. Project supporters include Northern Neighbors, YIMBY, Grow the Richmond, SFHAC, Bay Area Council, the Jewish Community Center of San Francisco (JCC), Booker T Washington Community Service Center, and others.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District, and up to one unit per 1,000 square feet of lot area with a PUD. Planning Code Section 209.2 permits up to one unit per 600 square feet of lot area in an RM-2 District, and up to one unit per 400 square feet of lot area with a PUD. Institutional (residential care facility) uses are principally permitted in the RH-2 and RM-2 Districts. Commercial uses are permitted per Planning Code Section 231 and 304.

The Project proposes the new construction of 456 dwelling units, 74 institutional units (Residential Care Facility) and 4,812 square feet of retail use, and therefore is a permitted use.

- B. **Minimum Lot Width and Area.** Planning Code Section 121 states that in Zoning Districts other than RH-1(D), the minimum lot width shall be 20 feet and the minimum lot area shall be 1,200 square feet.

Block A: The Project will create four separate lots for the proposed single-family dwellings (Lots A3-A6), and one larger lot (Lot A1) for one multi-unit building, in addition to retaining the existing Lot A2 occupied by the existing nine-unit residential building at 401 Cherry Street as is, all of which will comply with the lot width and area requirements.

Block B: The Project will create 11 separate lots for the proposed single-family dwellings (Lots B3-B13), and two larger lots to be occupied by 2 multi-unit buildings (Buildings B1 and B2), all of which will comply with the lot width and area requirements.

Block C: The Project will create one separate lot for the proposed mixed-use building (Lot C1), which will comply with the lot width and area requirements.

- C. **Floor Area Ratio.** Planning Code Section 124 establishes a maximum Floor Area Ratio (FAR) of 1.8 to 1 for properties located within an RM-2 Zoning District. Additionally, corner lots located in Zoning Districts other than NC, C-3, or Mixed-Use Districts may be eligible for FAR premiums pursuant to Planning Code Section 125.

The Project proposes 63,471 square feet of institutional use and 4,812 square feet of retail (restaurant) use in Building C1. The Project's floor area ratio of non-residential uses is 1.0 to 1 (based on Lot C1), or 0.32 to 1 (based on the entire Project Site). In the event some of the proposed 158 senior

residential units in Building C1 are developed or converted into institutional assisted living and/or memory care units as part of the proposed institutional use, such development or conversion would be permitted provided the total floor area ratio of non-residential uses does not exceed the floor area ratio limit applicable to the full Project Site.

- D. Dwelling Unit Density.** Planning Code Section 209.2 permits residential units at a density of one unit per 600 square feet of lot area, or one unit per 400 square feet of lot area with a PUD. Section 209.1 principally permits residential units in RH-2 zoned properties at a density of up to 2 units per lot or one unit per 1,000 square feet of lot area with a PUD. Senior Housing, as defined in and meeting all the criteria and conditions in Section 102 of the Planning Code, is permitted up to twice the dwelling unit density otherwise permitted for the District.

The Project is developed as a Planned Unit Development allowing the lot area for the Project Site as a whole to be used for the calculation of maximum dwelling unit density, subject to the density limits provided in RH-2 and RM-2 zoned areas. The multi-family building in Block A (Building A1) satisfied the permitted dwelling unit density independently. The development of the 238 multi-family units in Block B (Buildings B1 and B2) utilize the lot areas both in Block B and Block C, as permitted by the Planned Unit Development controls.

- E. Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the shortest setback of adjacent properties, or a Legislated Setback, and not to be more than 15 feet.

Most existing buildings on the project site, aside from the existing nine-unit residential building at 401 Cherry Street and the building at 3698 California Street are proposed to be demolished, and as such, there will be a limited number of adjacent buildings for the purposes of determining required front setbacks.

Block A: Buildings A3-A6 are not adjacent to any existing buildings that have front setbacks and therefore require no front setbacks. 401 Cherry Street has no front setback and will be retained, and since it is built up to property lines. Building A1 is a corner lot and the Project sponsor has elected to designate California Street for the purpose of determining the front setback area. The adjacent building to the west on California Street has minimal front setback of approximately 1'11", which is matched along Building A1's California Street facade. In order to provide opportunities for enhanced landscaping and improvements to the pedestrian realm, the Project sponsor has also elected to provide increased front setbacks for some of the buildings on Block A, in excess of the minimum required by the Planning Code.

Block B will be entirely new construction, and therefore none of the proposed buildings will require a front setback. In order to provide opportunities for enhanced landscaping and improvements to the pedestrian realm, the Project sponsor has elected to provide increased front setbacks for some of the buildings on Block B, in excess of the minimum required by the Planning Code.

Block C: The existing Marshal Hale building (Building C1), to be retained, and is set back in varying amounts along its California and Maple Street facades. The new additions to C1 will provide front setbacks on all three street frontages. In order to provide opportunities for enhanced landscaping

and improvements to the pedestrian realm, the Project Sponsor has elected to provide increased front setbacks for some of the buildings on Block C, in excess of the minimum required by the Planning Code.

- F. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

In order to provide opportunities for enhanced landscaping and improvements to the pedestrian realm, the Project Sponsor has elected to provide increased front setbacks for many of the buildings on all three blocks, in excess of the minimum required by the Planning Code. Since none of the buildings have required front setback areas, the landscaping and permeability requirements of Planning Code Sections 132(g) and 132(h) do not apply.

- G. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 30% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties. On a corner lot, the required rear yard can be substituted with an open area equal to 25% of the lot area.

Block A: The Project proposes to retain the existing building at the corner of Sacramento and Cherry Streets (Building A2), which is non-compliant, as it has no rear yard. Buildings A3-A6 require a 30% rear yard setback, and comply. Building A1 requires a rear yard setback of 30%, which may be substituted with a 25% open area. Building A1 provides an inner courtyard that exceeds 30% of the lot area and thus complies.

Block B: With the exception of Building B13, all of the buildings on Block B require an exception from the 30% rear yard setback requirement.

Block C: The multi-family, mixed-use building in Block C (Building C1) requires an exception from the 30% rear yard requirement.

The rear yard requirements will be modified for the aforementioned non-complying buildings through the Planned Unit Development process. The criteria and limitations pursuant to Planning Code Section 304 are listed below under Subsection 8. As a result, the Project Sponsor is requesting a rear yard modification per the criteria and limitations provided in Planning Code Section 304, described below.

- H. **Usable Open Space.** Planning Code Section 135 requires 125 square feet of usable open space for each dwelling unit if all private, or 166 square feet of common usable open space per unit in the RH-2 Zoning District. In the RM-2 Zoning District, Planning Code Section 135 requires 80 square

feet of usable open space for each dwelling unit if all private, or 106 square feet of common usable open space per unit. Any space credited as private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof. Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet. The area of an inner court may be credited as common usable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area and if the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

The Project site, as a whole, will provide a combination of private and common usable open space in amounts that exceed those required by the Planning Code, however some individual buildings on their own may be deficient. Seventy-four of the proposed units will have access to approximately 23,548 square feet of private usable open space, for an average of approximately 318 square feet per unit. The remaining 382 proposed new dwelling units will have access to approximately 48,737 square feet of common usable open space, for an average of approximately 128 square feet per unit.

Block A: The Project proposes to retain the existing building at the corner of Sacramento and Cherry Streets (Building A2), which is non-compliant, as it has no private or common usable open space. The single-family dwellings (Buildings A3-A6) will each provide private usable open space with approximately 700 square feet per dwelling. One of the units within the proposed multi-unit building (Building A1) has access to private usable open space totaling approximately 631 square feet. The remaining 44 units in Building A1 will have access to common usable open space via a roof deck and the interior courtyard totaling approximately 7,480 square feet, or approximately 170 square feet per unit.

Block B: The single-family dwellings (Buildings B3-B13) will each provide private usable open space ranging from approximately 300 to 1,320 square feet per unit. Five units within the proposed multi-unit building (Building B1) have access to private usable open space totaling approximately 4,034 square feet, or approximately 807 square feet per unit. The remaining 195 units in Building B1 will have access to common usable open space totaling approximately 24,953 square feet, or approximately 128 square feet per unit. Eight units within the proposed multi-unit building (Building B2) have access to private usable open space totaling approximately 2,718 square feet, or approximately 340 square feet per unit. The remaining 30 units in Building B2 will have access to common usable open space totaling approximately 4,167 square feet, or approximately 139 square feet per unit.

Block C: Forty-five units within the proposed senior multi-unit building (Building C1) have access to private usable open space totaling approximately 6,824 square feet, or approximately 152 square feet per unit. The remaining 113 units in Building C1 will have access to common usable open space totaling approximately 12,137 square feet, or approximately 107 square feet per unit.

- I. **Off-Street Freight Loading.** Section 152.1 of the Planning Code requires three off-street loading spaces plus one additional off-street loading space for each additional 400,000 square feet of

occupied floor area in excess of 500,000 square feet of occupied floor area for residential uses. Off-street loading spaces must have minimum dimensions of 35 feet in length, 12 feet in width, and 14 feet of vertical clearance.

The Project proposes approximately 672,780 square feet of residential, 63,471 square feet of institutional and 4,812 square feet of retail (restaurant) uses; therefore, four off-street loading spaces are required. Five off-street loading spaces are provided by the Project, of which two spaces (in Building C1) meet the minimum dimensions, and the remaining three spaces (in Buildings A1, B1 and B2) are requesting a PUD exception from the minimum dimensions.

J. General Standards of Off-Street Parking, Freight Loading, and Service Vehicle Facilities.

Planning Code Section 155 requires that off-street parking spaces are required to be located on the same lot as the use they serve and must have adequate means of ingress from and egress to a street. In addition, the Planning Code requires that for each 25 off-street parking spaces provided, one such space shall be designed and designated for persons with disabilities.

The Project will provide off-street parking for all of the proposed new residential buildings on the same lot as the buildings they serve. Each of the single-family dwellings will have private garages with two spaces each, while the remaining multi-unit buildings will have shared access to large below-grade garages. The Project will provide 18 off-street parking spaces designed and designated for persons with disabilities.

K. Dwelling Unit Exposure. Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

Block A: The four proposed single-family dwellings (Buildings A3-A6) will each obtain adequate dwelling unit exposure by directly facing on Sacramento Street. Each of the nine units within the existing building at the corner of Sacramento and Cherry Streets (Building A5), have adequate dwelling unit exposure onto either Sacramento or Cherry Streets. Twenty-three of the proposed units in the multi-unit building (Building A1) will obtain adequate dwelling unit exposure by directly facing California Street while the remaining eighteen units will face the proposed inner court and may not comply.

Block B: The eleven proposed single-family dwellings (Buildings B3-B13) will each obtain adequate dwelling unit exposure by directly facing either Sacramento or Cherry Streets. One hundred and ten of the 200 units in the multi-unit building (Building B1) will obtain adequate dwelling unit exposure by directly facing either California, Cherry or Maple Streets. The remaining ninety units will face onto the inner courtyard areas that may not meet the minimum requirements pursuant to Planning Code Section 140 and therefore may not have adequate dwelling unit exposure.

Block C: Eighty-five of the 158 senior units in the multi-unit building (Buildings C1) will obtain adequate dwelling unit exposure by directly facing either Sacramento, Maple or California Streets. The remaining 73 units face into an inner court and may not comply with dwelling unit exposure

requirement.

In total, 260 of the 456 proposed new dwelling units will have Code-complying dwelling unit exposure by facing a public street, and the dwelling unit exposure requirements will be modified for the remaining up to 196 dwelling units through the Planned Unit Development process. The criteria and limitations pursuant to Planning Code Section 304 are listed below under Subsection 8.

- L. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires projects meeting certain criteria to provide streetscape and pedestrian elements in conformance with the Better Streets Plan.

The Project is on a lot that is greater than one-half acre in total area, includes more than 50,000 gross square feet of new construction, contains 150 feet of total lot frontage on one or more publicly-accessible rights-of-way; has a frontage that encompasses the entire block face between the nearest two intersections with any other publicly-accessible right-of-way and includes new construction of 10 or more dwelling units. As such, the project is required to provide streetscape and pedestrian improvements in conformance with the Better Streets Plan.

At the request of the Street Design Advisory Team (SDAT), which is composed of representatives from the San Francisco Planning Department, the Department of Public Works (DPW), and the San Francisco Municipal Transportation Agency (SFMTA), the Project Sponsor has agreed to implement several streetscape improvements including the conversion of the existing perpendicular on-street parking on the west side of Maple Street to parallel parking spaces, as well as the widening of the existing sidewalks, including widening of sidewalks on both sides of Maple Street from current 7 feet 10 inches to 14 feet 5 inches. Other streetscape improvements include the creation of sidewalk bulb-outs at the northwest corner of California and Cherry Streets, at the southeast corner of Sacramento and Cherry Streets, at the northwest corner of California and Maple Streets, at the southeast corner of Sacramento and Maple Streets, and a mid-block bulb-out along California Street at Commonwealth. The existing colored curbs, which are based on hospital and medical office uses formerly occupying the Project site, will be reconfigured in accordance with the Better Streets Plan.

Generally, one street tree is required for every 20 feet of street frontage. The Public Works Director may waive or modify these requirements when inadequate sidewalk width or interference with driveways, sub-sidewalk basements, or other pre-existing surface, sub-surface, or above-grade features render installation of the required trees in the required fashion impossible, impractical, and/or unsafe. Payment of an in-lieu fee is required for each tree not provided. With approximately 2,672 linear feet of street frontage, 134 street trees are required. The project will provide 93 street trees (28 existing street trees plus an additional 65 new street trees), and thus will seek a DPW waiver for 41 trees. Of the 94 total number of trees on the site, 12 are proposed to be retained, while the remaining 82 are proposed to be removed and will be replaced by an additional 184 new trees. The Project proposes to eliminate seven of the 14 existing curb cuts, with the remainder being reused. An additional nine new curb cuts are also proposed. Certain Project streetscape improvements include enhanced paving and landscaping where a Project's pedestrian pathways meet the public sidewalk. These improvements require a major encroachment permit from the Department of Public Works that is subject to Board of Supervisors approval. The encroachment permit imposes long-term

maintenance responsibility and liability for these improvements on the Project Sponsor.

- M. **Moderation of Building Fronts in RM-2 Districts.** Planning Code Section 144.1 requires that new dwellings within the RM-2 Zoning District are compatible with the established mixture of houses and apartment buildings in terms of apparent building width, requiring that on wider lots the front of the building be divided visually into narrower segments, according to the predominant existing scale in such areas. In the case of every dwelling in such districts on a lot with a width of more than 35 feet, there shall be a stepping of the building along the front lot line, or along the front of the building where it is set back from such lot line, either by the variation of the upper limit of the front elevation of the building, at intervals of not more than 35 feet, by a minimum of two feet in height, or by the variation of the depth of the front building wall from the front lot line, at intervals of not more than 35 feet, by a minimum of two feet in depth.

Block A: The five proposed single-family dwellings and the existing multi-unit building at the corner of Sacramento and Cherry Street are located within the RH-2 Zoning District; therefore Section 144.1 of the Planning Code does not apply to those buildings. The proposed multi-unit building proposes massing with significant variation, but not in technical compliance with the requirements of Planning Code Section 144.1 and therefore requires a modification through the Planned Unit Development process. The criteria and limitations pursuant to Planning Code Section 304 are listed below under Subsection 8.

Block B: The proposed single-family rowhouses and dwellings) are located within the RH-2 Zoning District; therefore Section 144.1 of the Planning Code does not apply to those buildings. The multi-unit buildings) all propose significant façade modulation compliant with the requirements of Planning Code Section 144.1. The proposed multi-unit building proposes massing with significant variation, but not in technical compliance with the requirements of Planning Code Section 144.1 and therefore requires a modification through the Planned Unit Development process. The criteria and limitations pursuant to Planning Code Section 304 are listed below under Subsection 8.

Block C: The multi-unit building propose significant façade modulation compliant with the requirements of Planning Code Section 144.1. The proposed multi-unit building proposes massing with significant variation, but not in technical compliance with the requirements of Planning Code Section 144.1 and therefore requires a modification through the Planned Unit Development process. The criteria and limitations pursuant to Planning Code Section 304 are listed below under Subsection 8.

- N. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces for residential uses and permits a maximum 1.5 off-street parking spaces per dwelling unit.

The fifteen single-family buildings (Buildings A3-A6, and B3-B13) will be provided with 2 spaces per unit, for total of 30 spaces. The remaining 441 units in multi-family buildings (including 283 standard and 158 senior units) will be provided 1.04 spaces per unit, or 458 parking spaces. Each block complies also independently for the multi-family units, i.e. Block A provides 57 spaces for 45 units, Block B provides 292 spaces for 238 units, and Block C provides 109 spaces for 158 senior units. The

Project Site includes an existing above-grade parking garage in Block A at 460 Cherry Street and small surface parking lots in Block A and C, which are anticipated to be used for temporary parking for construction related activities.

- O. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit up to 100 units, plus one Class 1 space for every 4 dwelling units over 100. Additionally, the Planning Code requires one Class 2 bicycle space for every 20 dwelling units. No bicycle parking is required for lots with 3 or fewer units. Senior residential units are required to provide one Class 1 space for every 10 units, and two Class 2 spaces for every 50 units. Institutional uses require no Class 1 spaces, and two Class II spaces for every 50 units or beds, with a minimum of 2 spaces. Restaurant uses require one Class 1 spaces for every 7,500 square feet of occupied floor area and one Class 2 space for every 2,500 square feet of occupied floor area, with a minimum of two spaces.

The Project is required to provide a minimum of 225 Class 1 bicycle parking spaces and 23 Class 2 bicycle spaces. In order to meet its obligations under the Transportation Demand Management (TDM) program (see Subsection M below), the Project is required under TDM Option A to provide the required number of Class 1 and 2 bicycle parking spaces. The project complies with these requirements.

- P. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X and 80-E Height and Bulk Districts, with a 40-foot and 80-foot height limits, respectively.

The new construction has heights of up to 40 feet for the buildings located in the 40-X District and up to 80 feet for the buildings located in the 80-E District, and is within the maximum heights permitted.

- Q. **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 26 points pursuant to Planning Code Section 169.3(e) and TDM Standards Section 2.2(b)(3).

The proposed Project is a revision to the 3700 California Planning Department Case No. 2017-003559CUA-02. Because the Project includes more than 280 parking spaces pursuant to Sec 2.2(b)(3) of the TDM Program Standards the Project is required to include all measures and points up to 80% of the total number of points available. Because this is a revision of a previously submitted project in 2017, the Project is eligible for a 25% reduction per Planning Code Section 169.3(e). The maximum TDM points that can be achieved is 43, 80% of which is 34 points, which is further reduced to 75% as grandfathered project, i.e. 75% of which results in 26 points which is the same as the previously approved Original Project. As currently proposed, the Project will achieve its required 26 points

through the following TDM measures:

- Improvements to Walking Conditions (Option A)
- Bicycle Parking (Option A)
- Bike Share Membership (Location B) Bicycle Repair Station and Maintenance Services
- Car-share Parking and Membership (Option D)
- Family TDM Amenities (Options A and B)
- Family TDM Package
- Incentives for Sustainable Transportation (Option B)
- Delivery Supportive Amenities
- Multimodal Wayfinding Signage
- Real Time Transportation Displays
- Tailored Transportation Marketing Services (Option B)
- Unbundled Parking (Location C)

- R. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay an Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application.

The Project Sponsor has submitted an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,’ to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor’s Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and whether the project is rental or ownership. The Project is classified as a Pipeline Project under Planning Code Section 415A, since it was finally approved prior to November 1, 2023 and has not been issued a First Construction Document. The project is proposing physical changes that exceed the thresholds under 415A.5, therefore the Inclusionary rate reduction cannot be approved administratively by the Planning Department and requires Planning Commission review under this application. Pursuant to Planning Code Section 415A.4 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is 16.4%. The Project is anticipated to be constructed in phases with different building permit applications for each building and/or phase. The Affordable Housing Fee shall be paid on a pro-rata basis for each building and/or phase, based on the number of units and square residential footage for each building permit application. This project is an ownership project.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance,

the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
- B. The proposed Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the Project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
 - 1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - 2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - 3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - 4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;
- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.
- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The surrounding neighborhood is an established residential neighborhood that has few infill development opportunities. The Project proposes single-family and multi-family residential uses, which is consistent with the RH-2 and RM-2 zoning and is compatible with the surrounding neighborhood character. The height and placement, and the overall massing and density, of the proposed buildings relative to the site topography is consistent with the applicable zoning controls. The Project will result in a high-quality development, including private and shared usable open spaces areas, significant landscaping, and streetscape and pedestrian improvements

Overall, the Project is consistent with the stated purpose of the RH-2 and RM-2 Zoning Districts in that the residential uses will be within the permitted residential density and will be compatible with the surrounding neighborhood. The Project proposes a mixture of dwelling types that broaden the range of unit sizes in a variety of structures with usable open space at ground level and on upper levels for private and shared use by all residents.

- 8. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable

character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

- A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with reference to the relevant discussion for each modification.

Since the Project Site is larger than a half-acre, the Project may seek approval as a Planned Unit Development (PUD) per Planning Code Section 304. Under a PUD, the Commission may grant modifications from certain Planning Code requirements for projects that produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. The Project requests modifications from the Planning Code requirements for rear yard (Planning Code Section 134), Dwelling Unit Exposure (Planning Code Section 140), Moderation of Building Fronts in RM Districts (Planning Code Section 144.1), Freight Loading (Planning Code Section 152); Bulk limits (Planning Code Section 270) and Commercial Uses in R Districts (Planning Code Section 304(d)(5)).

- i. **Rear Yard.** *The subject property is located within the RH-2 and RM-2 Zoning Districts, both of which require a rear yard equal to 30 percent of the total depth of the lot on which the building is situated, starting at grade level and at each succeeding story of the building Buildings A3-A6 and B13 comply with the 30% rear yard setback requirement. Building A1 requires a rear yard setback of 30%, which may be substituted with a 25% open area. Building A1 provides an inner courtyard that exceeds 30% of the lot area and thus complies.*

Block B: With the exception of Building B13, all of the buildings on Block B require an exception from the 30% rear yard setback requirement.

Block C: The multi-family, mixed-use building in Block C (Building C1) requires an exception from the 30% rear yard requirement.

Multi-B1 with 21% rear yard (vs. 25% requirement);

Multi-B2 with 0% rear yard (vs. 25% requirement);

Single-family lots B3 – B7 with 23% rear yard (vs. 30% requirement);

Single-family lots B8 – B11 with 23% rear yard (vs. 30% requirement);

Single-family lot B12 with 0% rear yard (vs. 25% requirement); and

Multi-C1 with 0% rear yard (vs. 25% requirement).

Overall, the single-family dwellings (Buildings A3-A6) will provide Code-complying rear yards. The Project will retain the existing nonconforming 9-unit residential building at 401 Cherry Street (Building A2). The proposed single-family dwellings (Buildings B3-B12), and the multi-unit buildings (Buildings B1, B2 and C1) require an exception from the requirements of Planning Code Section 134. The Project site is unusually large and is topographically more complex than the standard 25-foot by 100-foot residential lot in San Francisco. After the proposed merger and subdivision of the lots, the reconfigured site will contain several large parcels occupied by multi-family buildings and will have several parcels with street frontage on two or more streets. Strict compliance with the rear yard requirements would be impractical and would not result in an optimal design for the placement and configuration for the Project buildings. The Project proposes a design that is of a compatible character to the surrounding neighborhood, and provides a significant amount of private and common usable open space significantly more than the minimum usable open space requirements. The Project site, as a whole, will provide a combination of private and common usable open space in amounts that exceed those required by the Planning Code, however some individual buildings on their own may be deficient. Seventy-four of the proposed units will have access to approximately 22,917 square feet of private usable open space, for an average of approximately 310 square feet per unit. The remaining 382 proposed new dwelling units will have access to approximately 48,737 square feet of common usable open space, for an average of approximately 128 square feet per unit. The rear yard requirements in the Planning Code are, in general, intended to assure the protection and continuation of established mid-block landscaped open space and the maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings. Requiring the Project to strictly conform to the rear yard requirements would not further these goals, since the Project already creates and/or continues mid-block open space areas, but does so by taking into consideration the site's topography and size, among other factors, as a whole. A strict adherence to the rear yard requirement stated in the Planning Code would result in a compromising design and would not produce the type of superior site layout and open space features proposed by the Project. Overall, the Project will result in a high-quality residential development with a carefully created design and character that warrants well-reasoned modifications to the Planning Code. Granting the requested modification to the rear yard requirement will assure a construction of a Planned Unit Development with a modified rear yard area that is enjoyable, usable and desirable to the Project occupants.

- ii. Dwelling Unit Exposure.** *The Planning Code requires that at least one room in a residential dwelling unit face directly onto a public street, Code-complying rear yard, or an inner court that is unobstructed and meets certain horizontal dimensions. In total, 260 of the 456 proposed new dwelling units will have Code-complying dwelling unit exposure by facing a public street, and the dwelling unit exposure requirements will be modified for the remaining up to 196 dwelling units through the Planned Unit Development process. The Commission finds that a modification is warranted in this instance, as the strict application of the Planning Code's dwelling unit exposure provision would require the elimination of several units, resulting in a project that will not increase the City's housing stock, or would require alterations to the buildings that would reduce the number of family-sized dwelling units.*

- iii. **Moderation of building fronts in RM Districts.** RM-2 parcels located on lots more than 35' in width must step the building back in one of two manners: either (1) variation of the upper limit of the front elevation of the building, at intervals of not more than 35', by a minimum of 2' in height. Not less than 30 % of the width of such elevation must be varied in this way from the height of the remainder of such elevation; or (2) variations of the depth of the front building wall from the front lot line, at intervals of not more than 35 ft, by a minimum of 2 ft in depth. Not less than 30% of the width of such front building wall must be varied in this way from the depth of the remainder of such wall. As an alternative to the above requirements, there may be provided for such dwelling a minimum of 1 pedestrian entrance serving a dwelling unit or units within each portion of the front of the building that has a full width of 25 ft.

The Property will have 15 single-family fee separate lots, however, none of the 6 RM-zoned lots exceed 30' in lot width, and thus this requirement does not apply to those lots. The remaining site will consist of 4 larger lots, with 23,616-sf lot on Block A, 68,131 and 13,208-sf lots on Block B, and 68,943-sf lot on Block C. Each of these larger lots will be fully or mostly in the RM-2 district and exceed 35' in width, and thus are subject to this requirement.

Building B2 will provide variation by a minimum of 2' intervals that comply with Section 144.4 requirements. See Plans, p. A-B.31 for details.

The other three multi-family buildings and/or Senior Building, i.e. buildings A1, B1 and C1 on Plans, pp. A-A.30, A-B.31/32/33/34, and A.C-30/31, respectively, will require a PUD exception from this requirement. All of the buildings requesting this exception will provide significant variation in massing, but not in technical compliance with the requirements.

Despite the fact that buildings A1, B1, and C1 do not strictly comply, each of these buildings is consistent with the intent of Section 144.1 requirements, which is to break down building scale and massing, so that the buildings are perceived at an appropriate scale. The architectural features that accomplish the objective of Section 144.1 facade variation include Juliette balconies, pilasters, pedestrian entries to dwellings, as well as overall variation in building facade design, materials and color scheme. Requiring strict compliance for the three buildings would not result in any better design. The requested exception is quite minimal and justified given the size of the Project as well as the features proposed in each of the three applicable buildings.

Freight Loading. Off-street loading is required for residential and institutional uses only if gross floor area exceeds 100,000 sf, and thereafter loading is required as follows: 1 space if residential area is between 100,001 sf and 200,000 sf; 2 spaces between 200,001 sf and 500,000 sf; and 3 spaces plus 1 additional for each additional 400,000 sf above 500,000 sf of residential use. Retail uses up to 10,000 sf do not require any loading spaces. Off-street loading spaces must be at minimum 35' in length, 12' in width, and 14' in vertical clearance.

The Project includes 727,467 gsf of residential and institutional area, requiring a total of 4 freight loading spaces. With 4,812 gsf of retail (restaurant) uses, no freight loading spaces are required for the restaurant component in Block C. One loading stall will be provided in each of the multi-

family buildings (A1, B1 and B2), and two loading spaces will be provided in the Senior Building (C1), for a total of 5 loading spaces. The Project complies with the required number of loading spaces, however, some of the spaces that are provided do not meet the dimensional requirements. PUD modification is requested from the required loading space dimensions. The proposed loading spaces are sized at 8'6" W x 18' L (building A1), 8' W x 18' L (building B1), 8' W x 18' L (building B2), and 12' W x 40' L (for 2 spaces in building C1). This means that the two spaces in the C1 building do comply with the dimensional requirements, but the other loading spaces do not.

The smaller loading stalls can be accommodated within the below-grade garages, without necessitating larger entrances, larger garages, and excessive internal turning radii within the garages. The Project's multi-family buildings on Block A and B provide residential uses only. The anticipated loading space needs for move-in and move-out traffic are anticipated to be infrequent, and do not necessarily require larger 35' long trucks. The other loading needs are associated with daily/weekly deliveries by parcel delivery services (such as Amazon, UPS, FedEx, etc.) which are typically done by smaller trucks that are also not 35' in length and can be accommodated primarily by on-street parking and/or loading spaces. The Project also provides yellow on-street loading curbs, which can accommodate e.g. food delivery services.

Block C will include two loading spaces that are accessible from their own dedicated entrance along Maple Street. These two spaces are 40' long and 12' wide, and thus comply with the dimensional requirements. The number, location and sizing of the loading spaces in Block C is expected to be adequate for the 158 senior residential units and 74 institutional assisted living and memory care units.

Overall, the Project's loading spaces have been designed for the proposed uses and anticipated delivery and loading functions, which includes compliance with the overall quantity of spaces, but warrants PUD exception from the loading space dimensional requirements for two of the required spaces (with the other two spaces complying).

- iv. **Bulk.** Bulk limits under Planning Code Section 270 apply in the 80-E height and bulk district, but not in the 40-X district. Those portions of the Property that are in the 80-E district are subject to maximum length of 110' and maximum diagonal dimension of 140' above 65' building height. Only 3 of the proposed 19 new buildings will exceed 65' in height, all of which are within the 80-E height and bulk district. The buildings that require PUD exception from bulk requirements are multi-family buildings and/or Senior Building that are located on larger lots, consisting of B1 on a 68,131-sf lot, B2 on a 13,208-sf lot, and C1 on a 68,943-sf lot.

The way in which bulk is now measured by Planning (as a result of one Board of Appeals case in 2023) is with one bulk measurement per building despite the fact that the building may have multiple separate towers or building components above building base or basement. Given the large size of the B1, B2 and C1 lots, it is impossible to strictly comply with the bulk requirements and to provide new housing units in an amount consistent with the zoning, in the absence of creating a much taller building e.g. with the use of State Density Bonus Law. The Project is fully consistent with the intent of the bulk requirements by breaking down the building mass via

variation in building massing, design and overall shape. If bulk were measured based on distinct building components, the Project would comply, as is shown in the diagrams on Plans, pp. A-B.15 and A-C.13.

In sum, three of the Project buildings do not technically comply with the bulk limits and thus are requesting a PUD exception, however, practically speaking the proposed design accomplished the objective behind Section 270 bulk limits.

- v. **Commercial Uses in R Districts.** *In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231. In addition to residential and institutional uses, RM-2 zoning district also allows Limited Corner Commercial uses (under Sec. 231) and Accessory uses (under Sec. 204.1 when accessory to residential uses). Additionally, under Section 304, projects that provide an outstanding overall design, and are approved as a PUD development, may merit well-reasoned modifications from certain Planning Code requirements, i.e. are eligible for PUD exceptions. Pursuant to Section 304 requirements, in R Districts commercial uses are allowed only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under the Planning Code.*

The intent of NC-1 zoning is to “encourage the full range of neighborhood-serving convenience retail sales and services at the first story...”, provided also that “commercial uses and features which would impact residential livability are prohibited.” Retail and restaurant uses are principally permitted in the NC-1 zoning, however, if a use proposes 3,000 sf or more of floor area a conditional use authorization is required.

Limited Corner Commercial uses under Section 231 are permitted provided they are within certain zoning districts, including RM, are located on or below the ground floor, in RM-2 district are within 50’ of the street intersection, would not requires an existing residential unit to be converted to the proposed commercial use, and in RM-2 do not exceed 1,200 sf of occupied floor area. Additionally, lots that occupy more than one corner of a given block are allowed an additional 1,200 sf, so long as the commercial space is distributed equitably throughout appropriate parts of the parcel or project.

The requirements for Accessory uses (that are for primary residential uses) under 204.1 limit accessory uses to no more than 1/3rd of the total floor area for the dwelling unit, and among other provisions do not permit the accessory use to be open to the general public.

The Project seeks a PUD exception to allow a 4,218-sf restaurant component in Block C that may be open to the general public, including the neighborhood residents and visitors to the senior citizens living in one of the 158 residential units or the assisted living and memory care residents in the 74 institutional units in the C-1 building. In addition to residential and institutional uses, RM-2 zoning district also allows Limited Corner Commercial uses (under Sec. 231) and Accessory uses (under Sec. 204.1 when accessory to residential uses). Additionally, under Section 304, projects that provide an outstanding overall design, and are approved as a PUD development,

may merit well-reasoned modifications from certain Planning Code requirements, i.e. are eligible for PUD exceptions. Pursuant to Section 304 requirements, in R Districts commercial uses are allowed only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under the Planning Code.

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As Limited Corner Commercial use, subject also to the NC-1 controls, the proposed restaurant is a permitted use that can advance the applicable zoning purposes by providing a neighborhood-serving retail use that would improve the livability of both the Project and neighborhood residents. With 158 residential senior dwelling units and 74 institutional units, building C-1 residents and their family members and other visitors will be able to enjoy lunch, dinner or other meals together without having to leave the building. Allowing neighborhood residents to also frequent the 4,812-sf restaurant component can provide residential neighbors a restaurant option close to their homes, but without impacting the (residential) character of the neighborhood since the proposed restaurant will be located inside the principally permitted mixed-use residential-institutional C-1 building, within the context of the overall Project.

As an Accessory use, the 4,812-sf restaurant is well within the 1/3rd square footage limit that applies under Section 204.1.¹ As is permitted for PUD projects, under Section 304 the applicable

¹ With 202,118 sf of residential use in C-1 building, up to 66,699 sf of the total area could be Accessory (residential) uses. The proposed publicly-accessible restaurant is just 2.4% of the total residential floor area in C-1.

NC-1 controls allow a non-residential retail/restaurant use in excess of 3,000 sf with a conditional use authorization, which the Project is also requesting.

In sum, the proposed restaurant with 4,812-gsf publicly accessible component could benefit the Project residents, visitors and neighbors, by providing a small yet appropriate use that is compatible and consistent with the 158 residential and 74 institutional units that are located in the same C-1 building. The restaurant would provide a neighborhood-serving use that is permitted with a PUD exception (for flexibility in combining the requirements under Sections 231 and 204.1), and a CUA for the proposed use size (in excess of 3,000 sf per NC-1 regulations).

- B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

The Project complies with the objectives and policies of the General Plan, as detailed below.

- 2) Provides off-street parking adequate for the occupancy proposed.

The fifteen single-family buildings (Buildings A3-A6, and B3-B13) will be provided with 2 spaces per unit (rounded up to two spaces per unit), for total of 30 spaces. The remaining 441 units in multi-family buildings (including 283 standard and 158 senior units) will be provided 1.04 spaces per unit, or 458 parking spaces. Each block complies also independently for the multi-family units, i.e. Block A provides 57 spaces for 45 units, Block B provides 292 spaces for 238 units, and Block C provides 109 spaces for 158 units.

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The Project will meet and significantly exceed the usable open space requirements of the Planning Code by providing both private and common usable open space across the Project site.

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

The redevelopment of the Project Site is regulated by the underlying RH-2 and RM-2 zoning designations, principally permitting up to two units per lot for the RH-2 Zoning Districts, and up to one unit per 600 square feet of lot area for the portions of the site within the RM-2 Zoning District. Planning Code Section 209.2 permits up to one unit per 600 square feet of lot area in an RM-2 District, and up to one unit per 400 square feet of lot area with a PUD. The properties within the RH-2 Zoning Districts will be primarily developed with an existing nine-unit building at 401 Cherry Street, and single-family buildings on separate parcels, with five such buildings on Block A and an additional five such buildings on Block B.

- 5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

As Limited Corner Commercial use, subject also to the NC-1 controls, the proposed restaurant is a permitted use that advances the applicable zoning purposes by providing a neighborhood-serving retail use opportunity that can improve the livability of both the Project and neighborhood residents. With 158 residential senior dwelling units and 74 institutional units, building C-1 residents and their family members and other visitors would be able to enjoy lunch, dinner or other meals together without having to leave the building. Allowing neighborhood residents to also frequent the 4,812-sf restaurant component would provide residential neighbors a restaurant option close to their homes, but without impacting the (residential) character of the neighborhood since the proposed restaurant will be located inside the principally permitted mixed-use residential-institutional C-1 building, within the context of the overall Project.

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The Project site is located within the 40-X and 80-E Height and Bulk districts. All of the Project buildings comply with the height limit

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The Project is not located within a NC District.

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

The Project is not located within a NC District.

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The Project is not located in an RTO or NCT District.

- 10) Provide Street trees as per the requirements of Section 138.1 of the Code.

Generally, one street tree is required for every 20 feet of street frontage. The Public Works Director may waive or modify these requirements when inadequate sidewalk width or interference with driveways, sub-sidewalk basements, or other pre-existing surface, sub-surface, or above-grade features render installation of the required trees in the required fashion impossible, impractical, and/or unsafe. Payment of an in-lieu fee is required for each tree not provided. With approximately 2,672 linear feet of street frontage, 134 street trees are required. The project will provide 93 street trees (28 existing street trees plus an additional 65 new street trees), and thus will seek a DPW waiver for 41 trees. Of the 94 total number of trees on the site, 12 are proposed to be retained, while the remaining 82 are proposed to be removed and will be replaced by an additional 184 new trees. The Project proposes to eliminate seven of the 14 existing curb cuts, with the remainder being reused. An additional nine new curb cuts are also proposed. Certain Project streetscape improvements include enhanced paving and landscaping where a Project's pedestrian pathways meet the public sidewalk. These improvements require a major encroachment permit from the Department of Public Works that is subject to Board of Supervisors approval. The encroachment permit imposes long-term maintenance responsibility and liability for these improvements on the Project Sponsor.

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

Project meets the requirements of Planning Code Section 132(g) and (h) and will provide landscaping within required front setback areas that are not occupied by pedestrian and vehicle entrances.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1.B

ADVANCE EQUITABLE HOUSING ACCESS.

Policy 5

Improve access to the available Affordable Rental and Homeownership units especially for disproportionately underserved racial and social groups.

OBJECTIVE 4.A

Substantially expand the amount of permanently affordable housing for extremely low- to moderate-income households.

Policy 24

Enable mixed-income development projects to maximize the number of permanently affordable housing units constructed, in balance with delivering other permanent community benefits that advance racial and social equity.

OBJECTIVE 4.B

Expand small and mid-rise multi-family housing production to serve our workforce, prioritizing middle-income household.

Policy 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES

Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

Policy 33

Prevent the outmigration of families with children and support the needs of families to grow.

Policy 34

Encourage co-housing to support ways for households to share space, resources, and responsibilities, especially to reinforce supportive relationships within and across communities and generations.

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS.

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.3

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

Policy 1.7

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

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

COMMERCE & INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

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 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

Policy 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Policy 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

Policy 23.3

Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

Policy 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3

Install pedestrian-serving street furniture where appropriate.

Policy 24.4

Preserve pedestrian-oriented building frontages.

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.

The Project proposes 456 new dwelling units, in addition to the nine existing dwelling units in the building at 401 Cherry Street, which is proposed to be preserved. The Project will address the need for family housing by including at least two bedrooms in approximately 63% of the units, not including the senior units in Block C. Additionally, the Project also proposes a variety of different housing types accommodating residents' different life stages, including single-family homes as well as multi-family units with studios, 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom units. The Project will also contribute to the City's affordable housing supply via compliance with the Section 415 Inclusionary Affordable Housing requirements.

The Project is in proximity to ample public transportation, being located on the 1-California, 1AX-California A Express, 1BX-California B Express, 2-Clement and 33-Ashbury/18th MUNI bus lines. As part of the Transportation Demand Management Plan, the Project will include various features that are intended to decrease auto usage and increase other modes of transportation. Additionally, the Project will provide cargo-bikes, bicycle repair station and maintenance services, and other features to encourage cycling. The Project will also consist of an overall makeover of the existing sidewalk and adjacent on-street parking areas, which are currently configured based on the existing hospital and medical uses. In addition to installation of street trees and streetscape improvements, the Project will widen the Maple Street sidewalks by eliminating the perpendicular parking and replacing it with parallel parking. A significant amount of landscaping will be added, and overall the Project will contribute positively to a more pedestrian-oriented, active street frontage.

The Project has been designed to be consistent with the scale of the surrounding neighborhood and responds appropriately to the immediate context. The existing hospital and medical uses have ceased at the site, and in its place, the Project proposes residential uses that are architecturally compatible with the surrounding context. The Project also respects its location and topography, by situating the buildings and setting the heights appropriately. The Project represents the sensitive in-fill of a now-underutilized site in an existing established residential neighborhood. The Project provides ample common usable open space to the building residents, as well as private open space directly accessible to 74 of the units, which are, on average, well in excess of the minimum private open space dimensions. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project site is proposing a small amount of neighborhood-serving retail uses. The Project will provide a total of 456 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The only existing residential building, with nine units at 401 Cherry Street, will be retained and renovated. With the net addition of 456 units and 74 institutional units, the Project will increase the City's housing supply and will contribute to neighborhood character with proposed compatible and high-quality design.

- c) That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by paying the in-lieu fee, in accordance with the

requirements of Planning Code Section 415.

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

The Project Site is well served by nearby public transportation options, being located along the 1- California, 1AX-California A Express, 1BX-California B Express, 2-Clement and 33-Ashbury/18th MUNI bus lines. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests. The Project is primarily a residential project, and thus will not create significant traffic that would overburden nearby streets. The Project includes 488 parking spaces for the 456 units and will eliminate the prior higher traffic and parking demanding hospital and medical uses.

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

The Project does not propose any office uses, and thus has no impact on this policy. The existing site also does not include any industrial or retail sector uses and thus none will be displaced by the Project.

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

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

- g) That landmarks and historic buildings be preserved.

The Project will preserve the historic façade of the Marshal Hale building on the northeast corner of California and Maple Streets, and will convert it to a mix of residential and institutional use. The remaining existing buildings that are proposed for demolition are not historic.

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

The Project will have no impact on any parks or open space, including their access to sunlight and vistas.

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

writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-003559CUA-03** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 10, 2025, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

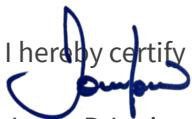
The Planning Commission has previously reviewed and considered the FEIR and the record as a whole and incorporates by reference herein the CEQA Findings contained in Motion No. 20677. All required mitigation and improvement measures identified in “EXHIBIT C” of Motion No. 20677 are included as conditions of approval and included as “EXHIBIT C.”

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 1, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS: None
ABSENT: None
ADOPTED: May 1, 2025

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a 456 new residential units in 19 buildings, a residential care facility, and retail space located at 3700 California Street, Lots 001, 052 & 053 in Assessor's Block 1015, Lots 001-009 in Assessor's Block 1016, and Lots 027 & 028 in Assessor's Block 1017 pursuant to Planning Code Section(s) 209, 303, and 304 within the RH-2 (Residential-House, Two-Family) and RM-1 (Residential-Mixed, Low Density) Districts and a 40-X and 80-E Height and Bulk Districts; in general conformance with plans, dated April 10, 2025, and stamped "EXHIBIT B" included in the docket for Record No. 2027-003559CUA-03 and subject to conditions of approval reviewed and approved by the Commission on May 1, 2025 under Motion No. **21731**. 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 Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with 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 May 1, 2025 under Motion No. **21731**.

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

6. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval. The conditions of approval under the 'Exhibit C' of this Planning Commission Motion shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project.

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at

628.652.7366, www.sfplanning.org

- 11. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Project is proposing to locate the vaults within the project site. .

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

- 12. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the required front setback areas shall be surfaced in permeable materials and further, that 20% of the required front setback areas shall be landscaped with approved plant species. The size and species of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Parking and Traffic

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

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

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

- 14. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 225 Class 1 and 23 Class 2 spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the Project Sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may

request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

- 15. Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.4, the Project shall provide no fewer than four (4) showers and 24 clothes lockers for the institutional uses in Block C.

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

- 16. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than two (2) off-street parking spaces for each of the 15 single-family units and 1.5 spaces per unit for the multi-family units.

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

- 17. Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide no less than four off-street loading spaces.

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

- 18. Car Share.** Pursuant to Planning Code Section 166, no fewer than three (3) car share spaces shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

- 19. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

Provisions

- 20. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366,

www.sfplanning.org

- 21. 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*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7366,
www.sfplanning.org*

- 23. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7366,
www.sfplanning.org*

- 24. 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 Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- A. **Requirement.** Pursuant to Planning Code Sections 415.5 and 415A, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is sixteen and four tenths of one percent (16.4%) because it is a qualifying Pipeline Project. The Project Sponsor shall pay the applicable Affordable Housing Fee prior to the issuance of the first construction document for every building permit application on a pro-rated basis for each building and/or phase.

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

- B. **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 the terms of the 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 Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the

Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at: <https://www.sf.gov/information--inclusionary-housing-program-manuals>.

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 or rent.

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

- I. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document provided that the Fee is pro-rated and calculated separately for each building permit application based on the number of units and residential square footage in each such building permit application.
 - II. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy 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.
 - III. If project applicant 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 Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law, including interest and penalties, if applicable.
- C. **Expiration of the Temporary Inclusionary Rate Reductions pursuant to Section 415A.** Pursuant to Planning Code Section 415A.4(d)(2), the first construction document for the project must be issued no later than May 1, 2029. If the Project Sponsor does not obtain first construction document by May 1, 2029, the applicable Affordable Housing rate shall be the rates in effect at the time of the issuance of the first construction document. "First Construction Document" is defined by Section 107A.13.1 of the Building Code as "the first building permit issued for a development project or, in the case of a site permit, the first building permit addendum issued or other document that authorizes construction of the development project. Construction document shall not include permits or addenda for demolition, grading, shoring, pile driving, or site preparation work."

Monitoring - After Entitlement

25. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for

appropriate enforcement action under their jurisdiction.

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

- 26. Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 350 and work with the Planning Department for information about compliance.

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

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

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

Operation

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

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

- 29. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

3700 CALIFORNIA STREET

SAN FRANCISCO, CA



PLANNING COMMISSION HEARING SUBMITTAL

PLANNING DEPARTMENT CASE NO. 2017-003559CUA-03

MAY 1, 2025

3700 CALIFORNIA STREET SAN FRANCISCO, CA

ARCHITECTURE

	DATE	DESCRIPTION	SCALE
A-00.00 : EXISTING SITE			
A-00.000		COVER SHEET	N.T.S
A-00.00		DRAWING LIST	N.T.S
A-00.10		EXISTING SITE PLAN - LAND USE & BLDG HEIGHTS	1"=64'-0"
A-00.11		EXISTING SITE PLAN DIAGRAMS - ZONING, HEIGHT & BULK DISTRICTS, EXISTING LO...	1"=64'-0"
A-00.12		EXISTING SITE PLAN - VEHICULAR CURB CUTS	1"=64'-0"
A-00.13		EXISTING SITE PHOTOS - OVERALL AERIAL VIEW	N.T.S.
A-00.14		EXISTING SITE PHOTOS - BLOCK A	N.T.S.
A-00.15		EXISTING SITE PHOTOS - BLOCK B	N.T.S.
A-00.16		EXISTING SITE PHOTOS - BLOCK C	N.T.S.

A-01.00 : OVERALL PROJECT			
A-01.10		PROPOSED SITE PLAN - PROPOSED BLDG TYPE, NUMBER OF UNITS, LVLS ABOVE...	1/64" = 1'-0"
A-01.11		PROPOSED SITE PLAN DIAGRAMS - ZONING, HEIGHT & BULK, PROPOSED LOT LINES	1/64" = 1'-0"
A-01.12		PROPOSED SITE PLAN DIAGRAMS - PROPOSED VEHICULAR CURB CUTS	1/64" = 1'-0"
A-01.13		PROPOSED SITE PLAN DIAGRAMS - PROPOSED CURB COLORS & STREET PARKING	1/64" = 1'-0"
A-01.14		PROPOSED SITE PLAN DIAGRAMS - ROOF PLAN	1/64" = 1'-0"
A-01.15		PROPOSED SITE PLAN DIAGRAMS - ILLUSTRATIVE SITE PLAN	1/64" = 1'-0"

A-A.00 : BLOCK A			
A-A.00		BLOCK A TITLE SHEET	1/32"=1'-0"
A-A.10		BLOCK A BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET	1/32"=1'-0"
A-A.11		BLOCK A BUILDING HEIGHT DIAGRAM - CHERRY STREET	1/32"=1'-0"
A-A.12		BLOCK A BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET	1/32"=1'-0"
A-A.15		BLOCK A: BULK LIMIT COMPLIANCE DIAGRAM	1/32"=1'-0"
A-A.20		BLOCK A RH-2 HEIGHT COMPLIANCE - A1	1"=20'-0"
A-A.21		BLOCK A RH-2 HEIGHT COMPLIANCE - A2 (EXISTING 401 CHERRY), A3	1"=20'-0"
A-A.22		BLOCK A RH-2 HEIGHT COMPLIANCE - A4, A5	1"=20'-0"
A-A.23		BLOCK A RH-2 HEIGHT COMPLIANCE - A6	1"=20'-0"
A-A.30		BLOCK A RM-2 FACADE MODULATION	1/32"=1'-0"
A-A.35		BLOCK A PROJECTIONS OVER STREET - A2 (EXISTING 401 CHERRY)	1"=20'-0"
A-A.40		BLOCK A FRONT SETBACKS	1/32"=1'-0"
A-A.45		BLOCK A REAR SETBACKS & SECTION 134	1/32"=1'-0"
A-A.46		BLOCK A OPEN SPACE	1/32"=1'-0"
A-A.50		BLOCK A PARKING DIAGRAM - GROUND FLOOR LEVEL	1/32"=1'-0"
A-A.51		BLOCK A PARKING DIAGRAM - LEVEL 2	1/32"=1'-0"

A-B.00 : BLOCK B			
A-B.00		BLOCK B TITLE SHEET	1/32"=1'-0"
A-B.10		BLOCK B BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET	1/32"=1'-0"
A-B.11		BLOCK B BUILDING HEIGHT DIAGRAM - CHERRY STREET	1/32"=1'-0"
A-B.12		BLOCK B BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET	1/32"=1'-0"
A-B.13		BLOCK B BUILDING HEIGHT DIAGRAM - MAPLE STREET	1/32"=1'-0"
A-B.15		BLOCK B: BULK LIMIT COMPLIANCE DIAGRAM	1/32"=1'-0"
A-B.20		RH-2 HEIGHT COMPLIANCE DIAGRAM - B1, B8	1"=20'-0"
A-B.21		RH-2 HEIGHT COMPLIANCE DIAGRAM - B9, B10	1"=20'-0"
A-B.22		RH-2 HEIGHT COMPLIANCE DIAGRAM - B11	1"=20'-0"
A-B.23		RH-2 HEIGHT COMPLIANCE DIAGRAM - B12, B13	1"=20'-0"
A-B.31		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.32		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.33		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.34		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.40		BLOCK B FRONT SETBACKS	1/32"=1'-0"
A-B.45		BLOCK B REAR SETBACKS & SECTION 134	1/32"=1'-0"
A-B.46		BLOCK B OPEN SPACE	1/32"=1'-0"
A-B.50		BLOCK B PARKING DIAGRAM - B1 BASEMENT 1 & B2 BASEMENT 2	1/32"=1'-0"
A-B.51		BLOCK B PARKING DIAGRAM - B1 LEVEL 1 & B2 BASEMENT 1	1/32"=1'-0"
A-B.52		BLOCK B PARKING DIAGRAM - B1 LEVEL 2 & B2 LEVEL 1	1/32"=1'-0"

A-C.00 : BLOCK C			
A-C.00		BLOCK C TITLE SHEET	1/32"=1'-0"
A-C.10		BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET	1/32"=1'-0"
A-C.11		BUILDING HEIGHT DIAGRAM - MAPLE STREET	1/32"=1'-0"
A-C.12		BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET	1/32"=1'-0"
A-C.13		BLOCK C: BULK COMPLIANCE DIAGRAM	1/32"=1'-0"
A-C.30		RM-2 BUILDING MODULATION	1/32"=1'-0"
A-C.31		RM-2 BUILDING MODULATION	1/32"=1'-0"
A-C.40		FRONT SETBACKS	1/32"=1'-0"
A-C.45		REAR SETBACKS & SECTION 134	1/32"=1'-0"
A-C.46		BLOCK C OPEN SPACE	1/32"=1'-0"
A-C.50		PARKING DIAGRAM - LEVEL 1	1/32"=1'-0"
A-C.51		PARKING DIAGRAM - LEVEL 2	1/32"=1'-0"

A-04.00 : SITE SECTIONS			
A-04.00		SITE SECTIONS TITLE SHEET	N.T.S
A-04.01		W-E SITE SECTION A	1"=64'-0"
A-04.02		E-W SITE SECTION B	1"=64'-0"
A-04.10		BLOCK A TITLE SHEET	N.T.S
A-04.11		N-S SECTION 1	1/32"=1'-0"
A-04.12		N-S SECTION 2	1/32"=1'-0"
A-04.13		W-E SECTION 1	1/32"=1'-0"
A-04.20		BLOCK B TITLE SHEET	N.T.S
A-04.21		N-S SECTION 3	1/32"=1'-0"
A-04.22		N-S SECTION 4	1/32"=1'-0"
A-04.23		N-S SECTION 5	1/32"=1'-0"
A-04.24		N-S SECTION 6	1/32"=1'-0"
A-04.25		W-E SECTION A	1/32"=1'-0"
A-04.26		E-W SECTION B	1/32"=1'-0"

A-04.30		BLOCK C TITLE SHEET	N.T.S
A-04.31		N-S SECTION 7	1/32"=1'-0"
A-04.32		N-S SECTION 8	1/32"=1'-0"
A-04.33		W-E SECTION A	1/32"=1'-0"

A-05.00 : MATERIALS			
A-05.00		PROJECT SUMMARY TITLE SHEET	N.T.S.
A-05.10		BLOCK A - SACRAMENTO STREET	1/32"=1'-0"
A-05.11		BLOCK A - CHERRY STREET	1/32"=1'-0"
A-05.12		BLOCK A - CALIFORNIA STREET	1/32"=1'-0"
A-05.20		BLOCK B - SACRAMENTO STREET	1/32"=1'-0"
A-05.21		BLOCK B - CHERRY STREET	1/32"=1'-0"
A-05.22		BLOCK B - CALIFORNIA STREET	1/32"=1'-0"
A-05.23		BLOCK B - MAPLE STREET	1/32"=1'-0"
A-05.30		BLOCK C - SACRAMENTO STREET	1/32"=1'-0"
A-05.31		BLOCK C - MAPLE STREET	1/32"=1'-0"
A-05.32		BLOCK C - CALIFORNIA STREET	1/32"=1'-0"
A-05.40		MATERIAL BOARDS	N.T.S.
A-05.41		STONE VENEER, GFRC, OR SIM.	N.T.S.
A-05.42		STONE VENEER, GFRC, OR SIM.	N.T.S.
A-05.43		CAST STONE & GFRC	N.T.S.
A-05.50		BRICK VENEER	N.T.S.
A-05.60		STUCCO	N.T.S.
A-05.61		STUCCO	N.T.S.
A-05.70		SHINGLES	N.T.S.
A-05.71		PAINTED SIDING	N.T.S.
A-05.80		PAINTED METAL	N.T.S.
A-05.90		ASPHALT SHINGLES	N.T.S.
A-05.91		ROOF TILES	N.T.S.

A-06.00 : RENDERINGS			
A-06.00		RENDERING TITLE SHEET	N.T.S.
A-06.10		EIR VIEWS	N.T.S.
A-06.11		JORDAN AVENUE - EXISTING	N.T.S.
A-06.12		JORDAN AVENUE - PROPOSED	N.T.S.
A-06.13		COMMONWEALTH AVENUE - EXISTING	N.T.S.
A-06.14		COMMONWEALTH AVENUE - PROPOSED	N.T.S.
A-06.15		PARKER AVENUE - EXISTING	N.T.S.
A-06.16		PARKER AVENUE - PROPOSED	N.T.S.
A-06.17		CALIFORNIA STREET - EXISTING	N.T.S.
A-06.18		CALIFORNIA STREET - PROPOSED	N.T.S.
A-06.19		CHERRY STREET - EXISTING	N.T.S.
A-06.20		CHERRY STREET - PROPOSED	N.T.S.
A-06.21		SACRAMENTO STREET - EXISTING	N.T.S.
A-06.22		SACRAMENTO STREET - PROPOSED	N.T.S.
A-06.30		ADDITIONAL VIEWS	N.T.S.
A-06.31		CALIFORNIA STREET AT CHERRY	N.T.S.
A-06.32		CALIFORNIA STREET	N.T.S.
A-06.33		MAPLE STREET	N.T.S.
A-06.34		SACRAMENTO STREET	N.T.S.
A-06.40		AERIAL VIEW	N.T.S.
A-06.41		AERIAL VIEW - EXISTING	N.T.S.
A-06.42		AERIAL VIEW - PROPOSED	N.T.S.

A-07.00 : PROJECT SUMMARY			
A-07.00		PROJECT SUMMARY TITLE SHEET	N.T.S.
A-07.01		PROJECT SUMMARY	N.T.S.
A-07.10		PROPOSED SITE PLAN DIAGRAMS - LOT COVERAGE	1/32"=1'

UNIT LAYOUTS			
A0.01-C: BLOCK A			
A0.00-A		UNIT LAYOUTS TITLE SHEET	N.T.S
A0.01-A		BLOCK A UNIT COUNT	N.T.S
A2.01-A1		BUILDING PLANS - FLOOR 1 - A1	1"=20'-0"
A2.02-A1		BUILDING PLANS - FLOOR 2 - A1	1"=20'-0"
A2.03-A1		BUILDING PLANS - FLOOR 3 - A1	1"=20'-0"
A2.04-A1		BUILDING PLANS - FLOOR 4 - A1	1"=20'-0"
A2.05-A1		BUILDING PLANS - FLOOR 5 - A1	1"=20'-0"
A2.06-A1		BUILDING PLANS - ROOF - A1	1"=20'-0"
A2.01-A2		BUILDING PLANS - FLOOR 1, 2, 3 - A2	1"=20'-0"
A2.01-A3		BUILDING PLANS - FLOOR 1, 2, 3 - A4, A5, A5 SIM.	1"=20'-0"

A0.01-C: BLOCK B			
A0.01-B		BLOCK B UNIT COUNT	N.T.S
A2.00-1-B1		BUILDING PLAN - GARAGE - ZONE 1 - B1	1"=20'-0"
A2.00-2-B1		BUILDING PLAN - GARAGE - ZONE 2 - B1	1"=20'-0"
A2.01-1-B1		BUILDING PLAN - FLOOR 1 - ZONE 1 - B1	1"=20'-0"
A2.01-2-B1		BUILDING PLAN - FLOOR 1 - ZONE 2 - B1	1"=20'-0"
A2.02-1-B1		BUILDING PLAN - FLOOR 2 - ZONE 1 - B1	1"=20'-0"
A2.02-2-B1		BUILDING PLAN - FLOOR 2 - ZONE 2 - B1	1"=20'-0"
A2.03-1-B1		BUILDING PLAN - FLOOR 3 - ZONE 1 - B1	1"=20'-0"
A2.03-2-B1		BUILDING PLAN - FLOOR 3 - ZONE 2 - B1	1"=20'-0"
A2.04-1-B1		BUILDING PLAN - FLOOR 4 - ZONE 1 - B1	1"=20'-0"
A2.04-2-B1		BUILDING PLAN - FLOOR 4 - ZONE 2 - B1	1"=20'-0"
A2.05-1-B1		BUILDING PLAN - FLOOR 5 - ZONE 1 - B1	1"=20'-0"
A2.05-2-B1		BUILDING PLAN - FLOOR 5 - ZONE 2 - B1	1"=20'-0"
A2.06-1-B1		BUILDING PLAN - FLOOR 6 - ZONE 1 - B1	1"=20'-0"
A2.06-2-B1		BUILDING PLAN - FLOOR 6 - ZONE 2 - B1	1"=20'-0"
A2.07-1-B1		BUILDING PLAN - FLOOR 7 - ZONE 1 - B1	1"=20'-0"
A2.07-2-B1		BUILDING PLAN - FLOOR 7 - ZONE 2 - B1	1"=20'-0"
A2.08-1-B1		BUILDING PLAN - FLOOR 8 - ZONE 1 - B1	1"=20'-0"
A2.08-2-B1		BUILDING PLAN - FLOOR 8 - ZONE 2 - B1	1"=20'-0"
A2.09-1-B1		BUILDING PLAN - ROOF - ZONE 1 - B1	1"=20'-0"

A2.09-2-B1		BUILDING PLAN - ROOF - ZONE 2 - B1	1"=20'-0"
A2.G3-B2		BUILDING PLAN - GARAGE 3 - B2	1"=20'-0"
A2.G2-B2		BUILDING PLAN - GARAGE 2 - B2	1"=20'-0"
A2.G1-B2		BUILDING PLAN - GARAGE 1 - B2	1"=20'-0"
A2.01-B2		BUILDING PLAN - FLOOR 1 - B2	1"=20'-0"
A2.02-B2		BUILDING PLAN - FLOOR 2 - B2	1"=20'-0"
A2.03-B2		BUILDING PLAN - FLOOR 3 (FLOOR 4 SIM.) - B2	1"=20'-0"
A2.04-B2		BUILDING PLAN - FLOOR 5 - B2	1"=20'-0"
A2.05-B2		BUILDING PLAN - FLOOR 6 - B2	1"=20'-0"
A2.06-B2		BUILDING PLAN - FLOOR 7 - B2	1"=20'-0"
A2.07-B2		BUILDING PLAN - ROOF - B2	1"=20'-0"
A2.01-B3		BUILDING PLAN - FLOOR G-3 - B3	1"=1/16"
A2.01-B4-B9		BUILDING PLANS - FLOOR G-3 B4 (B5-B9 SIM.)	1"=1/16"
A2.01-B10-B11		BUILDING PLANS - FLOOR G-3 - B10 (B11 SIM.)	1"=1/16"
A2.01-B12-B13		BUILDING PLANS - FLOOR 1-3 - (B13 SIM.)	1"=1/16"

A0.01-C: BLOCK C			
A0.01-C		BLOCK C UNIT COUNT & GROSS FLOOR AREA	N.T.S
A2.01-1-C1		BUILDING PLAN - FLOOR 1 - C1 - ZONE 1	1"=20'-0"
A2.01-2-C1		BUILDING PLAN - FLOOR 1 - C1 - ZONE 2	1"=20'-0"
A2.02-1-C1		BUILDING PLAN - FLOOR 2 - C1 - ZONE 1	1"=20'-0"
A2.02-2-C1		BUILDING PLAN - FLOOR 2 - C1 - ZONE 2	1"=20'-0"
A2.03-1-C1		BUILDING PLAN - FLOOR 3 - C1 - ZONE 1	1"=20'-0"
A2.03-2-C1		BUILDING PLAN - FLOOR 3 - C1 - ZONE 2	1"=20'-0"
A2.04-1-C1		BUILDING PLAN - FLOOR 4 - C1 - ZONE 1	1"=20'-0"
A2.04-2-C1		BUILDING PLAN - FLOOR 4 - C1 - ZONE 2	1"=20'-0"
A2.05-1-C1		BUILDING PLAN - FLOOR 5 - C1 - ZONE 1	1"=20'-0"
A2.05-2-C1		BUILDING PLAN - FLOOR 5 - C1 - ZONE 2	1"=20'-0"
A2.06-1-C1		BUILDING PLAN - FLOOR 6 - C1 - ZONE 1	1"=20'-0"
A2.06-2-C1		BUILDING PLAN - FLOOR 6 - C1 - ZONE 2	1"=20'-0"
A2.07-1-C1		BUILDING PLAN - FLOOR 7 - C1 - ZONE 1	1"=20'-0"
A2.07-2-C1		BUILDING PLAN - FLOOR 7 - C1 - ZONE 2	1"=20'-0"
A2.08-1-C1		BUILDING PLAN - ROOF - C1 - ZONE 1	1"=20'-0"
A2.08-2-C1		BUILDING PLAN - ROOF - C1 - ZONE 2	1"=20'-0"

LANDSCAPE ARCHITECTURE

	DATE	DESCRIPTION	SCALE
L-01.00 : OVERALL LANDSCAPE PLAN			
L-00.00		LANDSCAPE COVER SHEET	1" = 60'-0"
L-01.00		OVERALL LANDSCAPE PLAN	1" = 60'-0"
L-01.01		STREETSCAPE PLAN - BLOCK A	1" = 40'-0"
L-01.02		SIDEWALK ENCROACHMENT - BLOCK A	1" = 20'-0"
L-01.03		STREETSCAPE PLAN - BLOCK B	1" = 40'-0"
L-01.04		SIDEWALK ENCROACHMENT - BLOCK B	1" = 20'-0"
L-01.05		STREETSCAPE PLAN - BLOCK C	1" = 40'-0"
L-01.06		SIDEWALK ENCROACHMENT - BLOCK C	1" = 20'-0"
L-02.00 : TREE SUMMARY			
L-02.00		TREE PLANTING AND REMOVAL SUMMARY	N/A
L-02.01		EXISTING TREE PLAN	1" = 60'-0"
L-02.02		PROPOSED STREET TREE PLAN	1" = 60'-0"
L-02.02A		COMPARISON PROPOSED STREET TREE PLAN	1" = 60'-0"
L-02.03		PRECEDENT NEIGHBORHOOD STREET TREES & FRONTAGE PLANTING	N/A

L-03.00 : STREET FURNISHING PLAN			
L-03.00		STREET FURNISHING PLAN	1" = 60'-0"
L-03.01		PRECEDENT FURNISHING & ENHANCED PAVING AT STREET	N/A
L-03.02		BETTER STREET	1" = 60'-0"

L-04.00 : PUBLIC R.O.W. SECTION PLAN - SACRAMENTO STREET			
L-04.00		PUBLIC R.O.W. SECTION PLAN - SACRAMENTO STREET	1" = 60'-0"
L-04.01		SACRAMENTO STREET - BLOCK A	1" = 30'-0" / 1" = 10'-0"
L-04.02		SACRAMENTO STREET - BLOCK B - WEST	1" = 30'-0" / 1" = 10'-0"
L-04.03		SACRAMENTO STREET - BLOCK B - EAST	1" = 30'-0" / 1" = 10'-0"
L-04.04		SACRAMENTO STREET - BLOCK C	1" = 30'-0" / 1" = 10'-0"

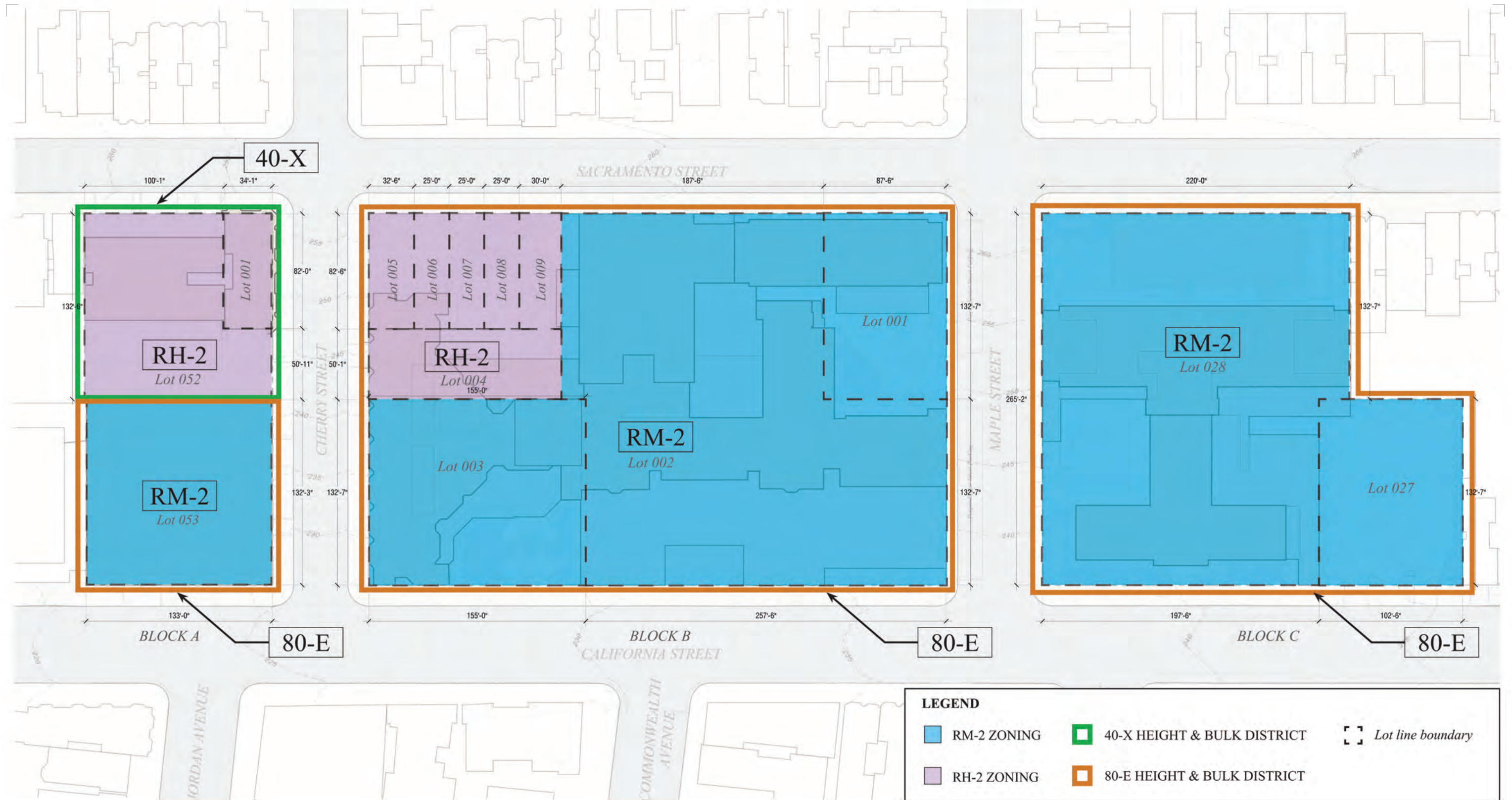
L-05.00 : PUBLIC R.O.W. SECTION PLAN - CALIFORNIA STREET			
L-05.00		PUBLIC R.O.W. SECTION PLAN - CALIFORNIA STREET	1" = 60'-0"
L-05.01		CALIFORNIA STREET - BLOCK A	1" = 30'-0" / 1" = 10'-0"
L-05.02		CALIFORNIA STREET - BLOCK B - WEST	1" = 30'-0" / 1" = 10'-0"
L-05.03		CALIFORNIA STREET - BLOCK B - EAST	1" = 30'-0" / 1" = 10'-0"
L-05.04		CALIFORNIA STREET - BLOCK C - WEST	1" = 30'-0" / 1" = 10'-0"
L-05.05		CALIFORNIA STREET - BLOCK C - EAST	1" = 30'-0" / 1" = 10'-0"

L-06.00 : PUBLIC R.O.W. SECTION PLAN - CHERRY STREET			
L-06.00		PUBLIC R.O.W. SECTION PLAN - CHERRY STREET	1" = 60'-0"
L-06.01		CHERRY STREET - NORTH	1" = 30'-0"
L-06.02		CHERRY STREET - SOUTH	1" = 30'-0" / 1" = 10'-0"

L-07.00 : PUBLIC R.O.W. SECTION PLAN - MAPLE STREET			
L-07.00		PUBLIC R.O.W. SECTION PLAN - MAPLE STREET	1" = 60'-0"
L-07.01		MAPLE STREET - NORTH	1" = 30'-0"
L-07.02		MAPLE STREET - MID BLOCK	1" = 30'-0" / 1" = 10'-0"
L-07.03		MAPLE STREET - SOUTH	1" = 30'-0"

CIVIL

	DATE	DESCRIPTION	SCALE
C-00.00 : CIVIL SHEET INDEX			
C-00.00		CIVIL COVER SHEET	1" = 80'
C-00.05		SHEET INDEX	1" = 80'



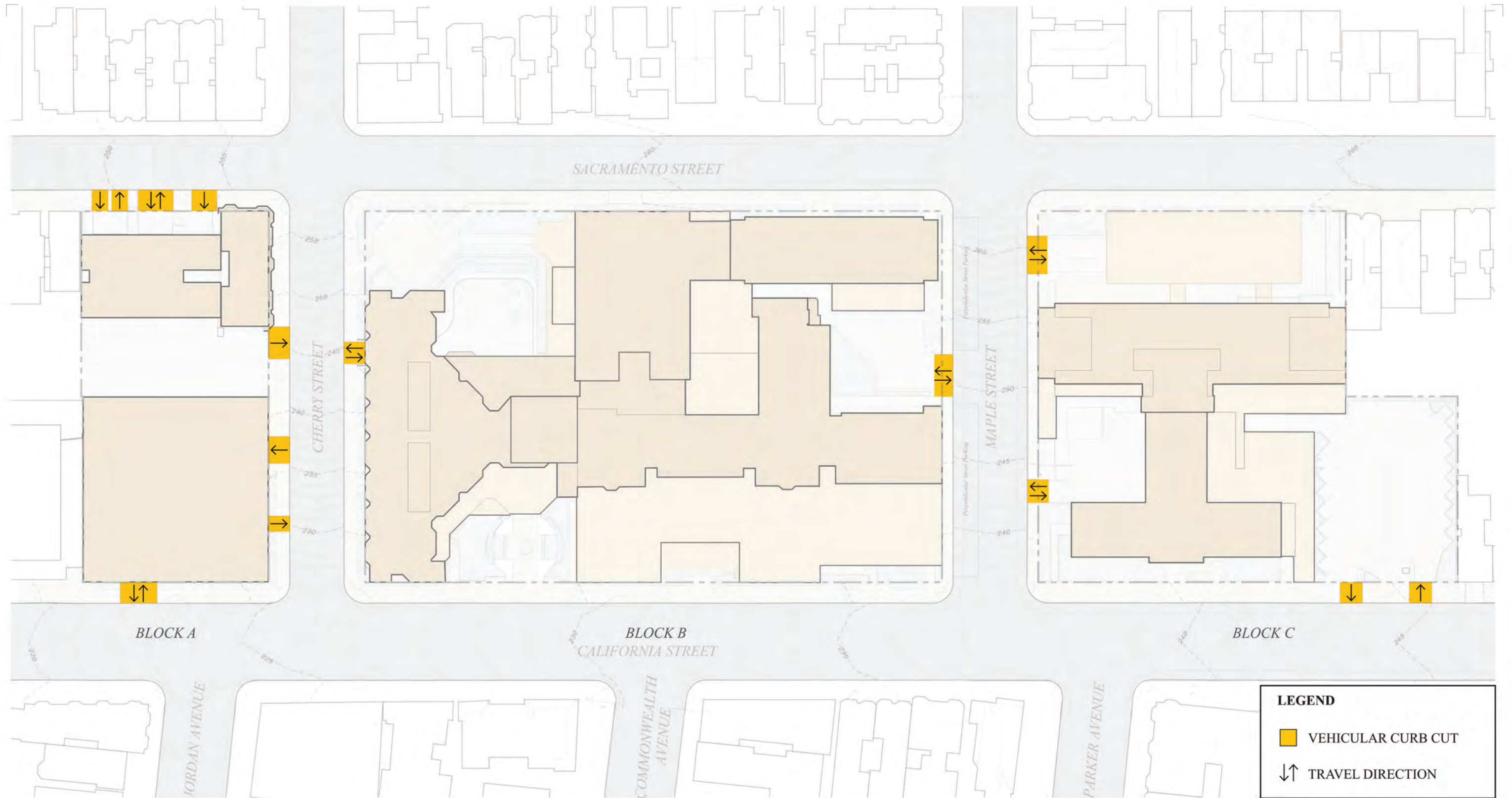
3700 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING SITE PLAN DIAGRAMS - ZONING, HEIGHT & BULK DISTRICTS, EXISTING LOT LINES

PUD/CU SUBMITTAL
APRIL 10, 2025

A-00.11

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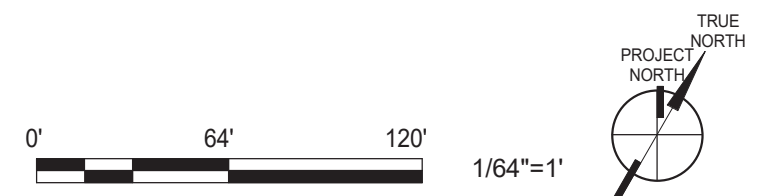


3700 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING SITE PLAN - VEHICULAR CURB CUTS

PUD/CU SUBMITTAL
APRIL 10, 2025

A-00.12



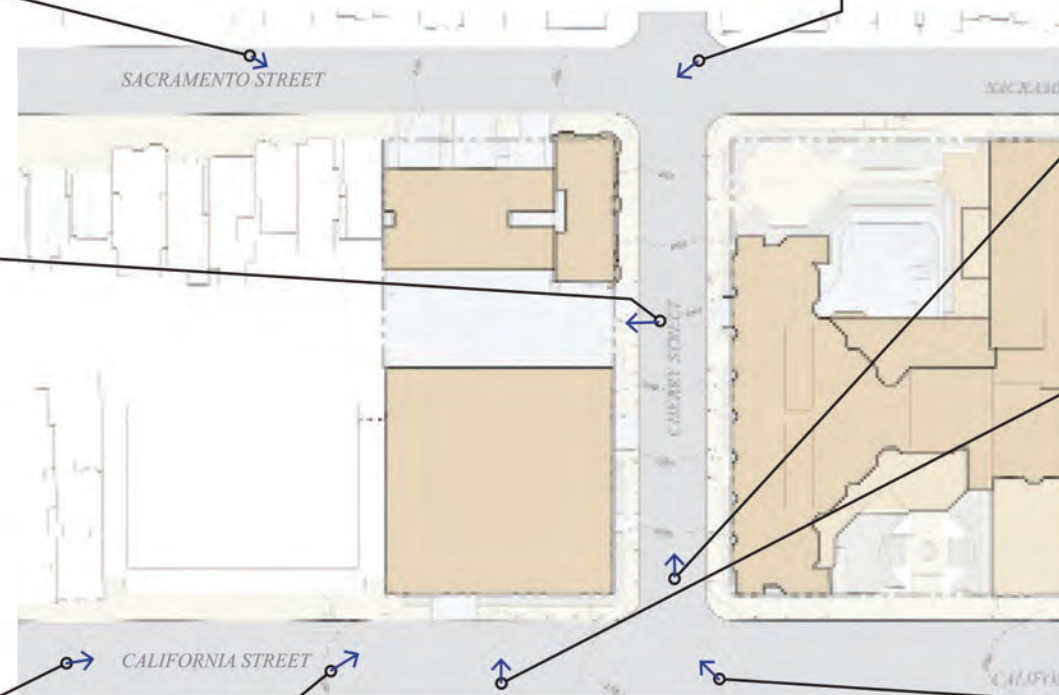
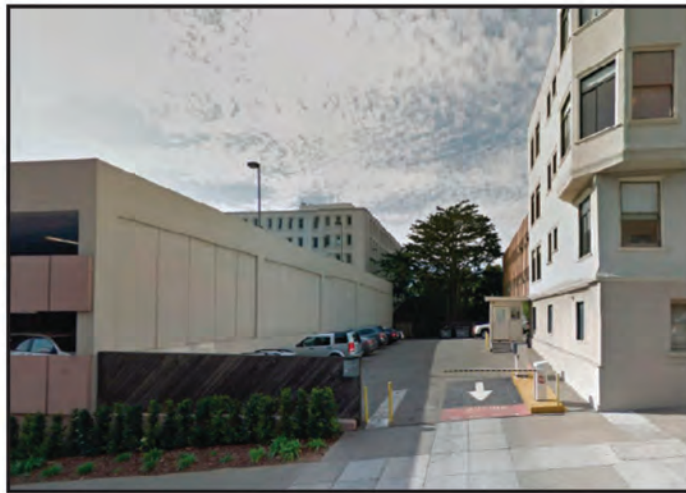


3700 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING SITE PHOTOS - OVERALL AERIAL VIEW

PUD/CU SUBMITTAL
APRIL 10, 2025

A-00.13

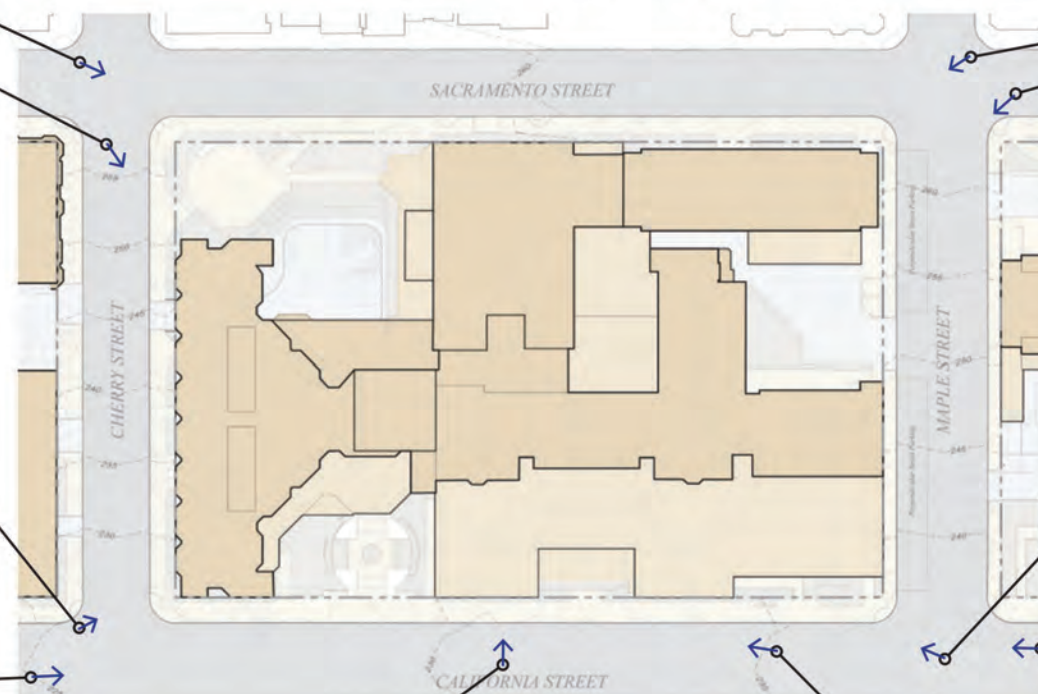


3700 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING SITE PHOTOS - BLOCK A

PUD/CU SUBMITTAL
APRIL 10, 2025

A-00.14

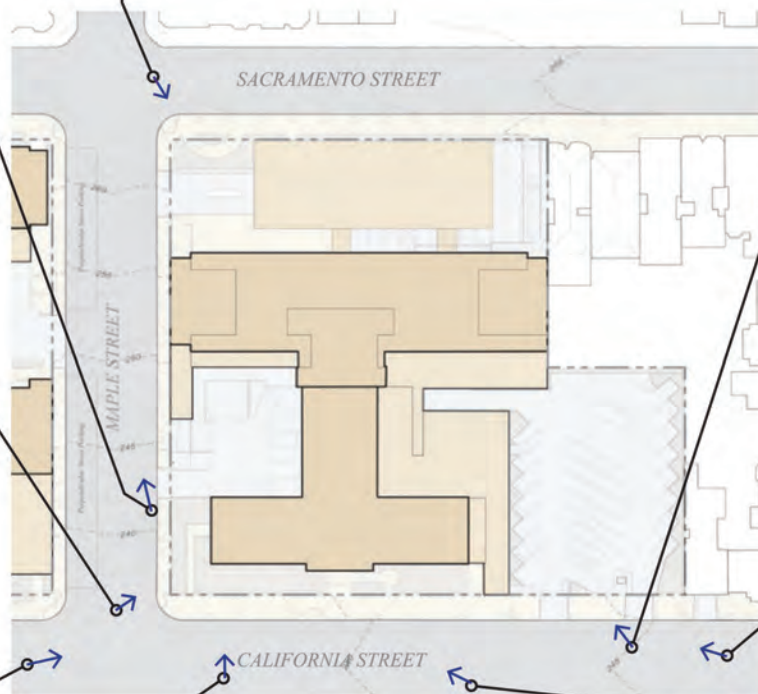


3700 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING SITE PHOTOS - BLOCK B

PUD/CU SUBMITTAL
APRIL 10, 2025

A-00.15

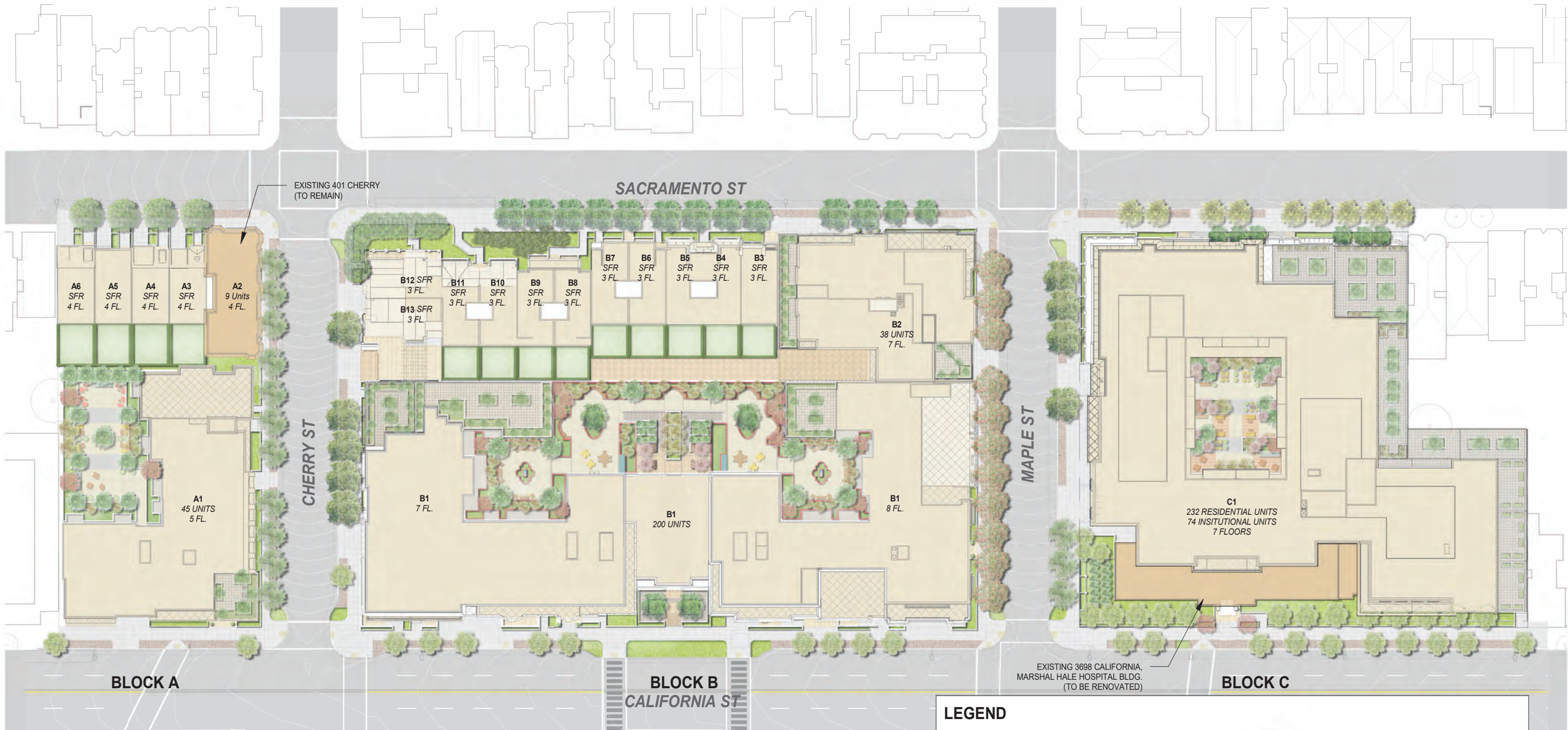


3700 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING SITE PHOTOS - BLOCK C

PUD/CU SUBMITTAL
APRIL 10, 2025

A-00.16



3700 CALIFORNIA STREET SAN FRANCISCO, CA

PROPOSED BUILDING TYPE,
NUMBER OF UNITS, LEVELS ABOVE SIDEWALK GRADE

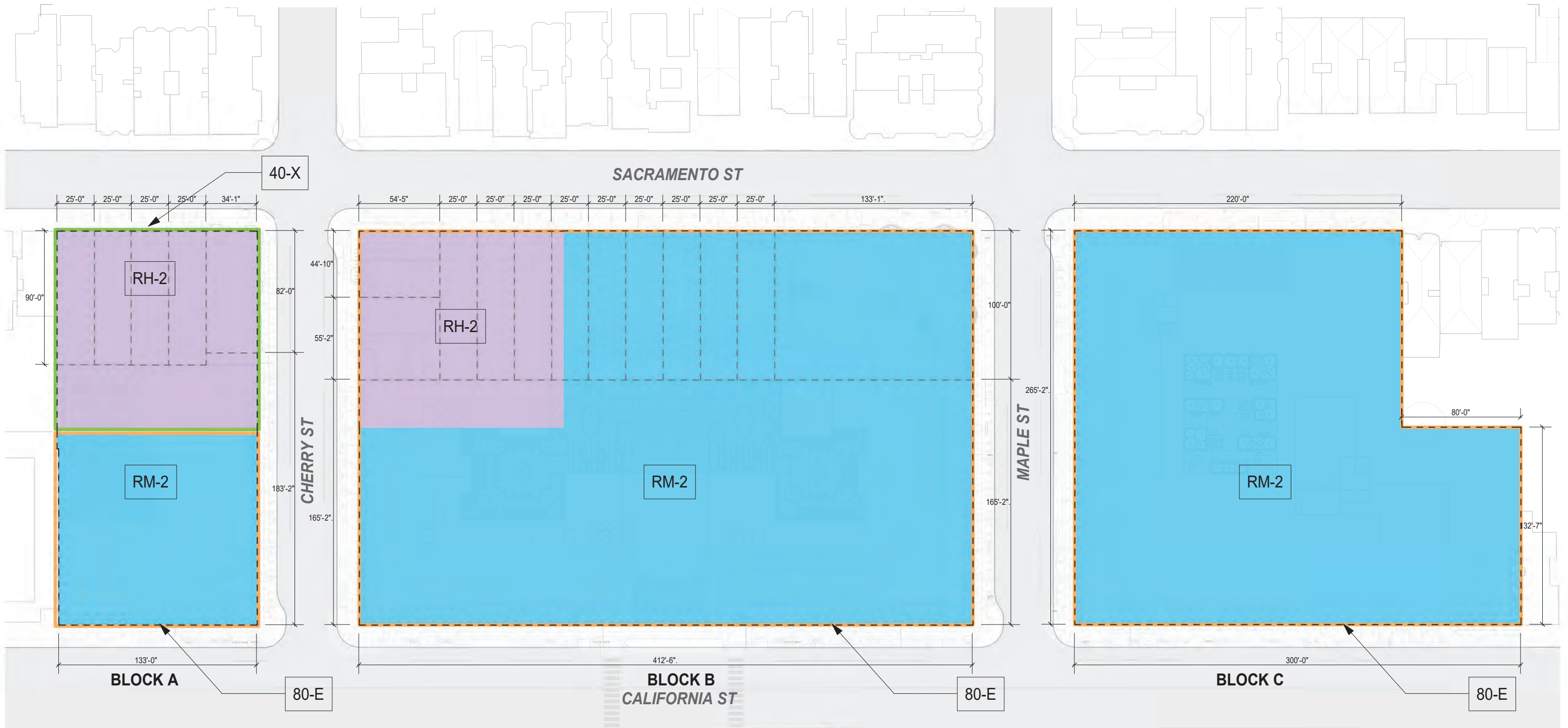
PROPOSED SITE PLAN

0' 64' 120' 1/64"=1'



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APRIL 10, 2025

A-01.10

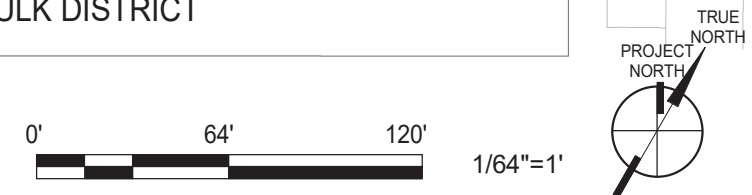


LEGEND

RM-2 ZONING
 40-X HEIGHT & BULK DISTRICT
 Lot line boundary

RH-2 ZONING
 80-E HEIGHT & BULK DISTRICT

ZONING, HEIGHT & BULK DISTRICTS, PROPOSED LOT LINES



3700 CALIFORNIA STREET SAN FRANCISCO, CA

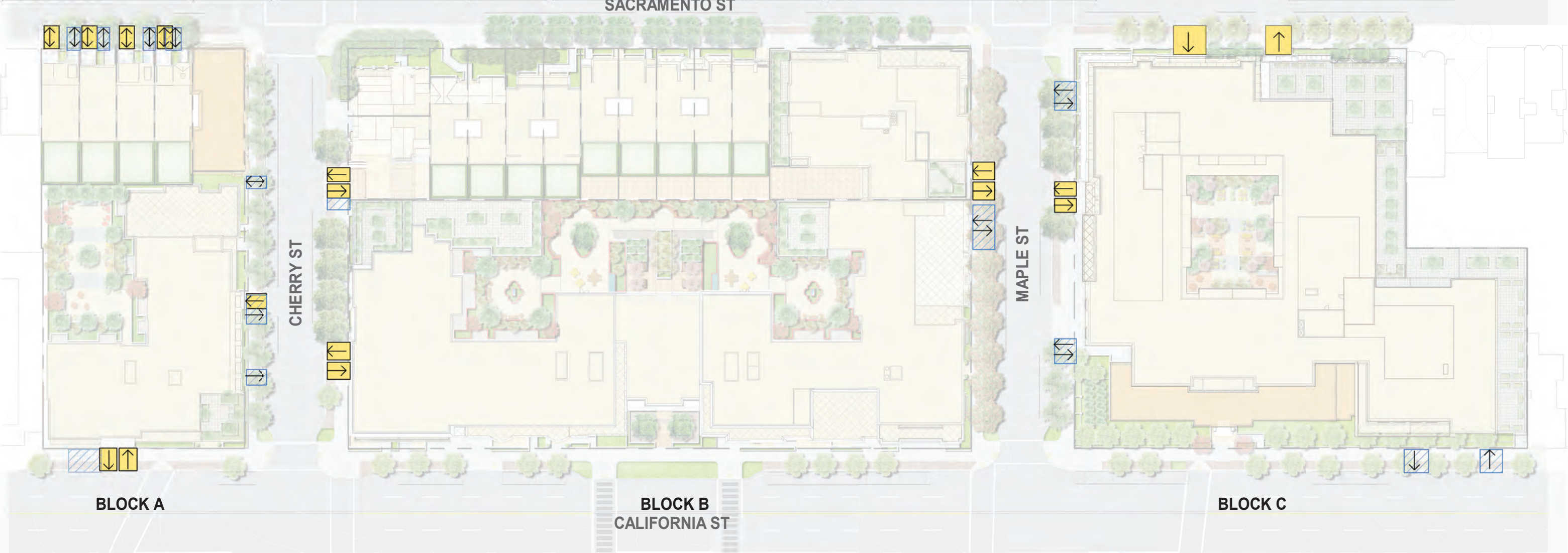
PROPOSED SITE PLAN - DIAGRAMS

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APRIL 10, 2025

A-01.11

CALIFORNIA STREET	Vehicular Curb Cuts	CHERRY STREET	Vehicular Curb Cuts	MAPLE STREET	Vehicular Curb Cuts	SACRAMENTO STREET	Vehicular Curb Cuts	OVERALL SITE	Vehicular Curb Cuts
EXISTING	4	EXISTING	4	EXISTING	4	EXISTING	4	EXISTING	16
To be re-used	2	To be re-used	1	To be re-used	0	To be re-used	0	To be re-used	3
To be removed	2	To be removed	3	To be removed	4	To be removed	4	To be removed	13
PROPOSED*	2	PROPOSED*	5	PROPOSED*	6	PROPOSED*	6	PROPOSED*	19
Net Change	-2	Net Change	+1	Net Change	2	Net Change	2	Net Change	3

*Previously Approved 2020	3	*Previously Approved 2020	9	*Previously Approved 2020	4	*Previously Approved 2020	7	*Previously Approved 2020	23
PROPOSED	2	PROPOSED	5	PROPOSED	6	PROPOSED	6	PROPOSED	19
NET	-1	NET	-4	NET	2	NET	-1	NET	-4



EXISTING STREET PARKING

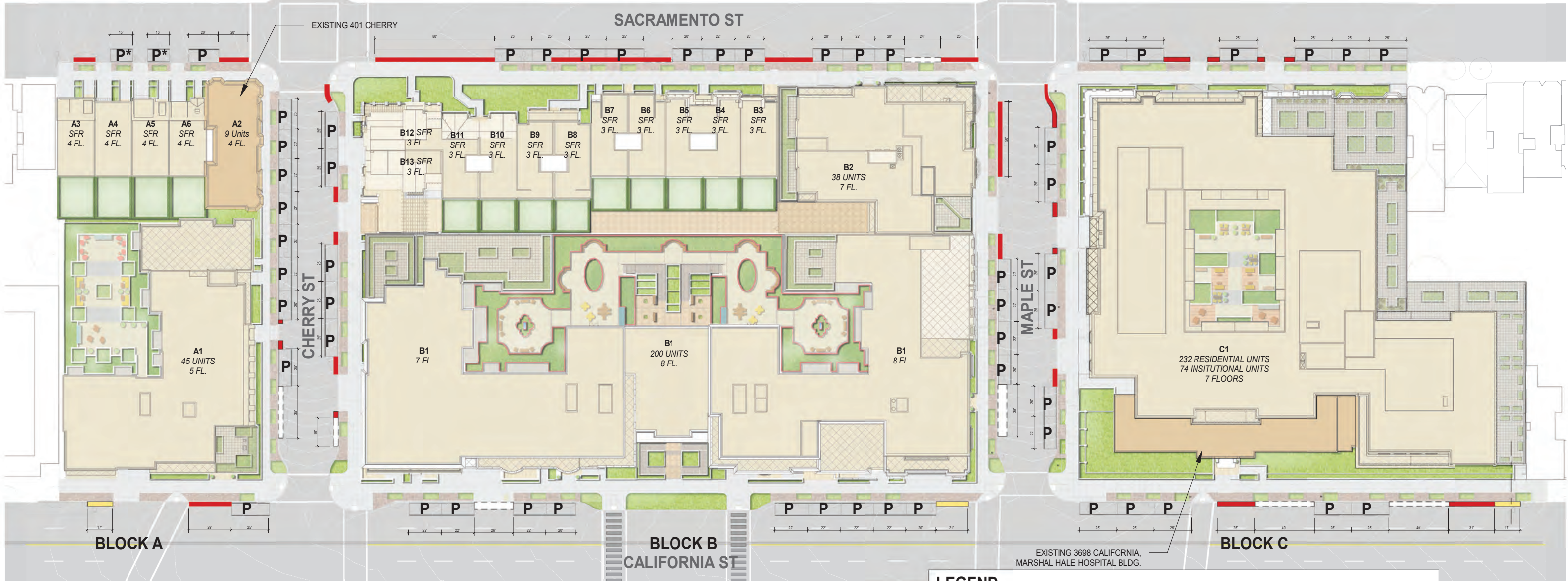
57 PARALLEL PARKING SPACES
24 PERPENDICULAR PARKING SPACES
3 ADA PERPENDICULAR PARKING SPACES
84 TOTAL STREET PARKING SPACES

PROPOSED STREET PARKING

57 PARALLEL PARKING SPACES
0 PERPENDICULAR PARKING SPACES
0 ADA PERPENDICULAR PARKING SPACES
57 TOTAL STREET PARKING SPACES

PREVIOUSLY ENTITLED

58 PARALLEL PARKING SPACES
0 PERPENDICULAR PARKING SPACES
0 ADA PERPENDICULAR PARKING SPACES
58 TOTAL STREET PARKING SPACES



NOTE

THE CITY OF SAN FRANCISCO WILL NOT STRIPE PARKING SPACES, SO THE PARKING LABELS ARE APPROXIMATIONS OF LOCATIONS WHERE LEGAL PARKING WOULD BE ALLOWED ASSUMING 20 TO 25 FEET FOR MOST PARKING SPACES, AND 15 TO 19 FEET FOR CONSTRAINED SPACES BETWEEN DRIVEWAYS.

LEGEND

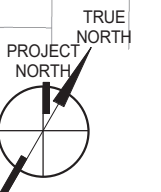
- RED CURB ZONE - "NO PARKING ZONE"
- WHITE CURB ZONE - "PASSENGER LOADING AND UNLOADING"
- YELLOW CURB ZONE - "TRASH PICKUP ZONE"
- P** PUBLIC PARKING
- P*** CONSTRAINED PUBLIC PARKING

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CURB COLORS & STREET PARKING

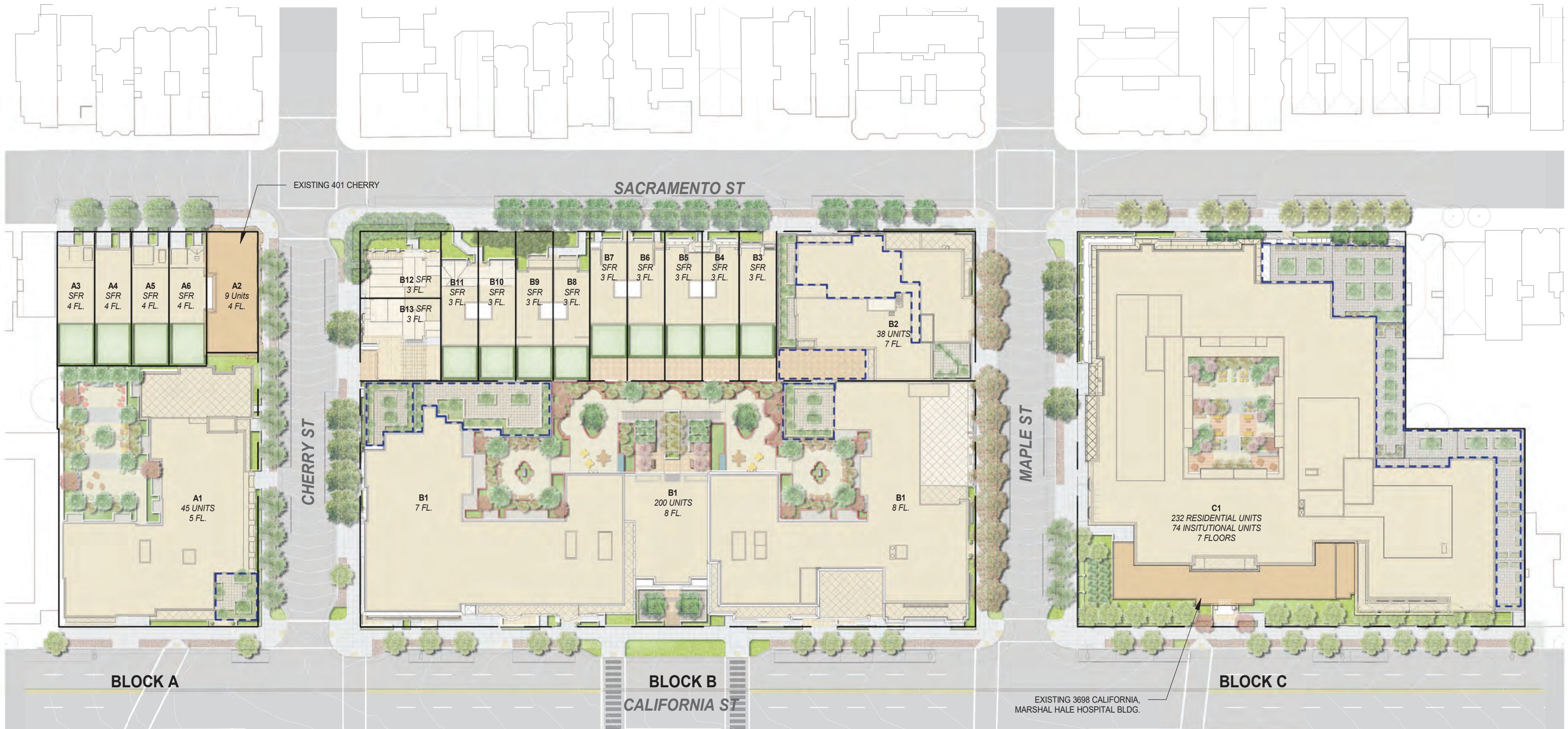
PROPOSED SITE PLAN - DIAGRAMS

0' 64' 120' 1/64"=1'



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APRIL 10, 2025

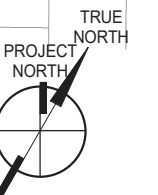
A-01.13



LEGEND

--- Common Area

0' 64' 120' 1/64"=1'



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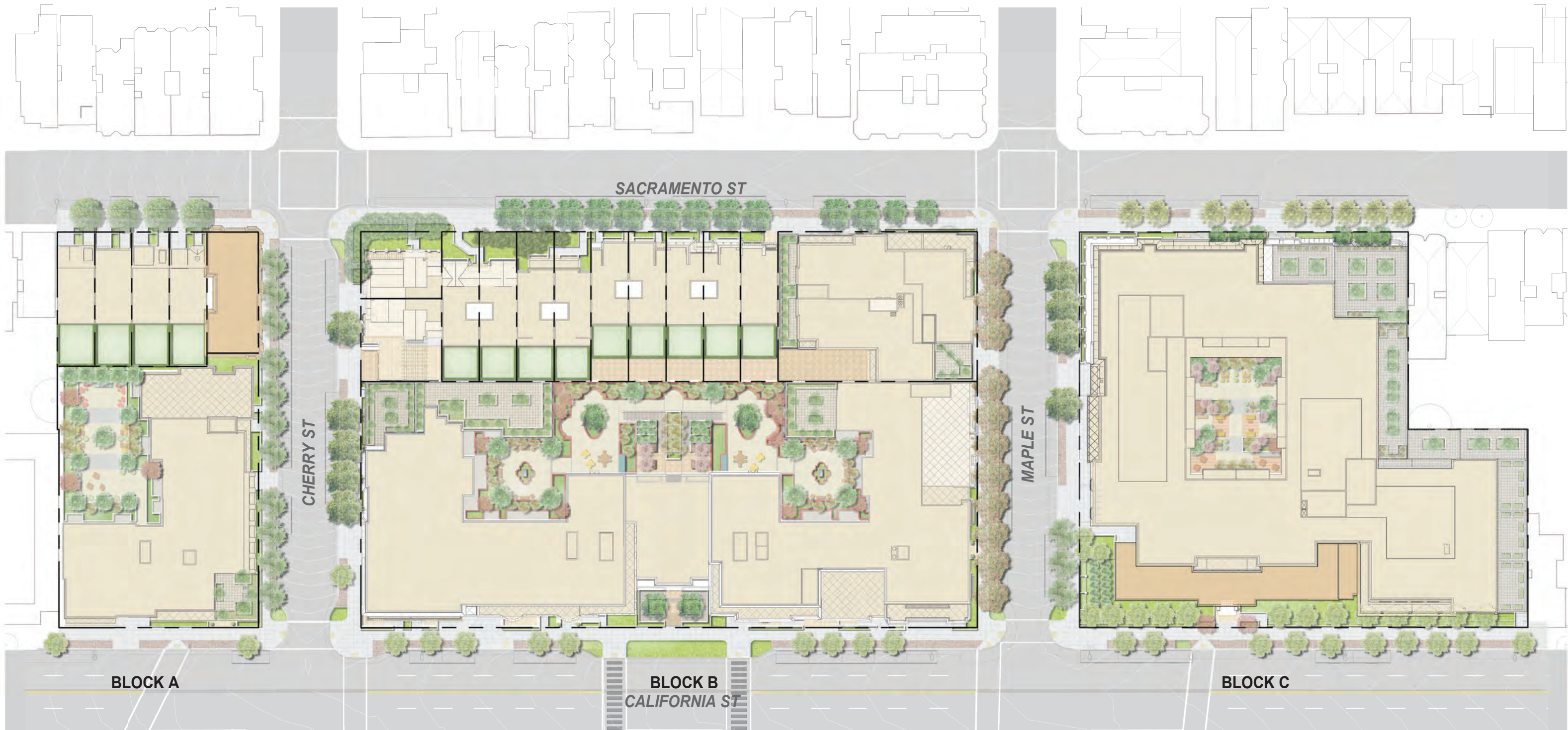
ROOF PLAN

PROPOSED SITE PLAN - DIAGRAMS

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APRIL 10, 2025

A-01.14

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ILLUSTRATIVE SITE PLAN PROPOSED SITE PLAN - DIAGRAMS

0' 64' 120' 1/64"=1'



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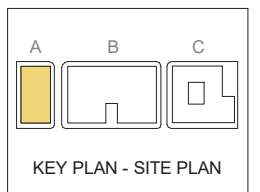
A-01.15

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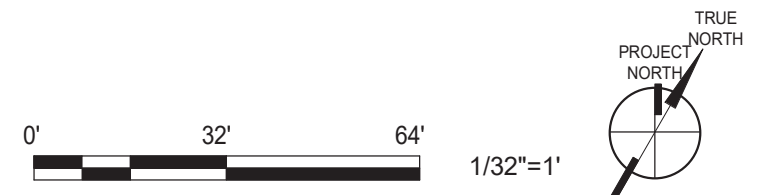
EXISTING 401 CHERRY
(TO REMAIN)

NOTE:
TERRACES ARE
LABELED WITH
OCCUPIED FLOOR
LEVEL. EX: 5th FL.



BLOCK A

BLOCK A TITLE SHEET



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*NOTE: FOR ALL BLOCK A RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-A.20-24

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER **SECTION 260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65', EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.



KEY PLAN - SACRAMENTO STREET

LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*
	CENTER LINE

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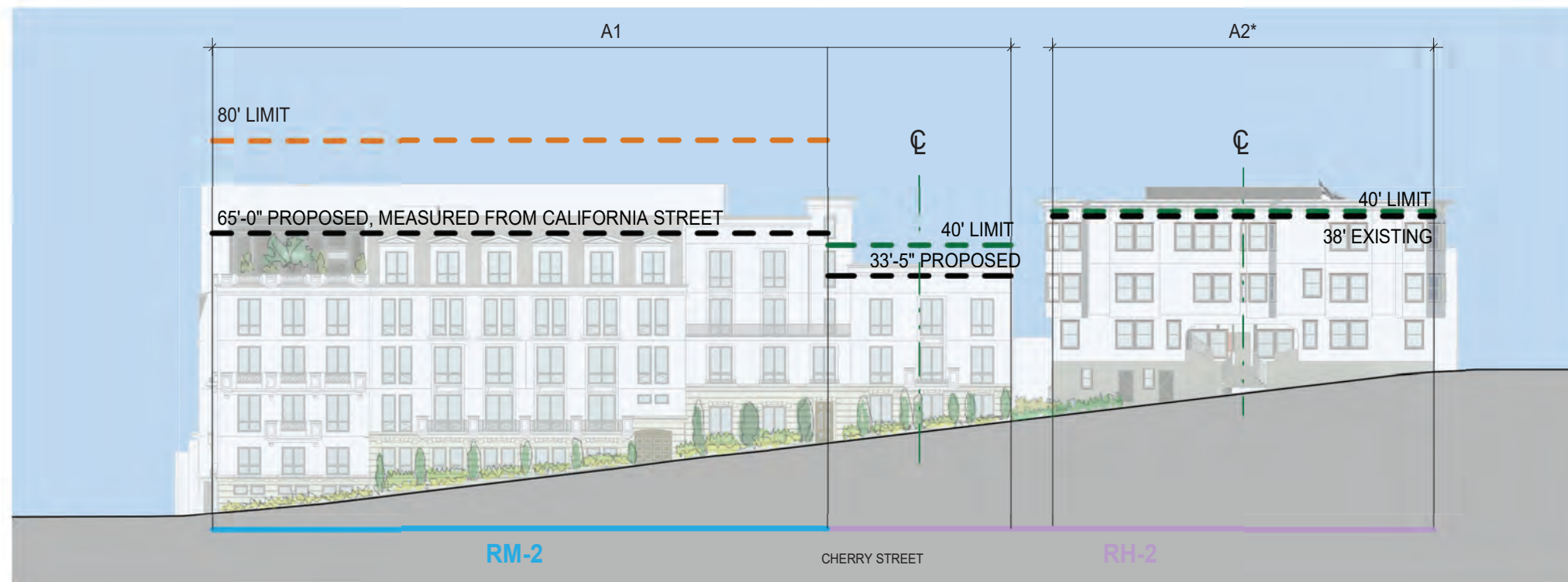
SACRAMENTO STREET
BLOCK A BUILDING HEIGHT DIAGRAM



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APRIL 10, 2025

A-A.10

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***NOTE:** FOR ALL BLOCK A RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-A.20-24

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER **SECTION 260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65', EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.



KEY PLAN - CHERRY STREET

LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*
	CENTER LINE

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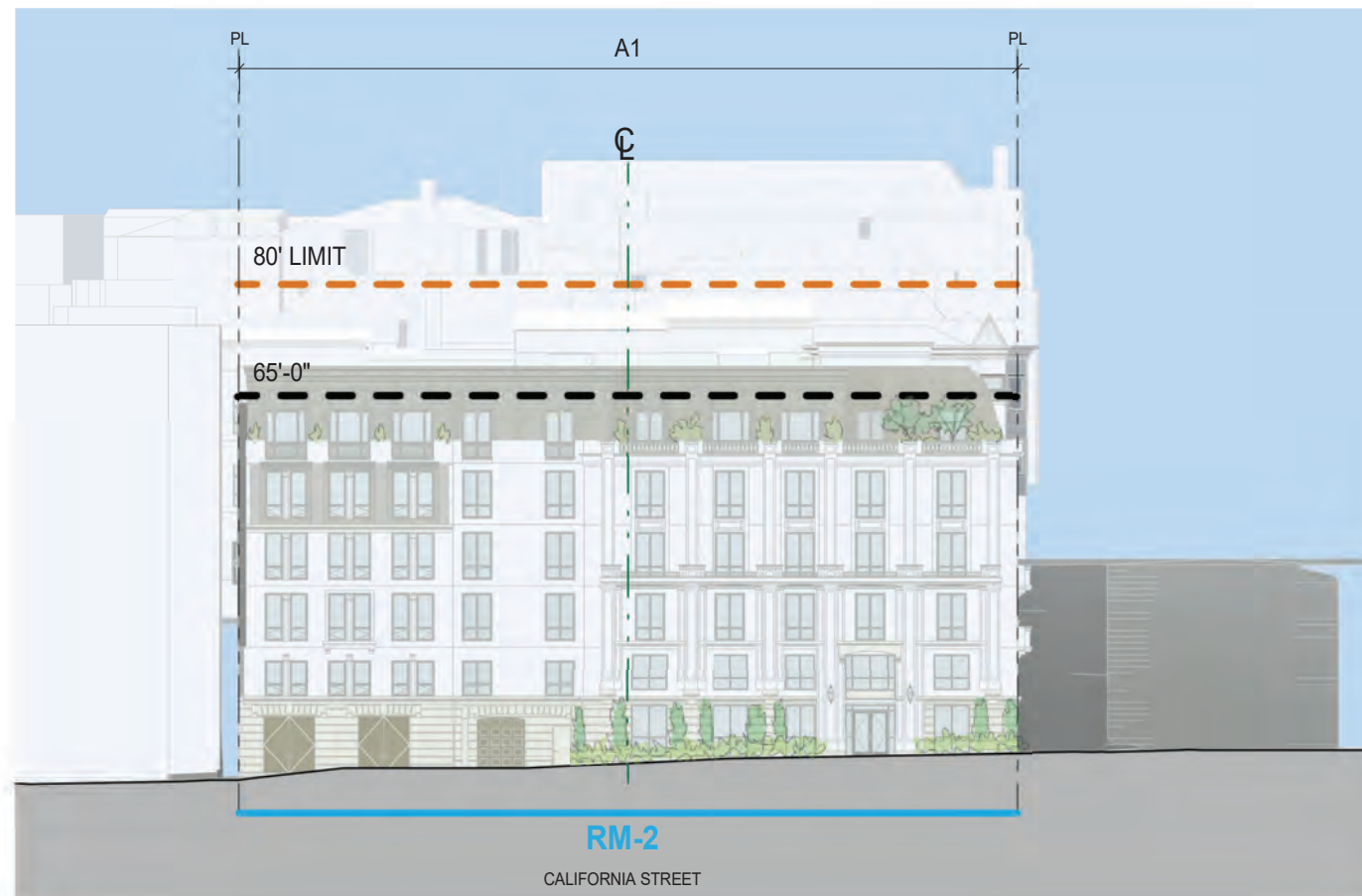
BLOCK A BUILDING HEIGHT DIAGRAM

CHERRY STREET



PUD/CU SUBMITTAL
APRIL 10, 2025

A-A.11



***NOTE:** FOR ALL BLOCK A RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-A.20-22

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER SECTION **260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65', EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.



KEY PLAN - CALIFORNIA STREET

LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*
	CENTER LINE

3700 CALIFORNIA STREET SAN FRANCISCO, CA

BLOCK A BUILDING HEIGHT DIAGRAM

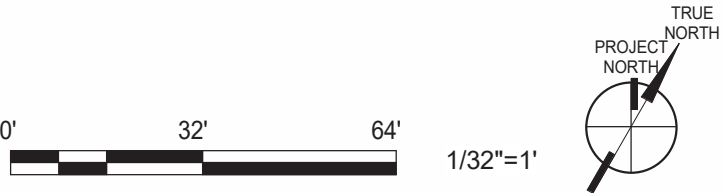
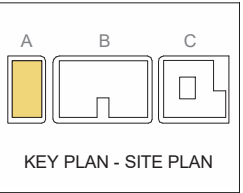
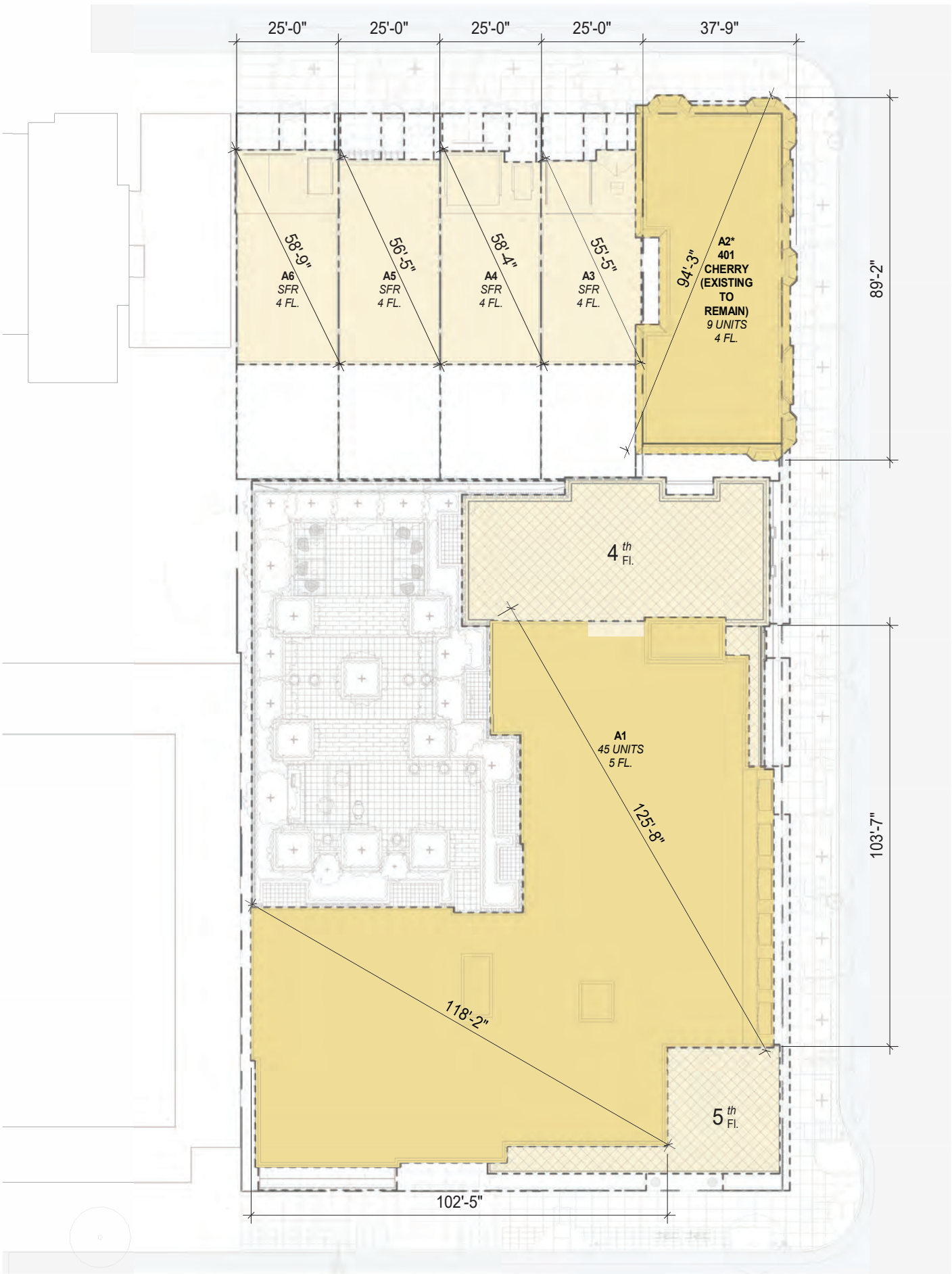


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APRIL 10, 2025

A-A.12

APPLICABLE CODE SECTIONS INCLUDE:

- PER SECTION 270-2.3.1: "BULK LIMITS APPLY ABOVE 65-FT HEIGHT, SO THAT MAX. LENGTH IS 110=FT AND MAX. DIAGONAL DIMENSION IS 140-FT.



3700 CALIFORNIA STREET SAN FRANCISCO, CA

BULK LIMIT COMPLIANCE DIAGRAM

BLOCK A BULK COMPLIANCE DIAGRAM

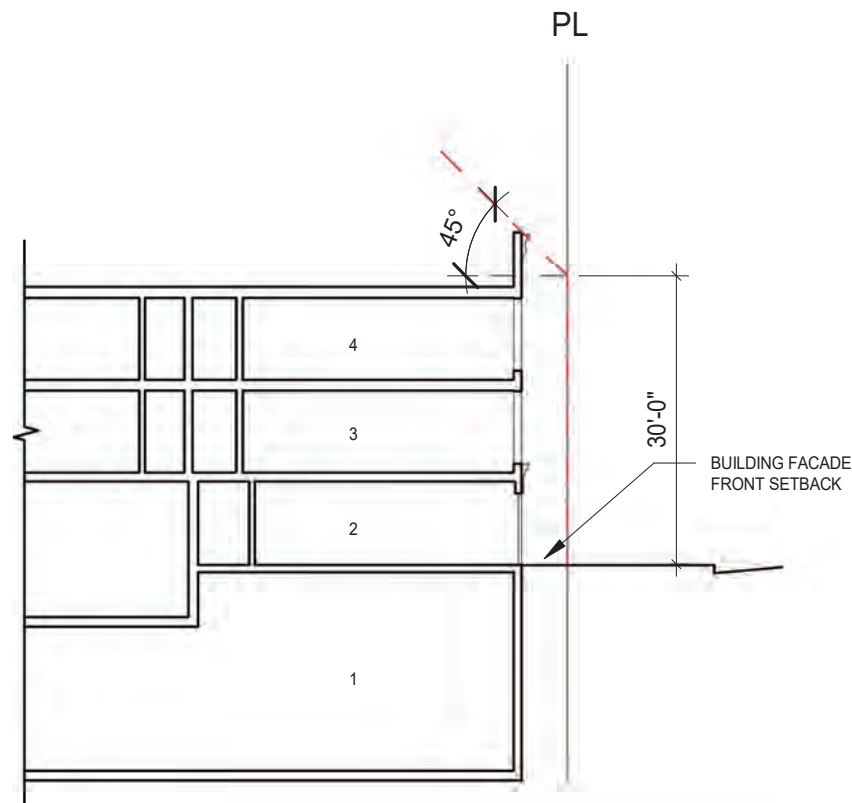
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APRIL 10, 2025

A-A.15

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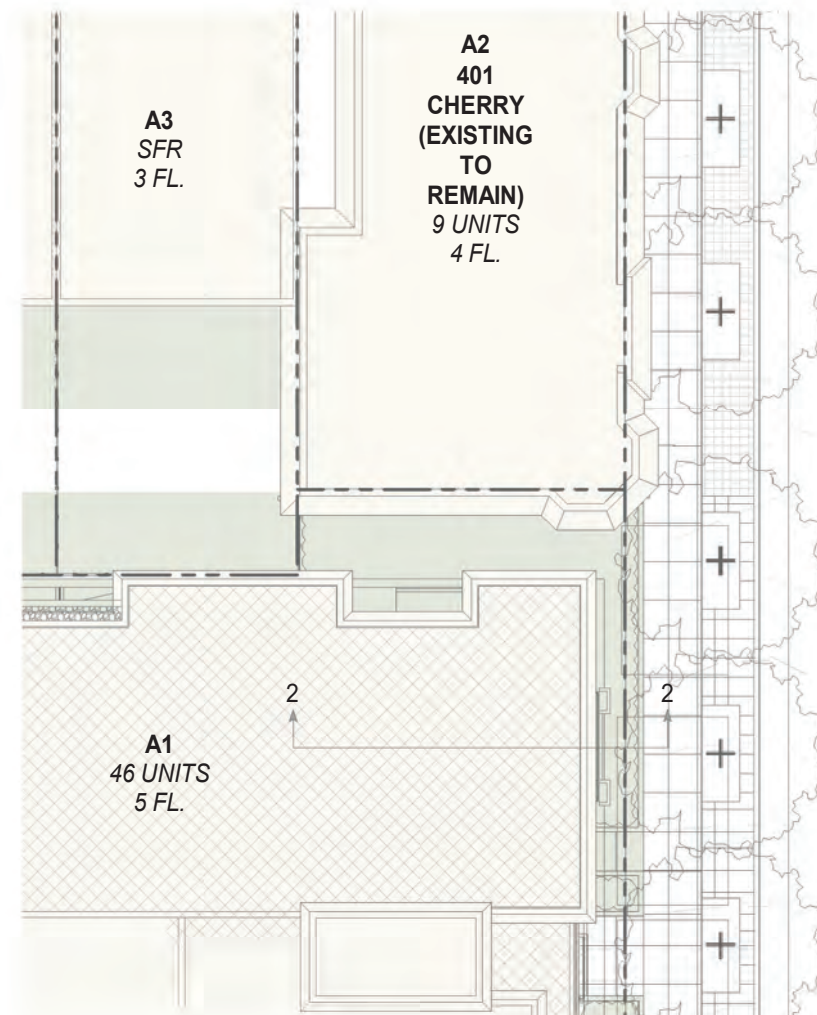


1. EAST ELEVATION

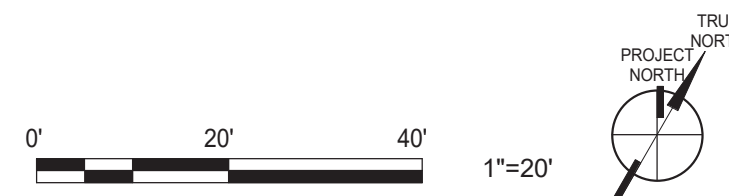
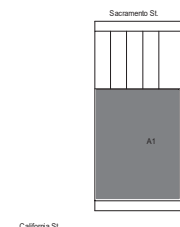
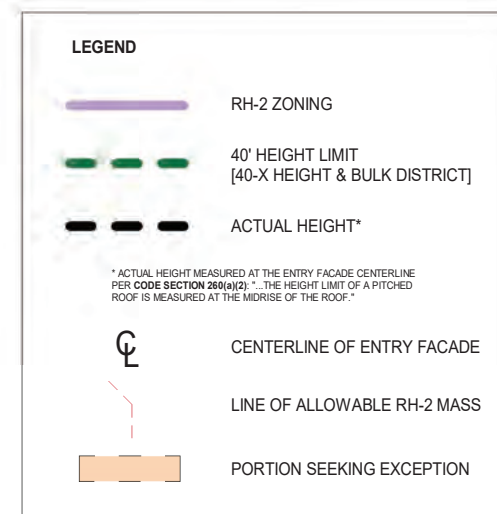


* NOTE: A1 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

2. E-W SECTION



3. ROOF PLAN (A1 NE CORNER)



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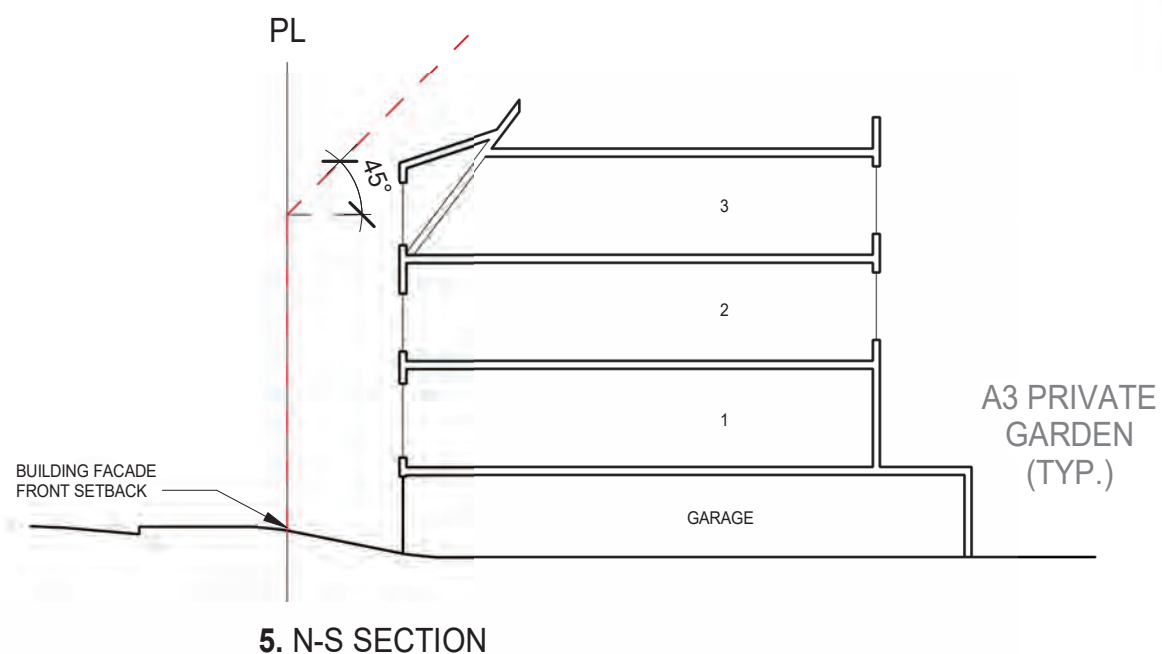
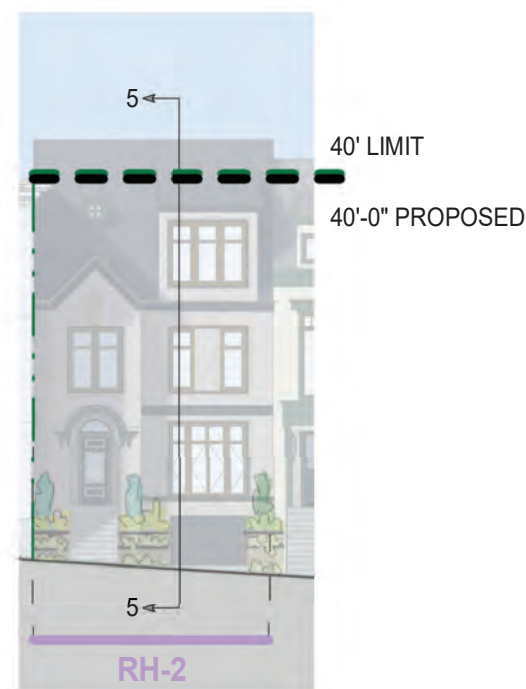
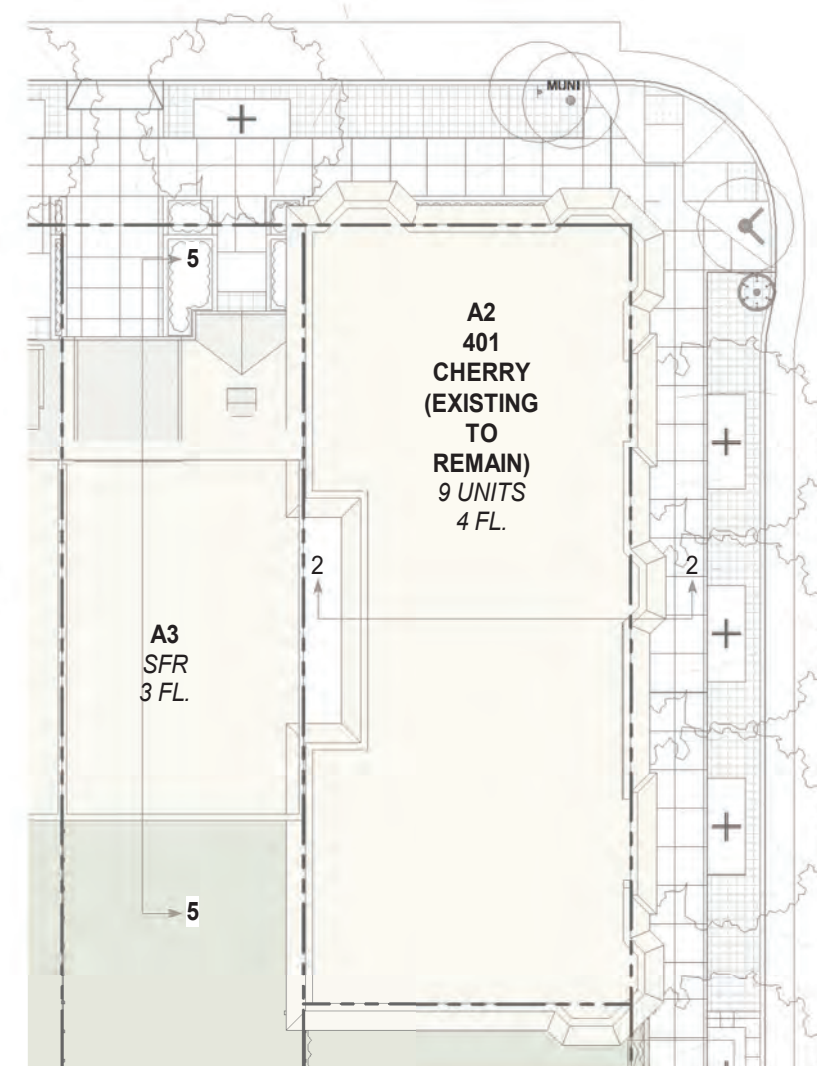
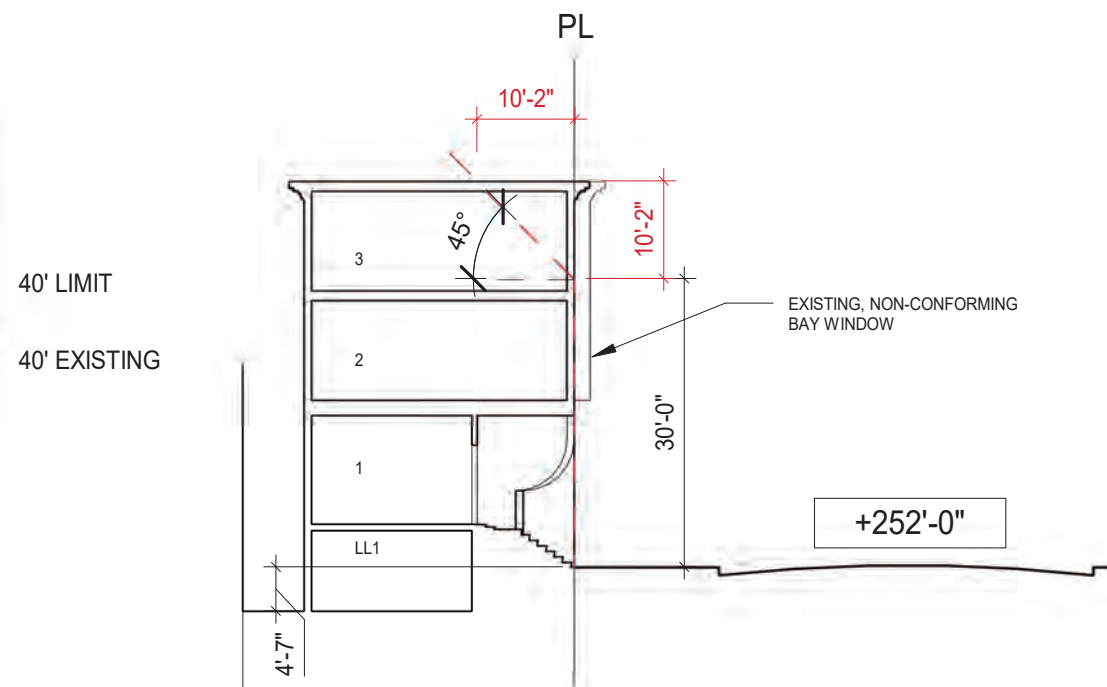
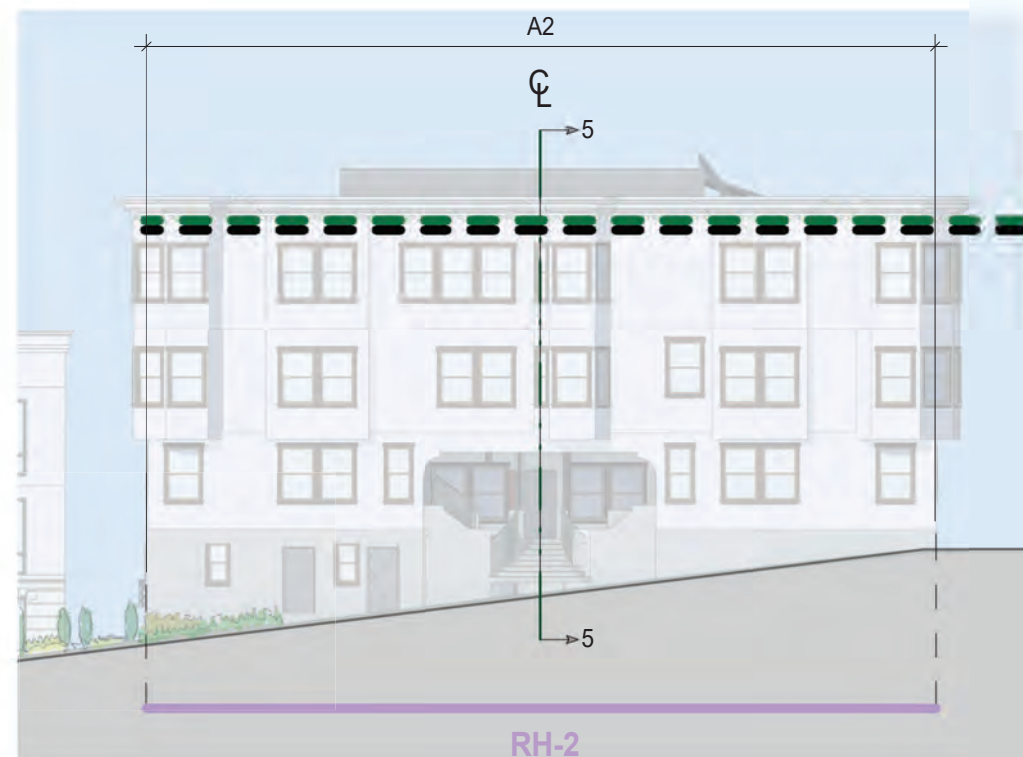


BLOCK A RH-2 HEIGHT COMPLIANCE

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APRIL 10, 2025

A-A.20

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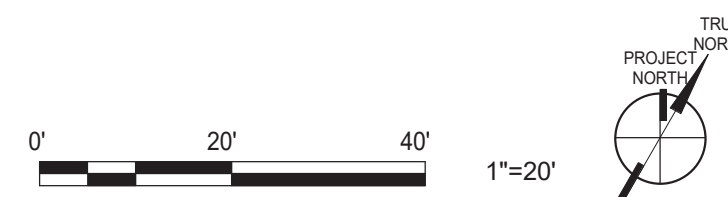
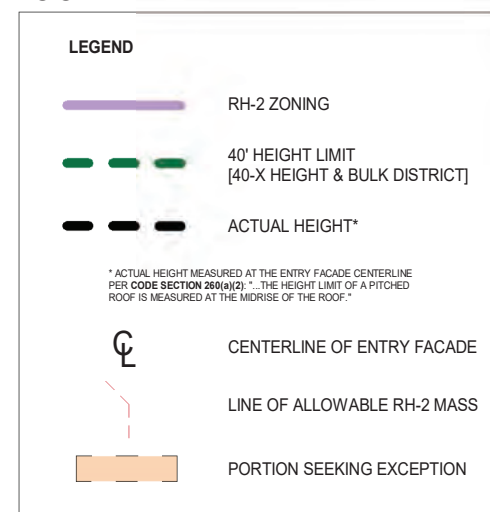
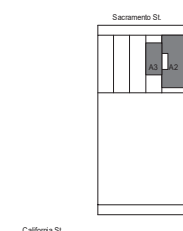
* NOTE: A3 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FAÇADE. SEE DORMER EXEMPTION BELOW.

APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."

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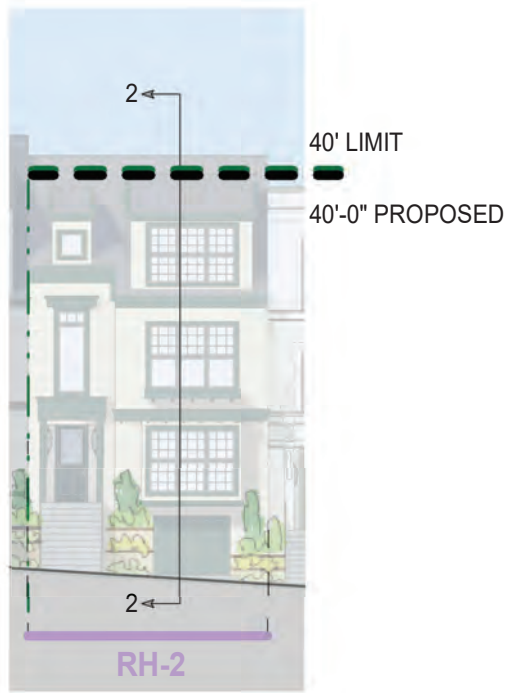
A2 (EXISTING 401 CHERRY), A3
BLOCK A RH-2 HEIGHT COMPLIANCE



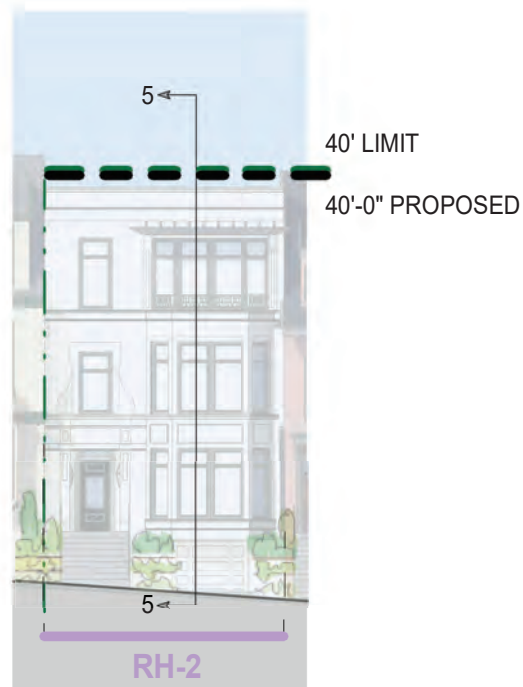
PUD/CU SUBMITTAL
APRIL 10, 2025

A-A.21

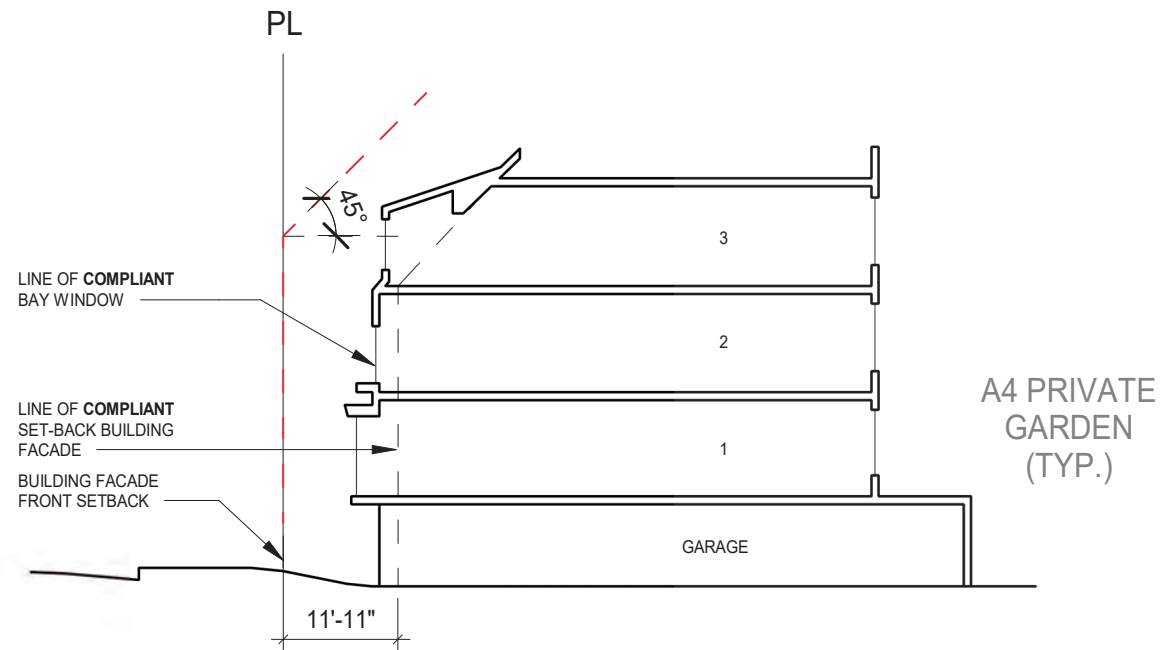
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1. NORTH ELEVATION



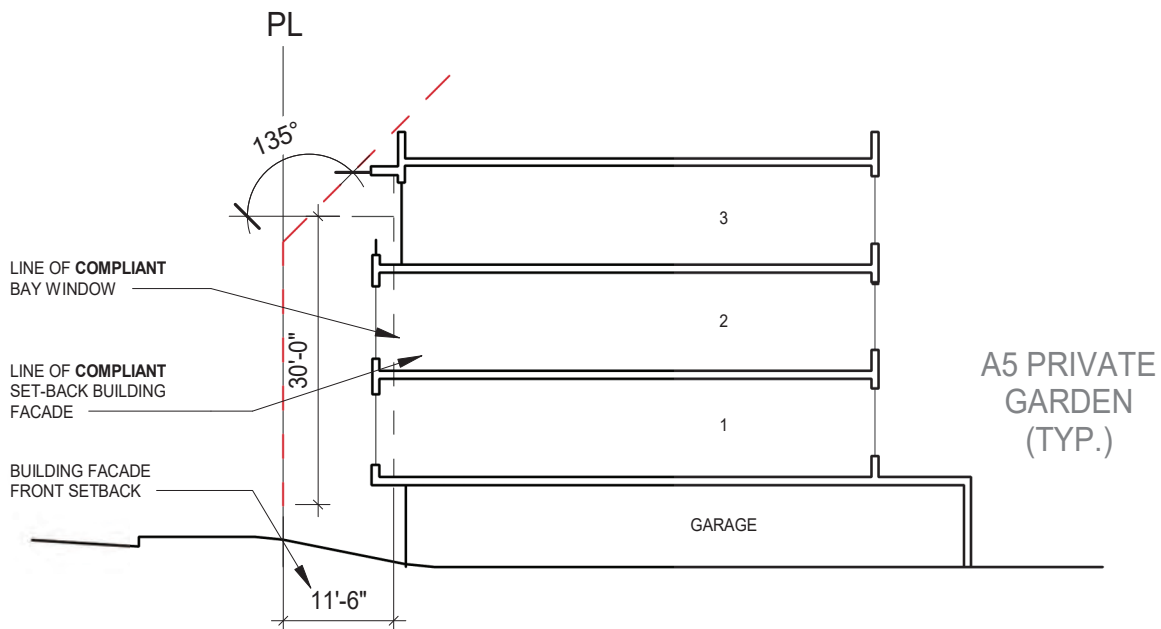
4. NORTH ELEVATION



2. N-S SECTION

* NOTE: A4 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. SEE DORMER EXEMPTION BELOW.

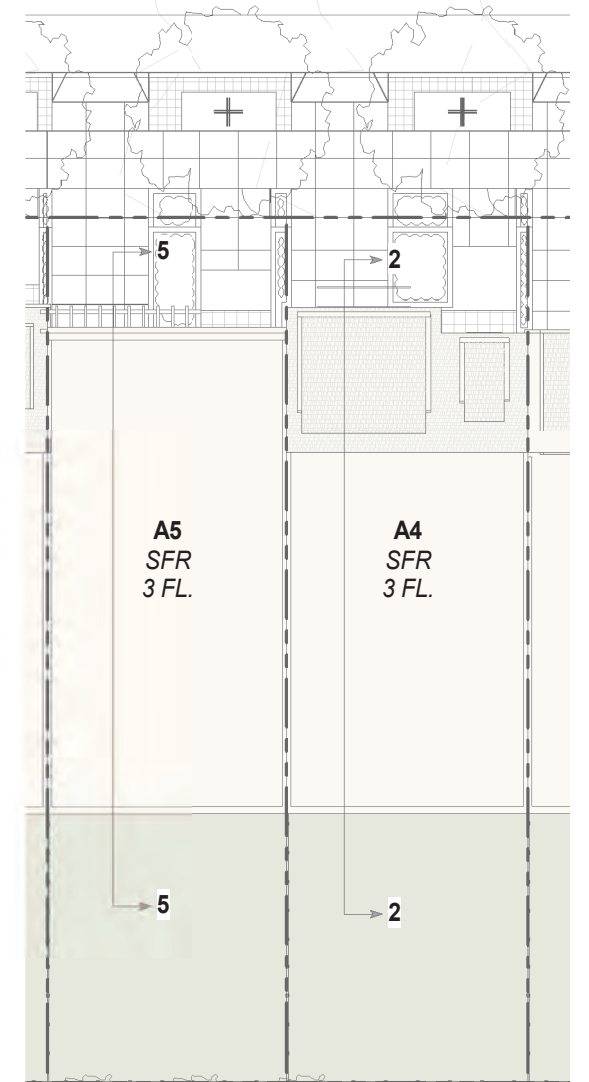
APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."



5. N-S SECTION

* NOTE: A5 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. SEE DORMER EXEMPTION BELOW.

APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."

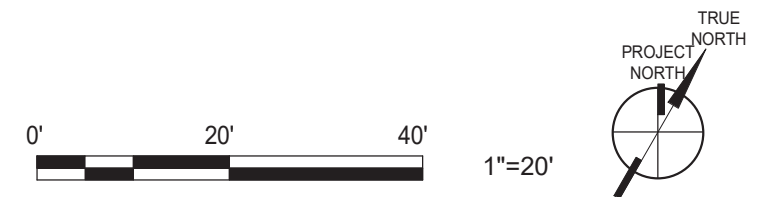
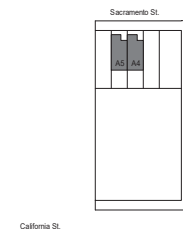


3. ROOF PLAN

LEGEND

- RH-2 ZONING
- 40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
- ACTUAL HEIGHT*
- CENTERLINE OF ENTRY FACADE
- LINE OF ALLOWABLE RH-2 MASS
- PORTION SEEKING EXCEPTION

* ACTUAL HEIGHT MEASURED AT THE ENTRY FACADE CENTERLINE PER CODE SECTION 260(a)(2). * THE HEIGHT LIMIT OF A PITCHED ROOF IS MEASURED AT THE MIDRISE OF THE ROOF.*



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A4, A5

BLOCK A RH-2 HEIGHT COMPLIANCE

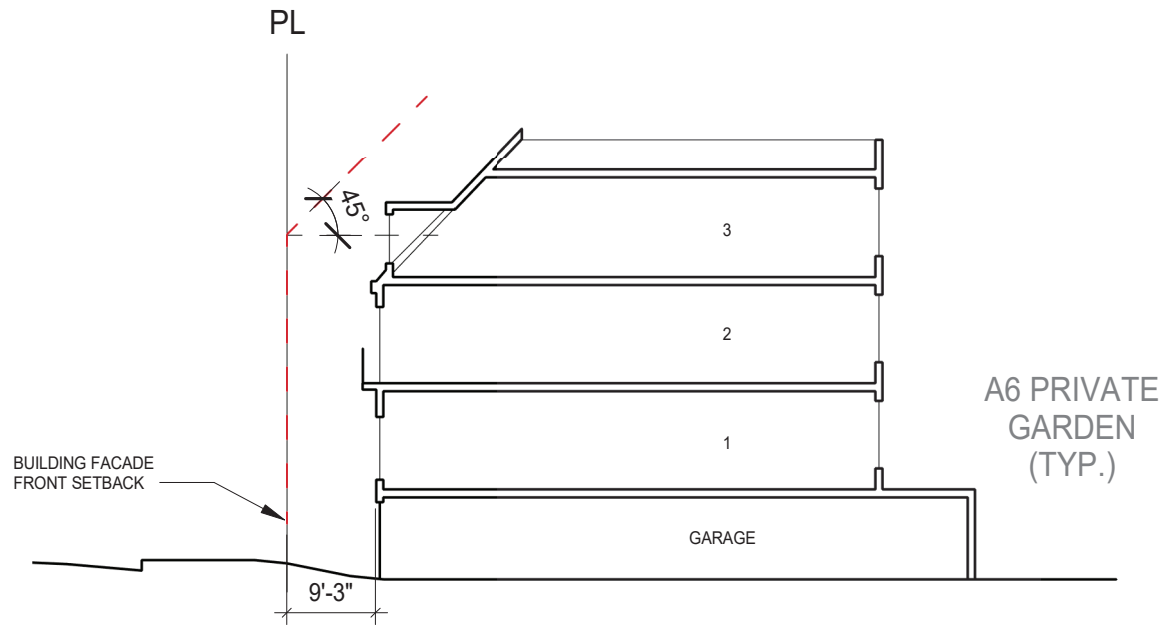
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 APRIL 10, 2025

A-A.22

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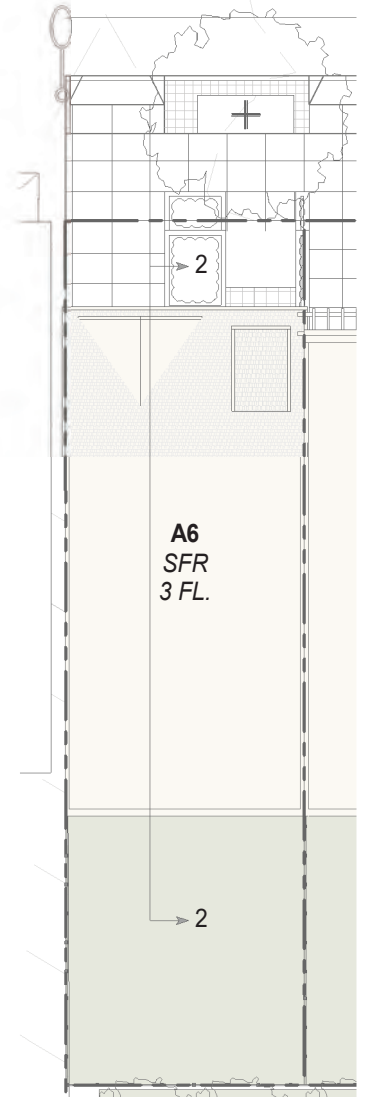
1. NORTH ELEVATION



2. N-S SECTION

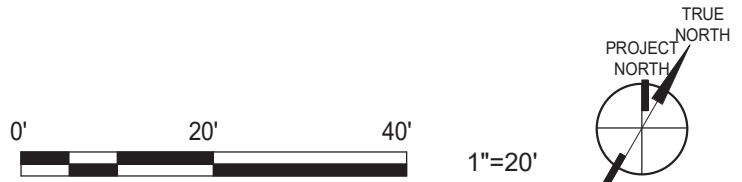
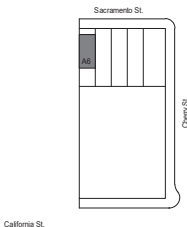
* NOTE: A6 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. SEE DORMER EXEMPTION BELOW.

APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."



3. ROOF PLAN

LEGEND	
	RH-2 ZONING
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*
* ACTUAL HEIGHT MEASURED AT THE ENTRY FACADE CENTERLINE PER CODE SECTION 260(a)(2). * THE HEIGHT LIMIT OF A PITCHED ROOF IS MEASURED AT THE MIDRISE OF THE ROOF.*	
	CENTERLINE OF ENTRY FACADE
	LINE OF ALLOWABLE RH-2 MASS
	PORTION SEEKING EXCEPTION



3700 CALIFORNIA STREET SAN FRANCISCO, CA



A6 BLOCK A RH-2 HEIGHT COMPLIANCE

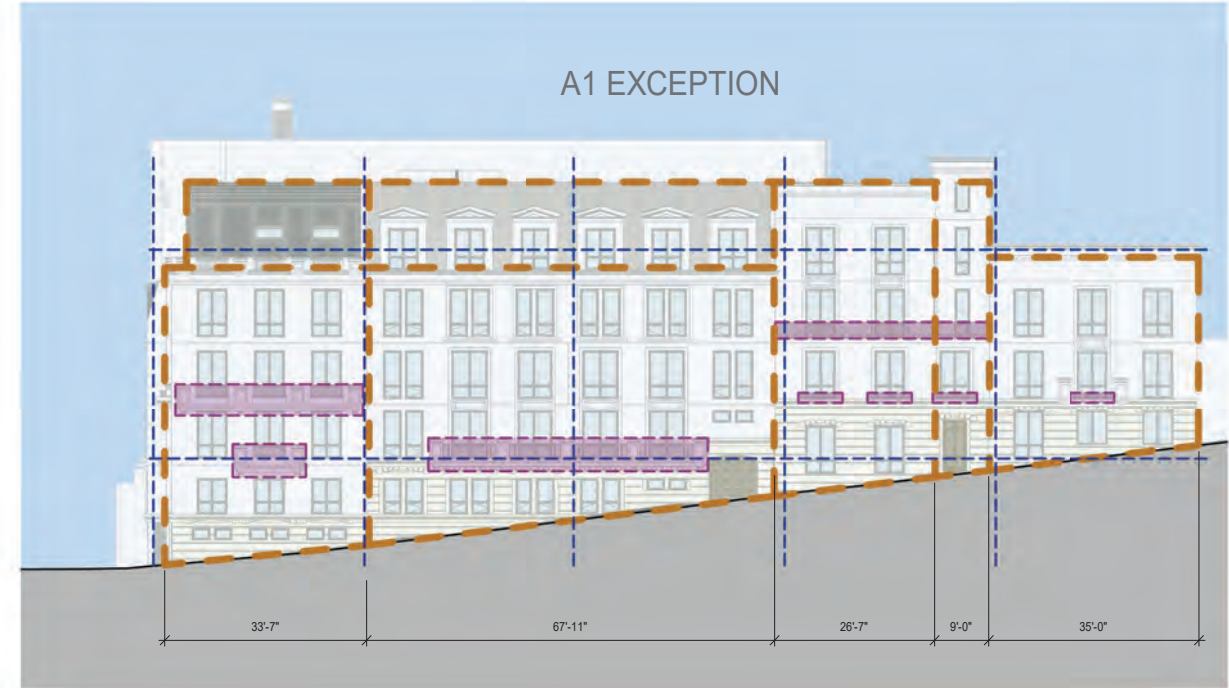
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 APRIL 10, 2025

A-A.23

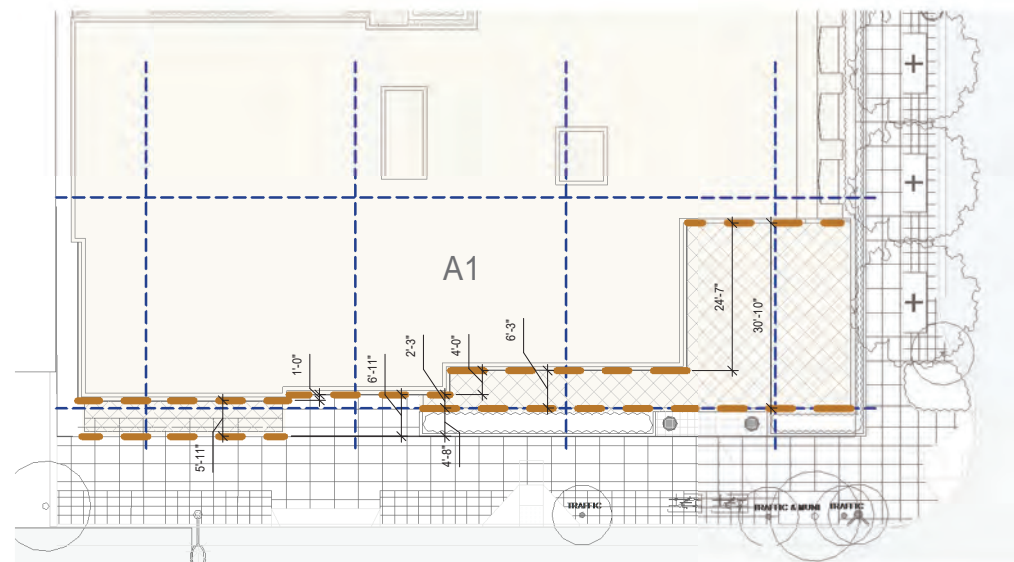
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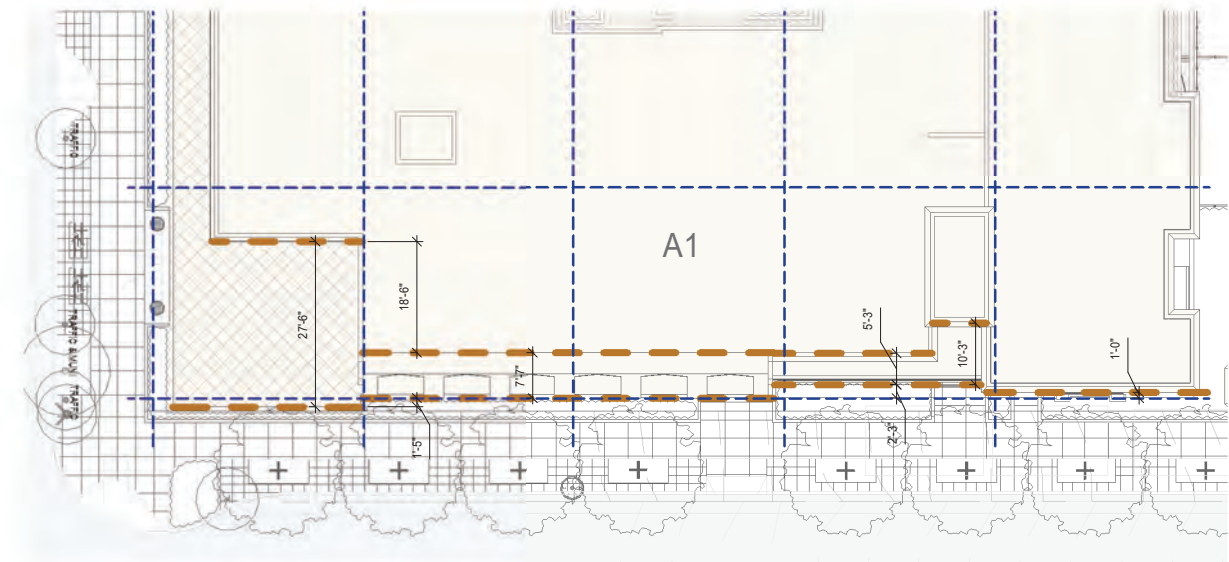
1. SOUTH ELEVATION (SUBJECT TO PUD EXCEPTION)



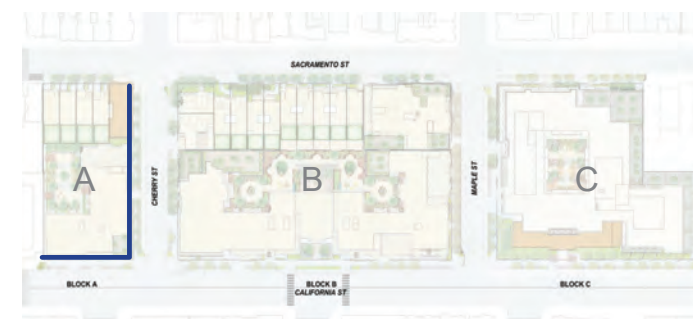
3. EAST ELEVATION (SUBJECT TO PUD EXCEPTION)



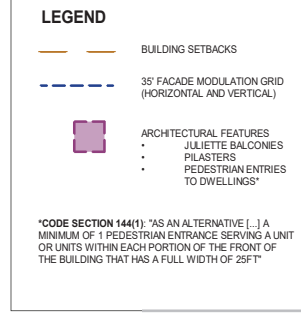
2. PLAN AT CALIFORNIA STREET



4. PLAN AT CHERRY STREET



KEY PLAN - CALIFORNIA / CHERRY ST



NOTE: A1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH CODE SECTION 144.1 (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAMS 1 AND 3)

NOTE: PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

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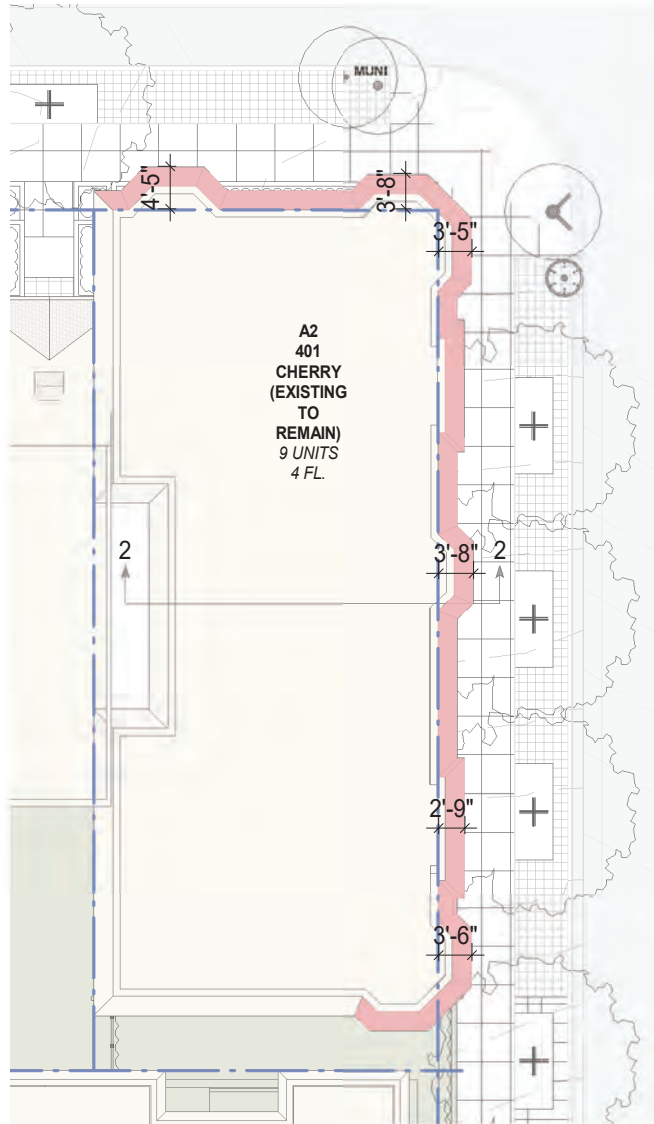


BLOCK A RM-2 FACADE MODULATION

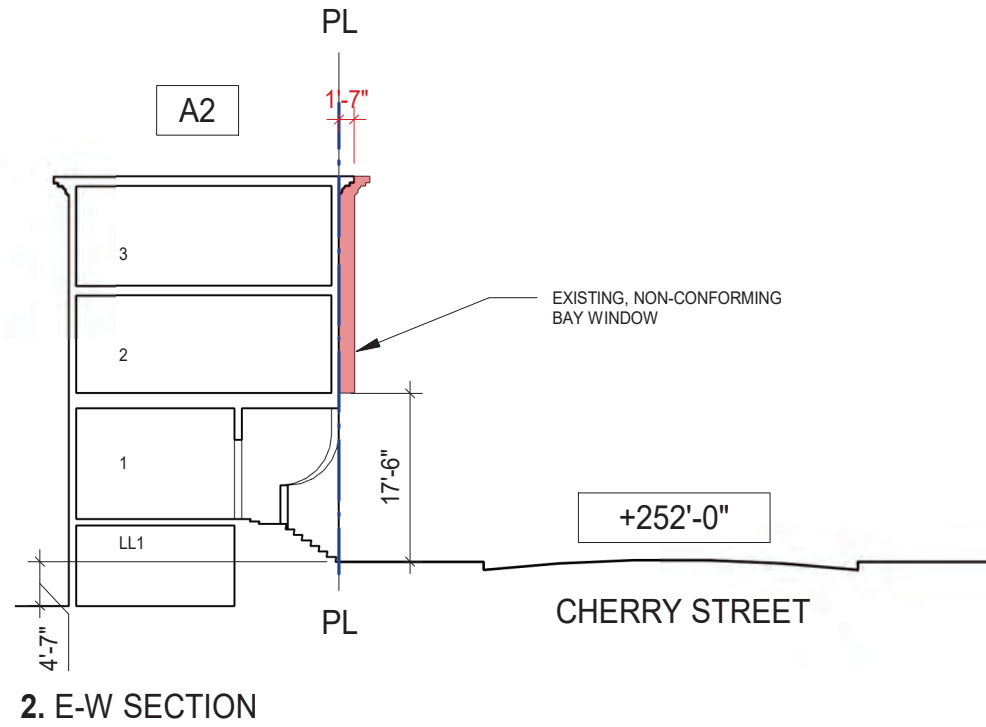
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A-A.30

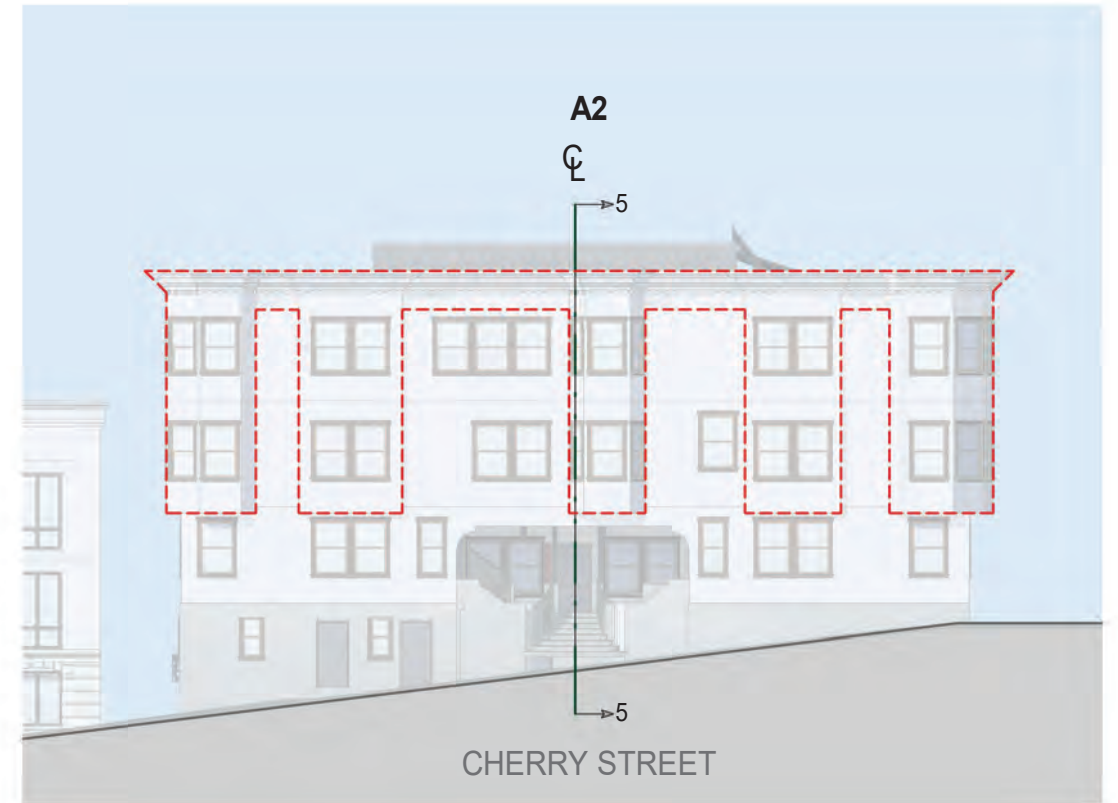
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1. ROOF PLAN



2. E-W SECTION

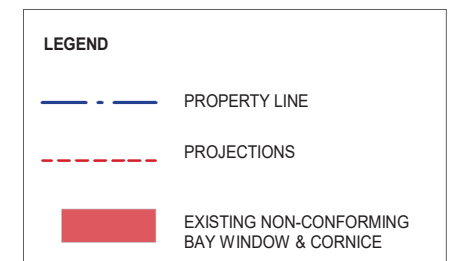


3. EAST ELEVATION

NOTE: A2 IS AN EXISTING NON-CONFORMING STRUCTURE THAT EXCEEDS THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 136. THE EXTERIOR ENVELOPE WILL NOT BE ALTERED; NO PUD EXCEPTION SOUGHT.



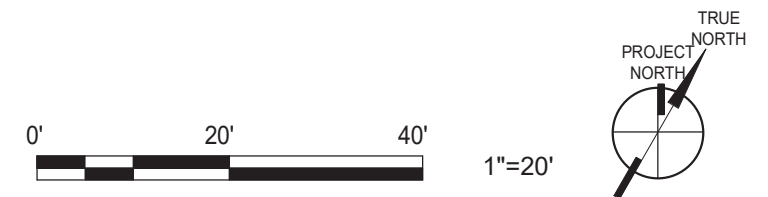
KEY PLAN - CHERRY STREET



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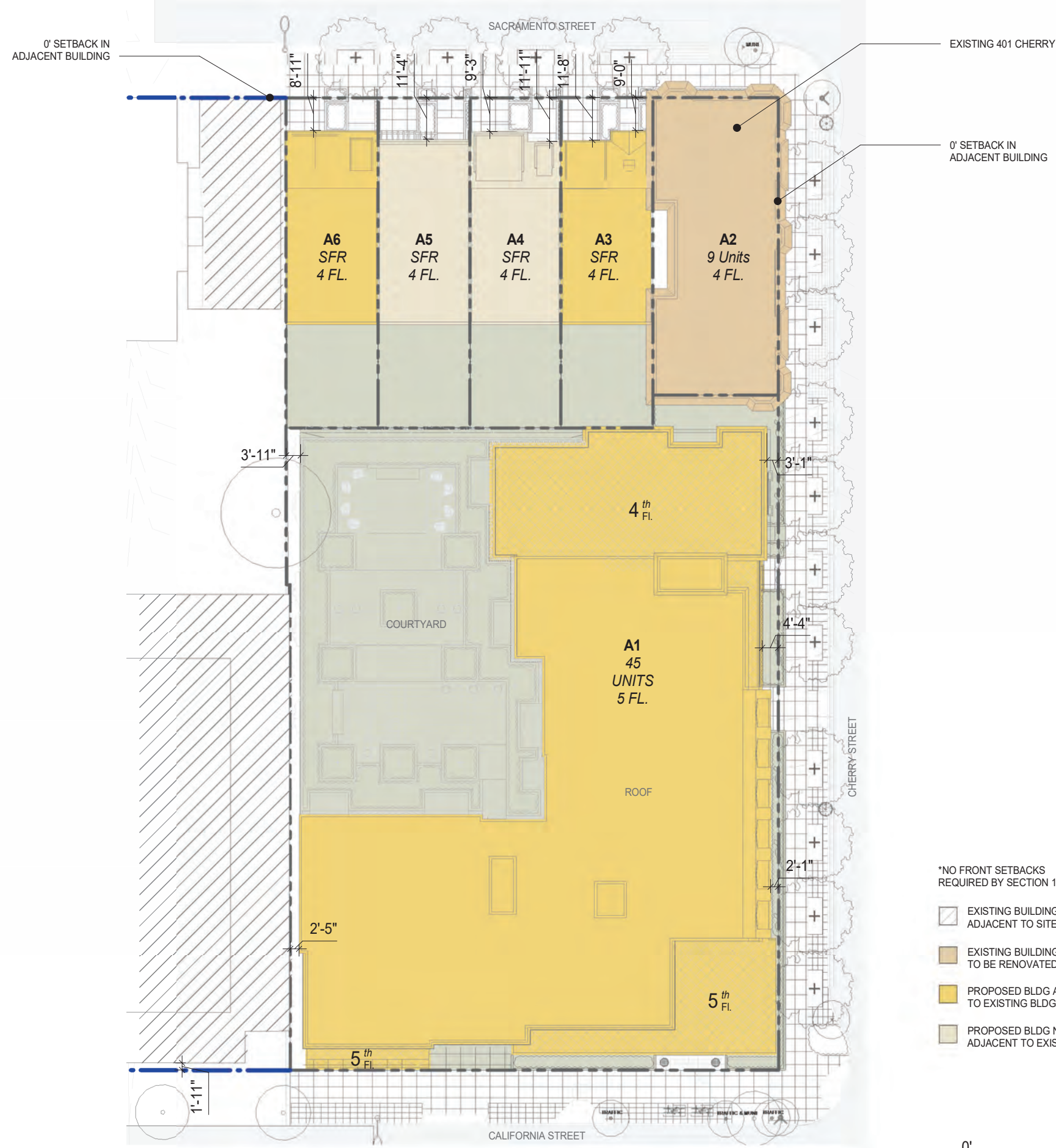
A2 (EXISTING 401 CHERRY)

BLOCK A PROJECTIONS OVER STREET



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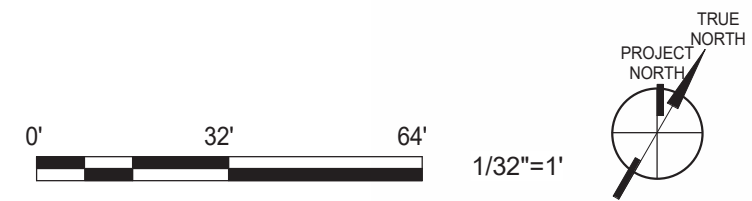
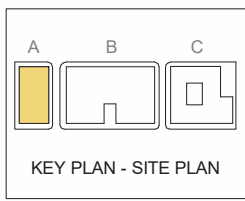
A-A.35



*NO FRONT SETBACKS
REQUIRED BY SECTION 132

- EXISTING BUILDINGS
ADJACENT TO SITE
- EXISTING BUILDINGS
TO BE RENOVATED
- PROPOSED BLDG ADJACENT
TO EXISTING BLDG
- PROPOSED BLDG NOT
ADJACENT TO EXISTING BLDG

NOTE:
TERRACES ARE
LABELED WITH
OCCUPIED FLOOR
LEVEL. EX: 5th FL.



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FRONT SETBACKS BLOCK A FRONT SETBACKS

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A-A.40

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A1
LOT AREA: **23,616 SF**

SEC. 134(c)(4)(A) REQUIRED REAR YARD DEPTH: 25%
PROPOSED REAR YARD DEPTH: 33.6%
DELTA Δ: **(+8.6%)**

A2*
LOT AREA: **2,795 SF**

REQUIRED REAR YARD DEPTH: 25%
EXISTING REAR YARD DEPTH: 0%
DELTA Δ: **(25%)**

*EXISTING NON-CONFORMING STRUCTURE; EXTERIOR ENVELOPE WILL NOT BE ALTERED.

A3
LOT AREA: **2,250 SF**

REQUIRED REAR YARD DEPTH: 30%
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(+1%)**

A4
LOT AREA: **2,250 SF**

REQUIRED REAR YARD DEPTH: 30%
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(+1%)**

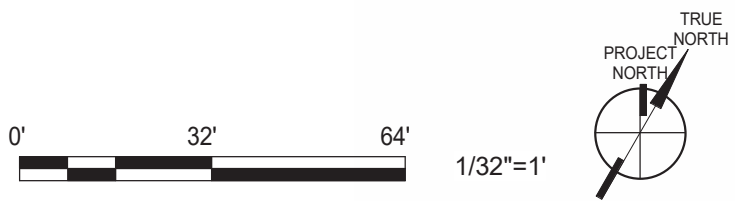
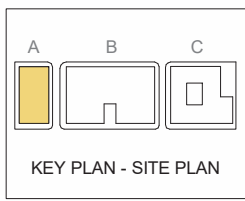
A5
LOT AREA: **2,250 SF**

REQUIRED REAR YARD DEPTH: 30%
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(+1%)**

A6
2,250 SF

SEC. 134(c)(1) AVERAGED REQUIRED REAR YARD DEPTH: 30%
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(+1%)**

- LEGEND**
- LOT COVERAGE
 - OPEN SPACE: FEE-SIMPLE REAR YARD
 - OPEN SPACE: REAR YARD
 - OPEN SPACE: OTHER (FRONT YARD, ETC.)



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BLOCK A REAR SETBACKS & SECTION 134

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A-A.45

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NOTES:
1. CONFIGURATION OF ROOF TOP AREAS NOT YET COMPLETED AND TO BE PROVIDED LATER. ROOF TOP AREAS MAY INCLUDE ANY OF THE FOLLOWING: PRIVATE OR COMMON RESIDENTIAL OPEN SPACE (PURSUANT TO PL. CODE SEC. 135), SOLAR AREAS (PURSUANT TO SF BETTER ROOF ORDINANCE; PL. CODE SEC. 149), AND LIVING ROOF AREAS (PURSUANT TO SF GREEN BUILDING CODE), OR SOME COMBINATION OF ANY/ALL OF THE ABOVE.

2. ROOF TOP MECHANICAL EQUIPMENT AND/OR OTHER SIMILAR FEATURE WILL BE ENCLOSED AND/OR SCREENED IN COMPLIANCE WITH PL. CODE SEC. 141 REQUIREMENTS.

3. CODE-COMPLIANT COMMON OPEN SPACES COMPLY WITH ALL DIMENSIONAL REQUIREMENTS.

LEGEND

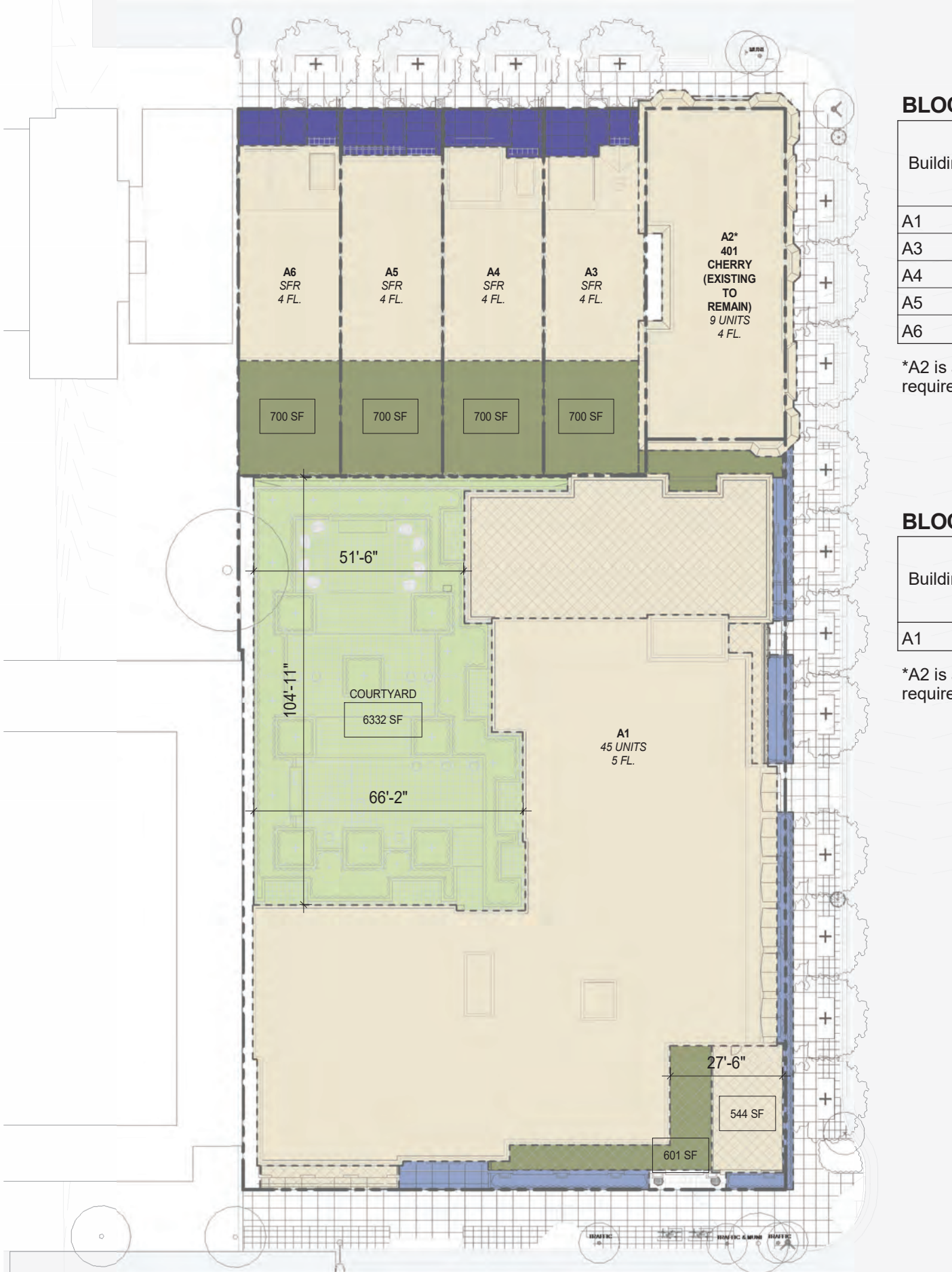
CODE-COMPLIANT COMMON OPEN SPACE

CODE-COMPLIANT PRIVATE OPEN SPACE

ADDITIONAL COMMON OPEN SPACE*

ADDITIONAL PRIVATE OPEN SPACE*

*OPEN SPACE THAT DOES NOT MEET THE DIMENSIONAL REQUIREMENTS TO BE CODE-COMPLIANT AND IS NOT INCLUDED IN OPEN SPACE CALCULATIONS. IT REPRESENTS ADDITIONAL COMMON OPEN SPACE AREAS.



BLOCK A: PRIVATE OPEN SPACE

Building	Zoning	# Units	Required SF per Unit	Total Required SF per Building	Total Provided SF per Building
A1	RM-2	1	80	80	601
A3	RH-2	1	125	125	700
A4	RH-2	1	125	125	700
A5	RH-2	1	125	125	700
A6	RH-2	1	125	125	700

*A2 is an existing non-conforming building with respect to OS requirements, and will not be changed.

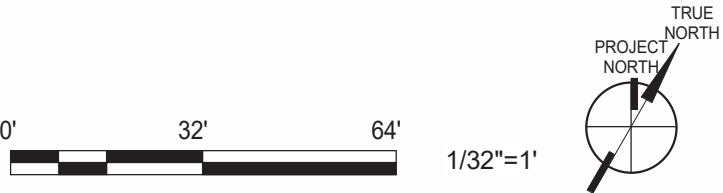
BLOCK A: COMMON OPEN SPACE

Building	Zoning	# Units	Required SF per Unit	Total Required SF per Building	Total Provided SF per Building
A1	RM-2	45	106	4788	6876

*A2 is an existing non-conforming building with respect to OS requirements, and will not be changed.

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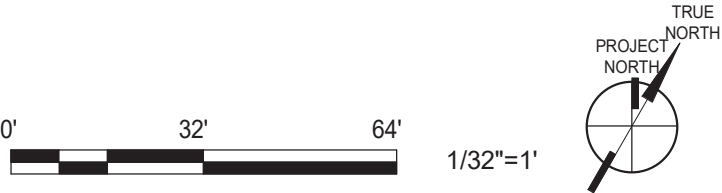
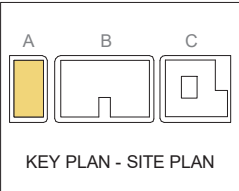
BLOCK A OPEN SPACE



BLOCK A



- NOTE: NOT ALL BUILDINGS HAVE GUEST AND CAR SHARE PARKING
- PARKING
 - ADA PARKING
 - EV ADA PARKING
 - GUEST PARKING
 - EV PARKING
 - BICYCLE PARKING
 - CAR SHARE
 - LOADING
 - BUILDING
 - FUTURE RESIDENT PARKING SPACE



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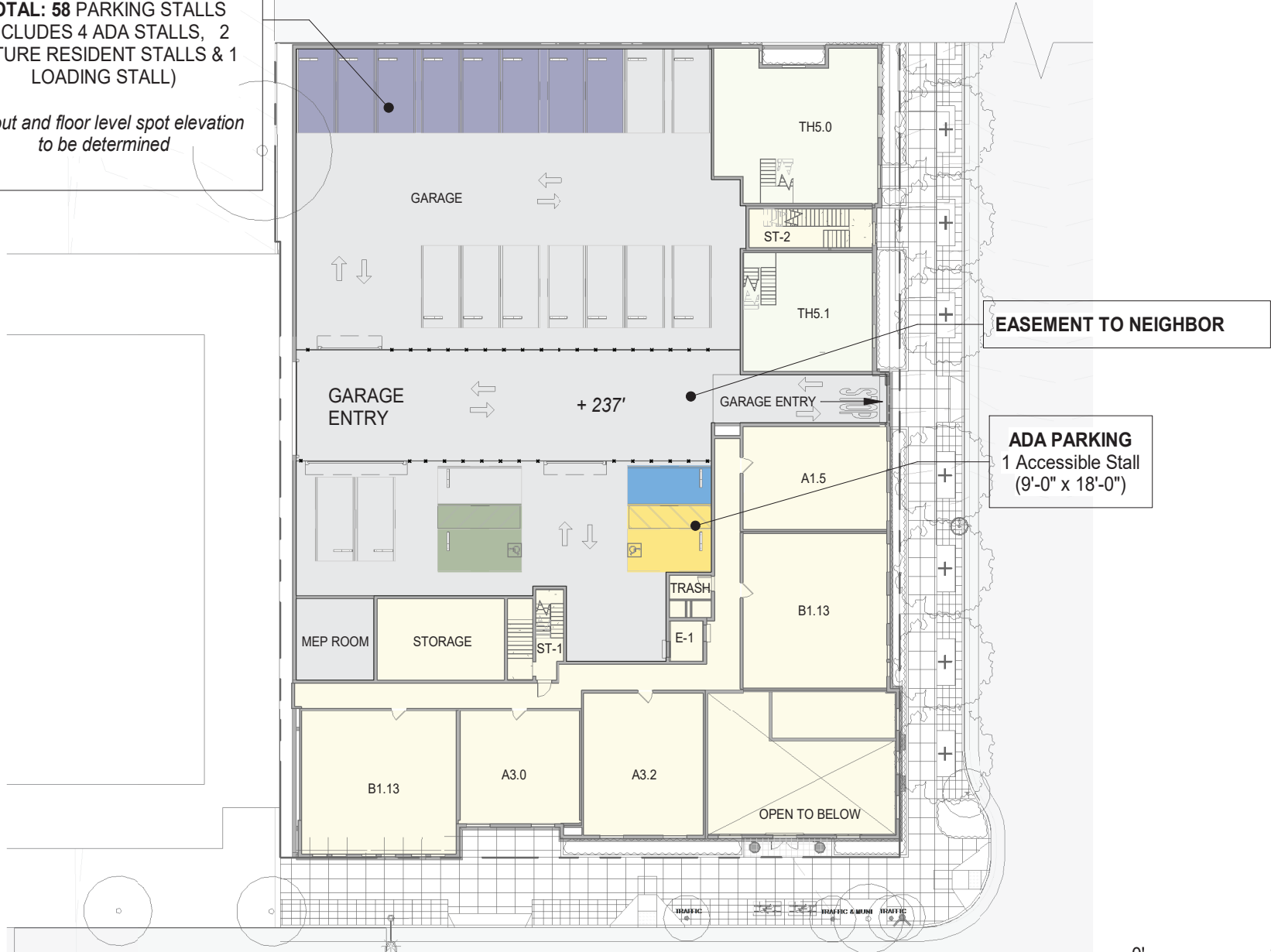
GROUND FLOOR LEVEL
BLOCK A PARKING DIAGRAM

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APRIL 10, 2025

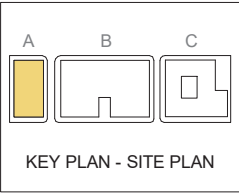
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BLOCK A

PARKING LEVEL
INDEPENDENT PARKING SPACES:
LEVEL 1: 33
LEVEL 2: 20
TOTAL SURFACE: 53
TOTAL: 58 PARKING STALLS
(INCLUDES 4 ADA STALLS, 2
FUTURE RESIDENT STALLS & 1
LOADING STALL)
*Layout and floor level spot elevation
to be determined*



- NOTE: NOT ALL BUILDINGS
HAVE GUEST AND CAR
SHARE PARKING
- PARKING
 - ADA PARKING
 - EV ADA PARKING
 - GUEST PARKING
 - EV PARKING
 - BICYCLE PARKING
 - CAR SHARE
 - LOADING
 - BUILDING
 - FUTURE RESIDENT
PARKING SPACE



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BLOCK A PARKING DIAGRAM

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A-A.51

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BLOCK B

BLOCK B TITLE SHEET

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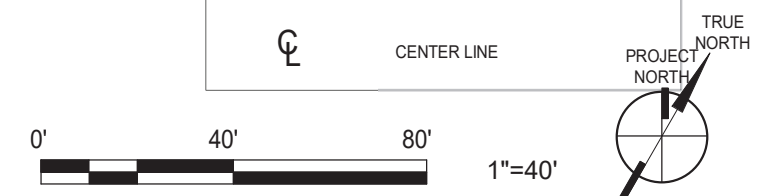
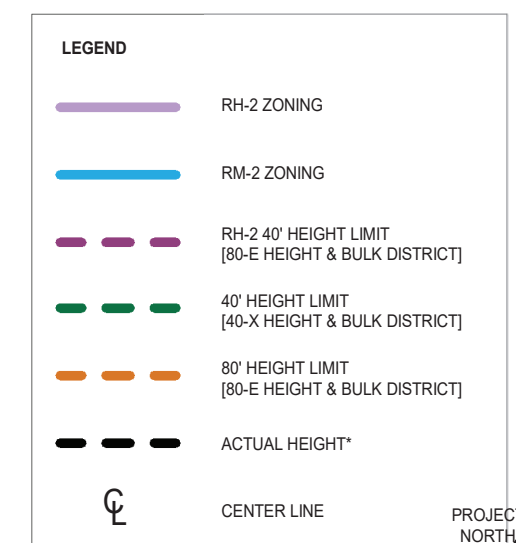
***NOTE:** FOR ALL BLOCK B RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-B.20-30

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER **SECTION 260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65', EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.



KEY PLAN - SACRAMENTO STREET



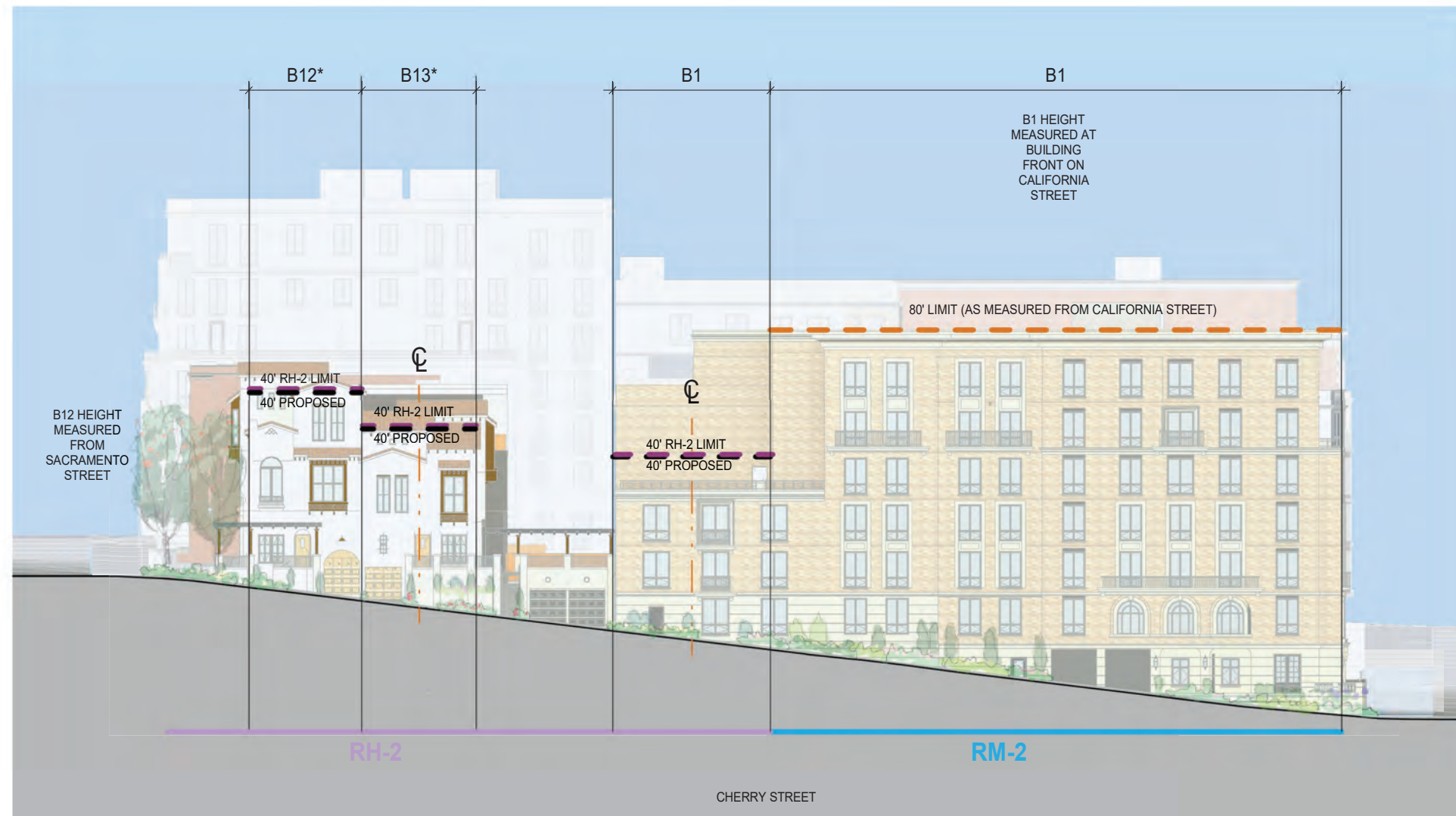
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SACRAMENTO STREET **BLOCK B BUILDING HEIGHT DIAGRAM**

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APRIL 10, 2025

A-B.10



***NOTE:** FOR ALL BLOCK B RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-B.20-30

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
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KEY PLAN - CHERRY STREET

LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*
	CENTER LINE

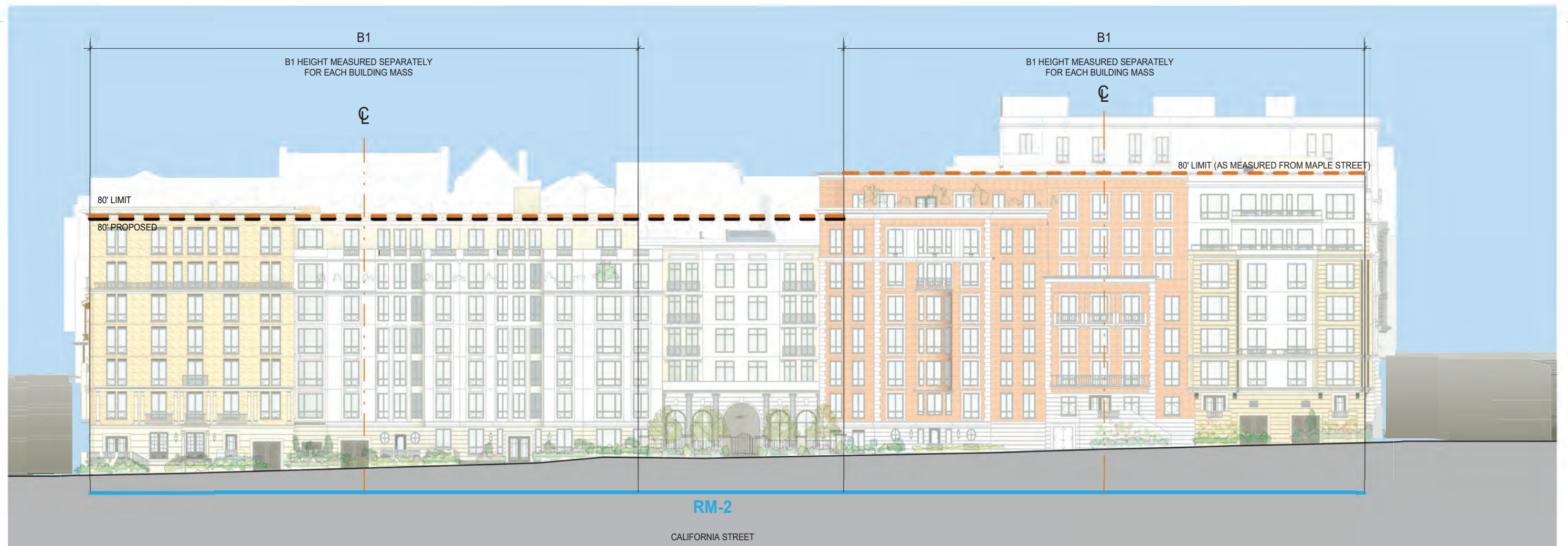
3700 CALIFORNIA STREET SAN FRANCISCO, CA

BLOCK B BUILDING HEIGHT DIAGRAM



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A-B.11

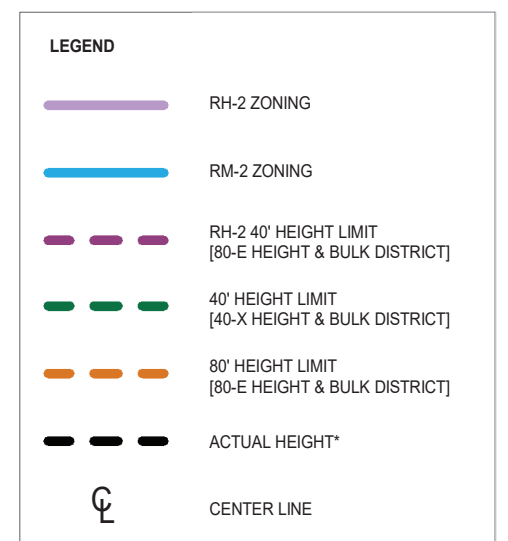


APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER **SECTION 260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65' , EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.



KEY PLAN - CALIFORNIA STREET



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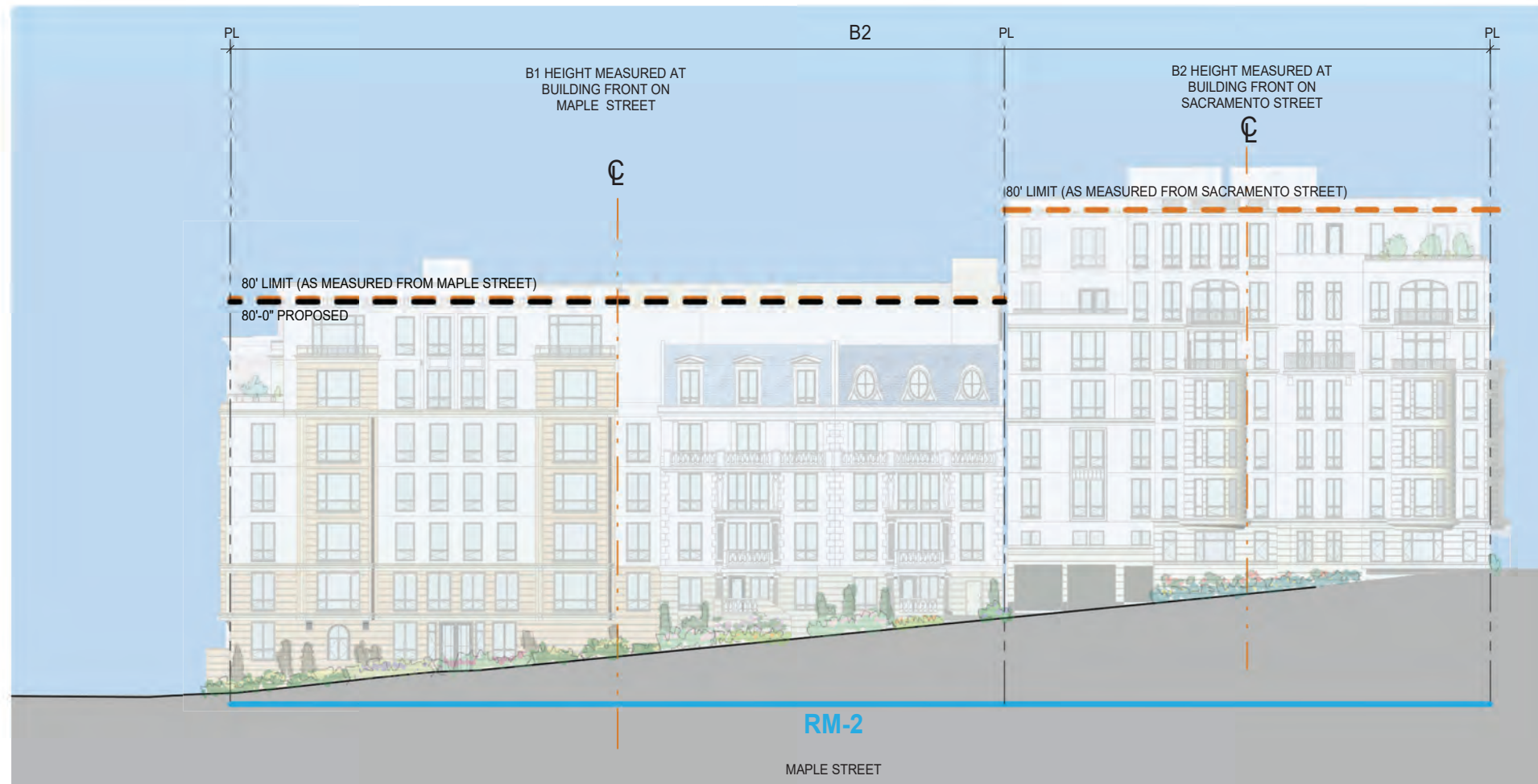
CALIFORNIA STREET

BLOCK B BUILDING HEIGHT DIAGRAM



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A-B.12



APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER **SECTION 260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65', EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.



KEY PLAN - MAPLE STREET

LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*
	CENTER LINE

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BLOCK B BUILDING HEIGHT DIAGRAM

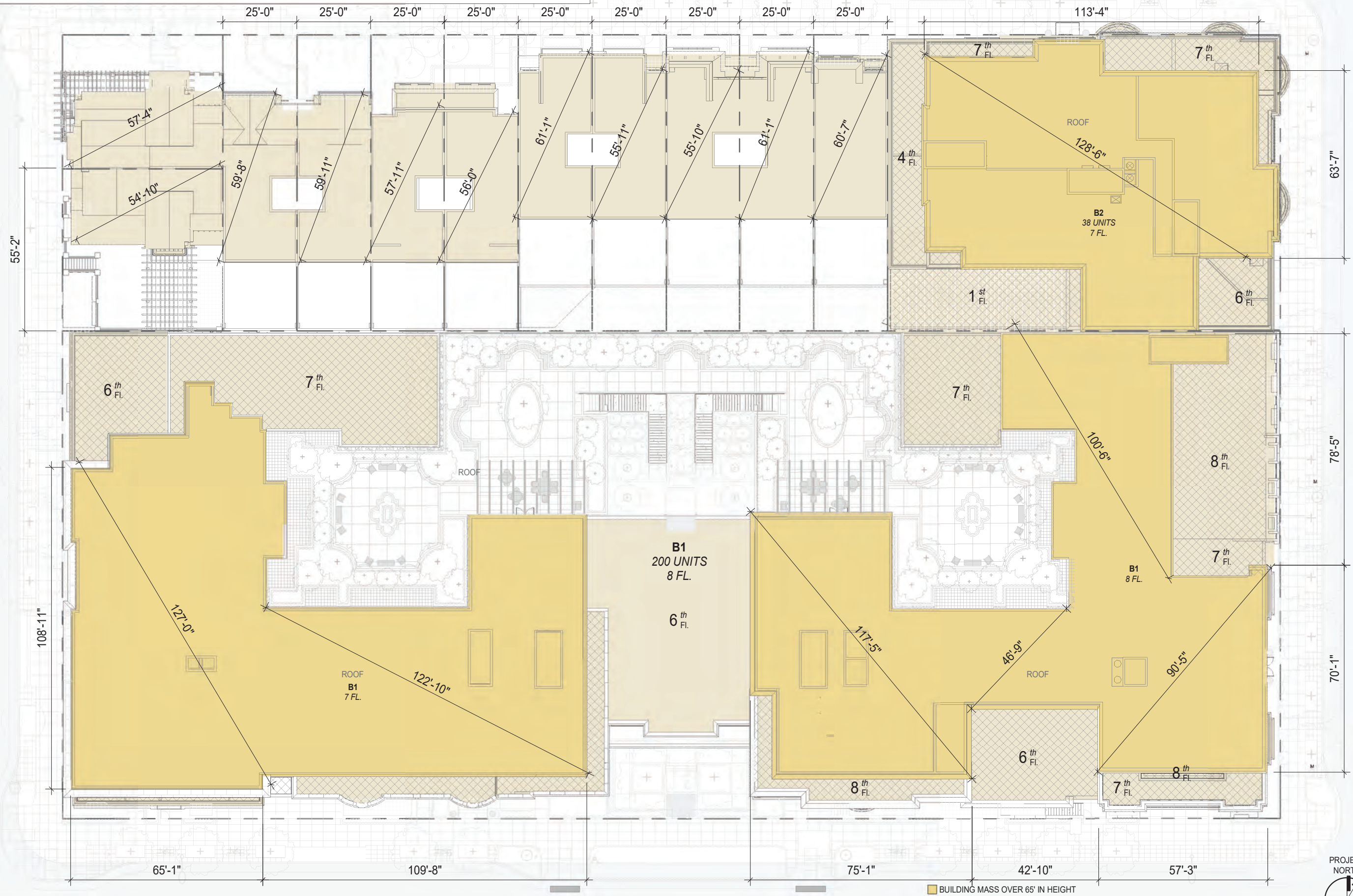
MAPLE STREET



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A-B.13

APPLICABLE CODE SECTIONS INCLUDE:
• PER SECTION 270-2.3.1: "BULK LIMITS APPLY ABOVE 65-FT HEIGHT, SO THAT MAX. LENGTH IS 110=FT AND MAX. DIAGONAL DIMENSION IS 140=FT.



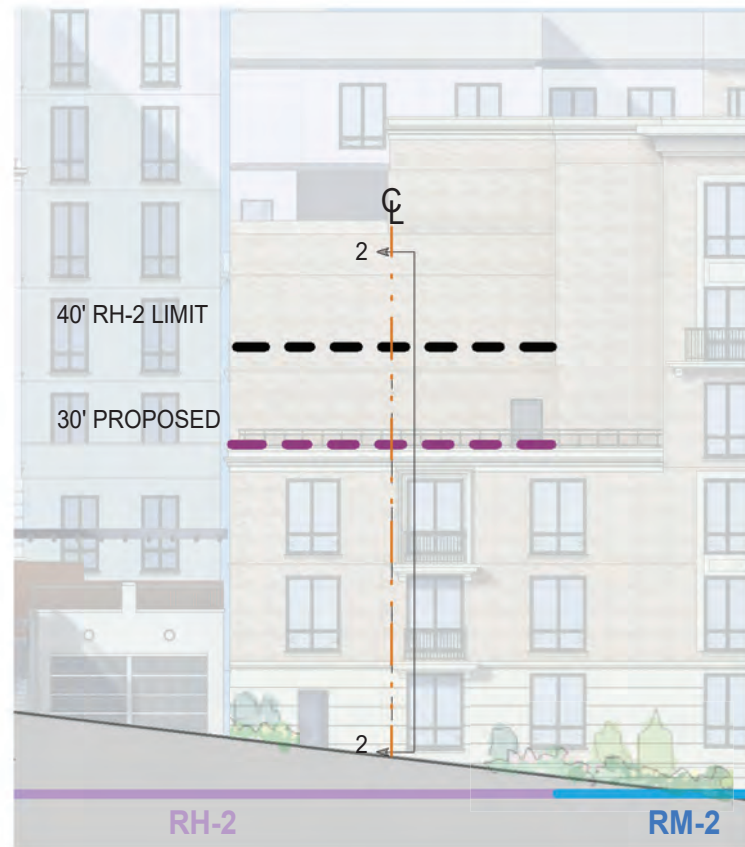
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BULK LIMIT COMPLIANCE DIAGRAM

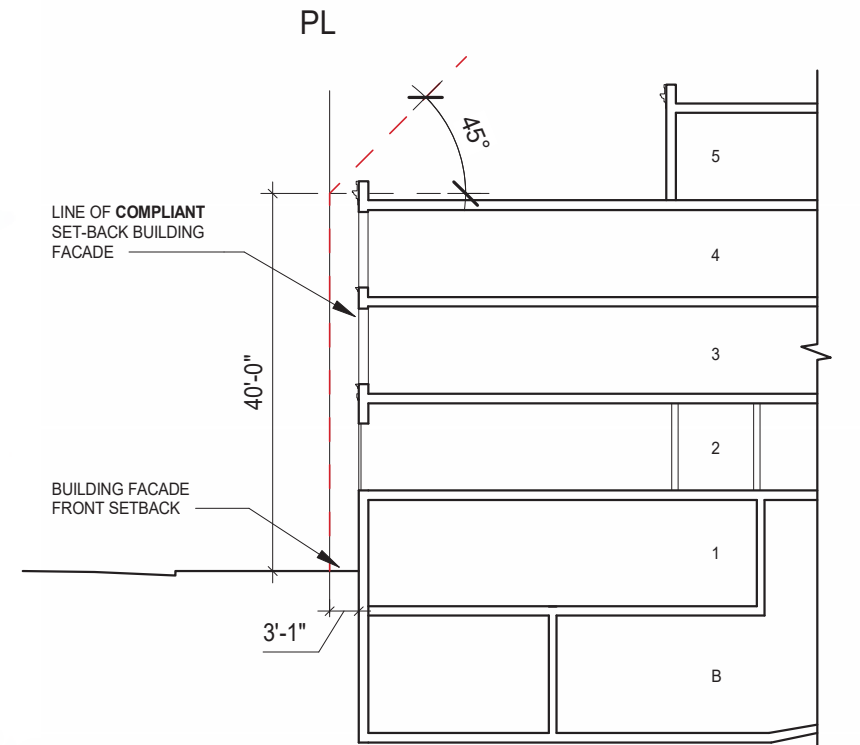
BLOCK B BULK COMPLIANCE DIAGRAM

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A-B.15

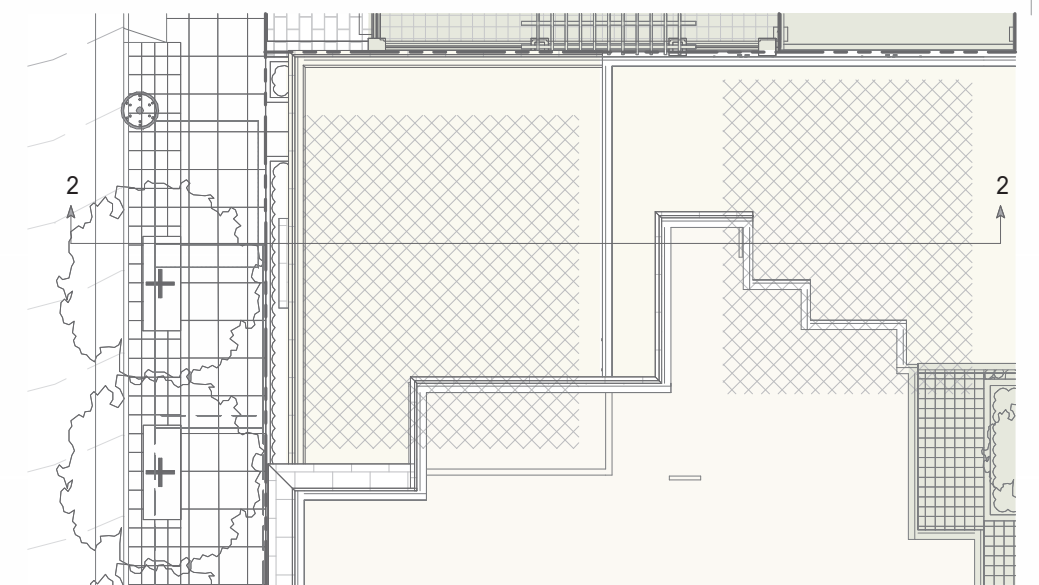


1. WEST ELEVATION

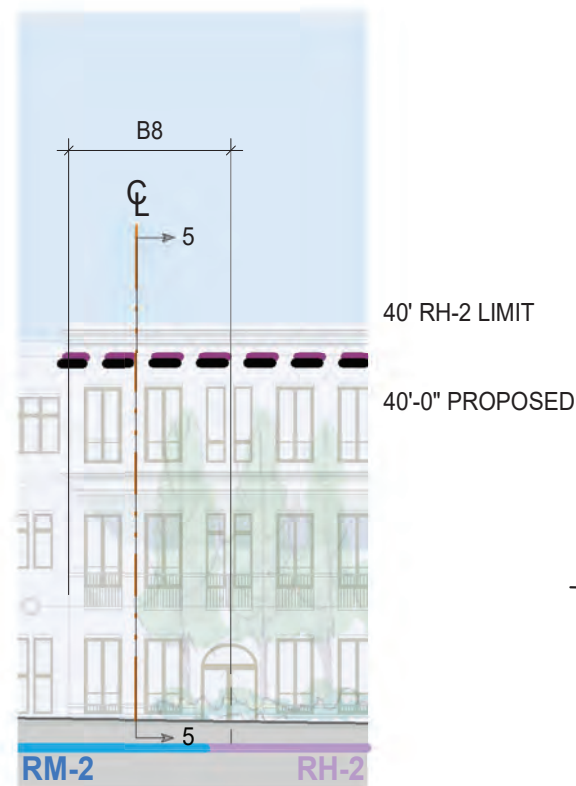


* NOTE: B1 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

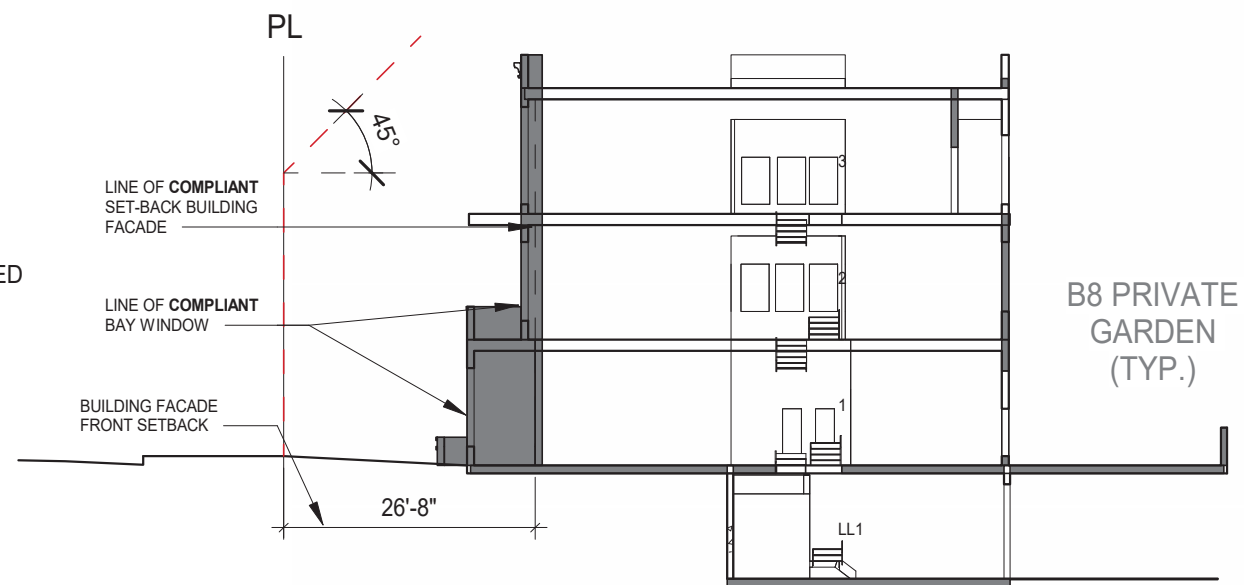
2. E-W SECTION AA



3. B1 ROOF PLAN (NW CORNER)

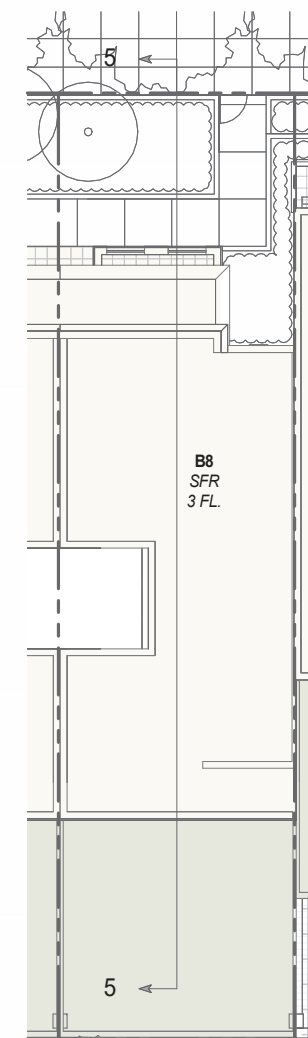


4. NORTH ELEVATION

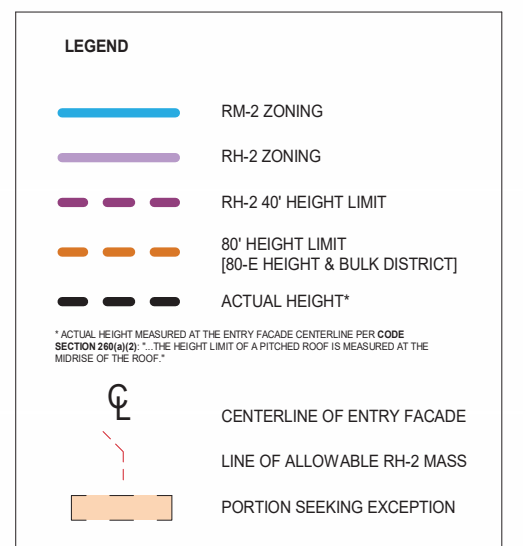


* NOTE: B8 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

5. N-S SECTION AA



6. B8 ROOF PLAN

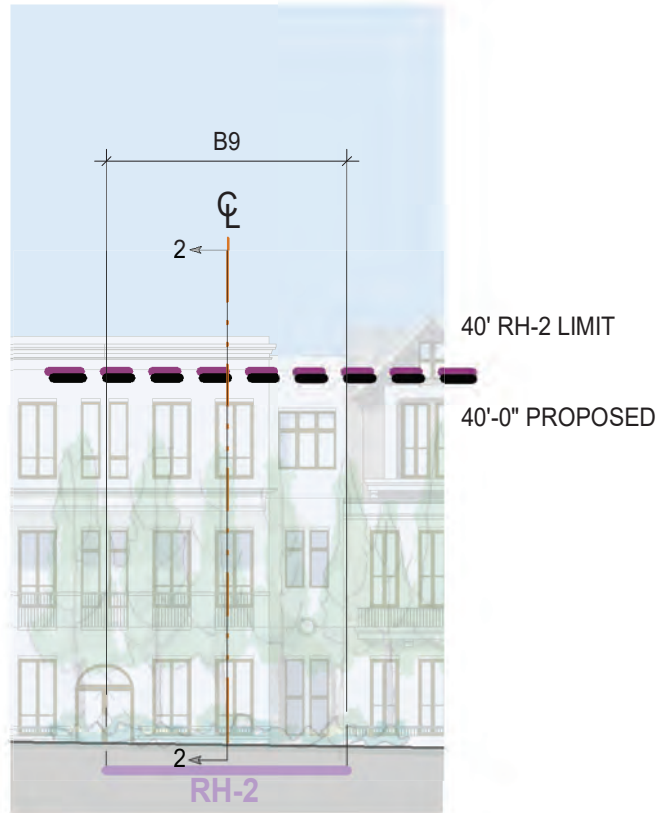


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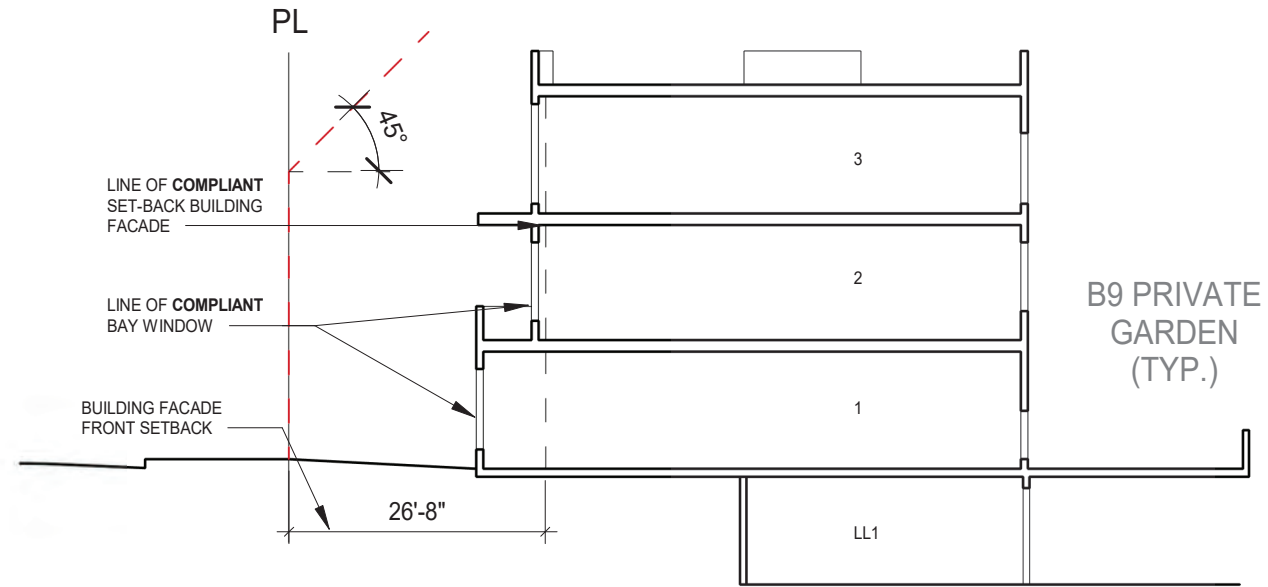
BLOCK B HEIGHT COMPLIANCE

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APRIL 10, 2025

A-B.20

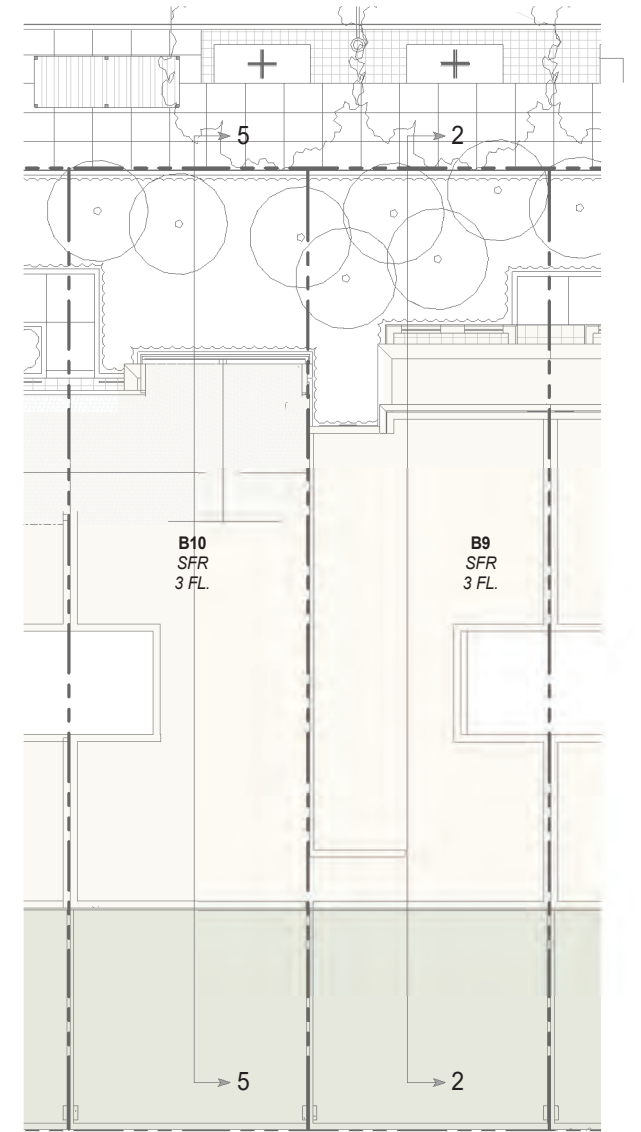


1. NORTH ELEVATION

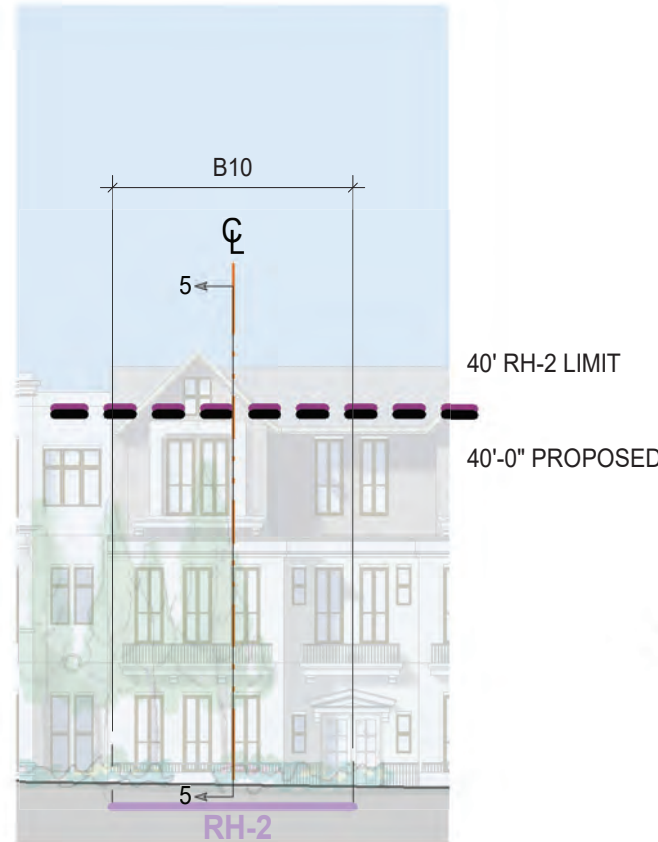


* NOTE: B9 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

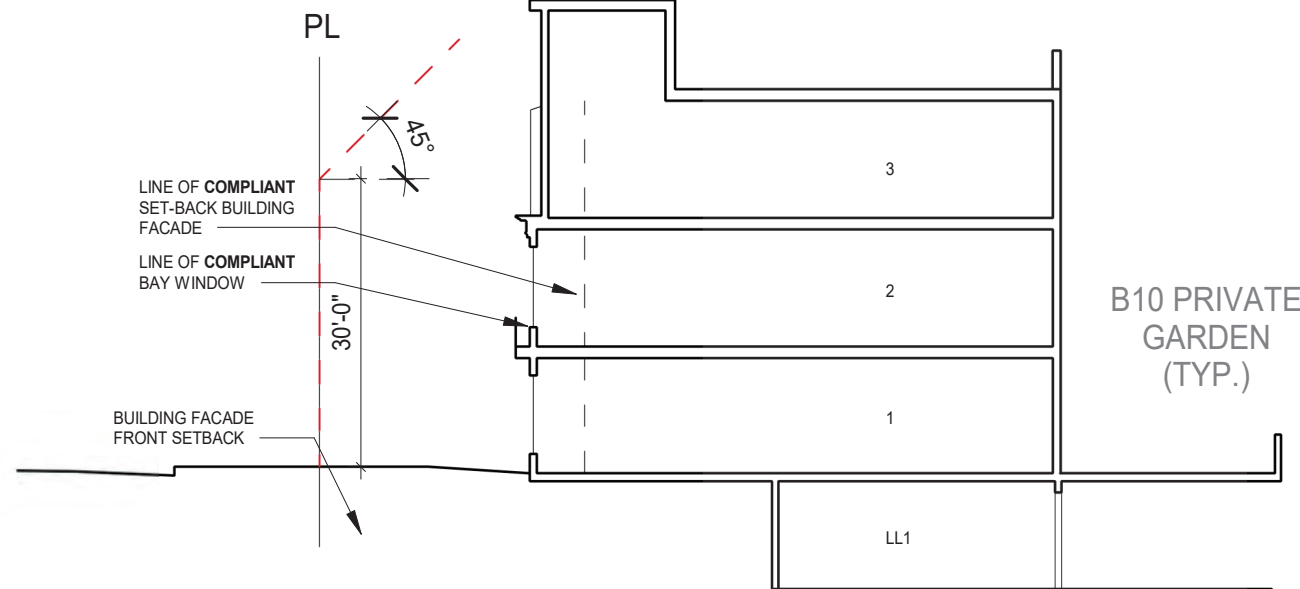
2. N-S SECTION AA



3. ROOF PLAN

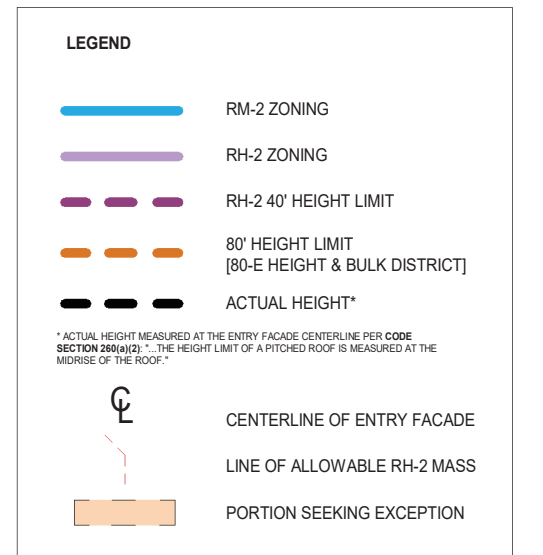
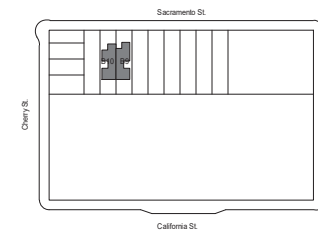


4. NORTH ELEVATION



* NOTE: B10 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

5. N-S SECTION AA



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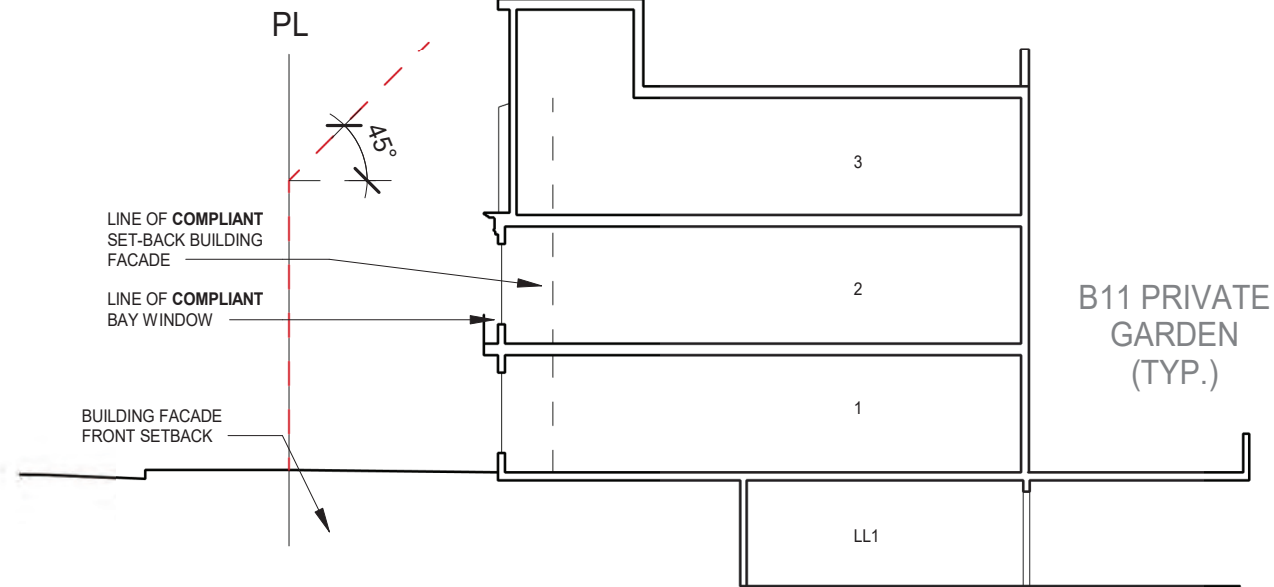
B9, B10 BLOCK B HEIGHT COMPLIANCE

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A-B.21

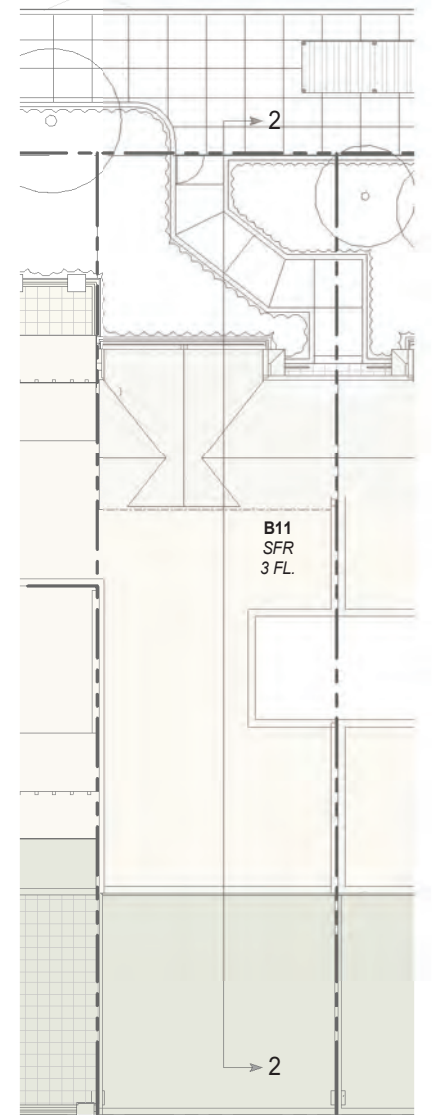


1. NORTH ELEVATION

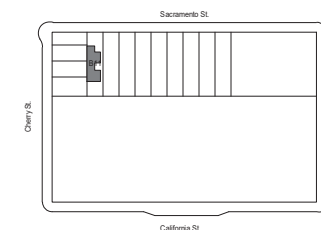


* NOTE: B11 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

2. N-S SECTION AA



3. ROOF PLAN



LEGEND

- RM-2 ZONING
- RH-2 ZONING
- - - RH-2 40' HEIGHT LIMIT
- - - 80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
- - - ACTUAL HEIGHT*

* ACTUAL HEIGHT MEASURED AT THE ENTRY FACADE CENTERLINE PER CODE SECTION 260(a)(2). * THE HEIGHT LIMIT OF A PITCHED ROOF IS MEASURED AT THE MIDRISE OF THE ROOF.*



CENTERLINE OF ENTRY FACADE



LINE OF ALLOWABLE RH-2 MASS

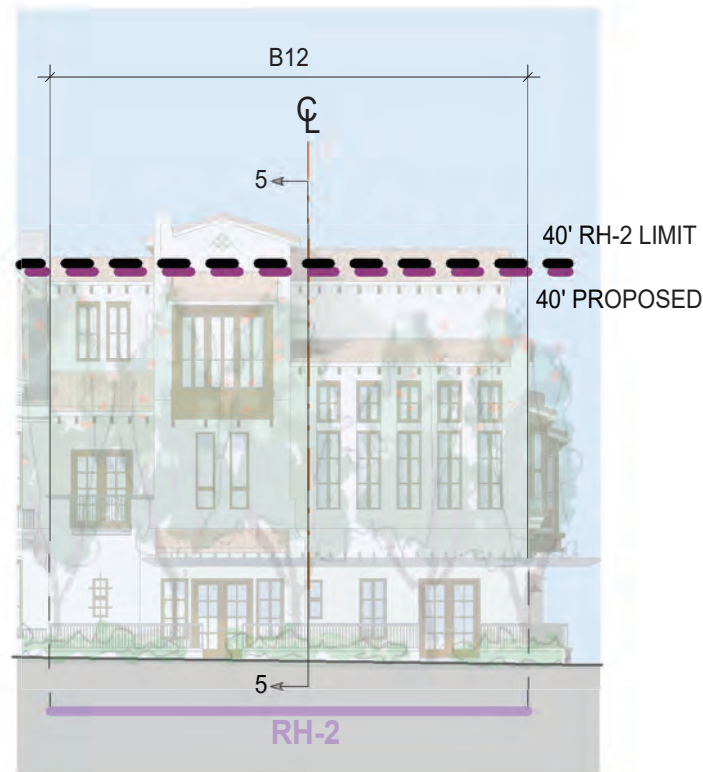


PORTION SEEKING EXCEPTION

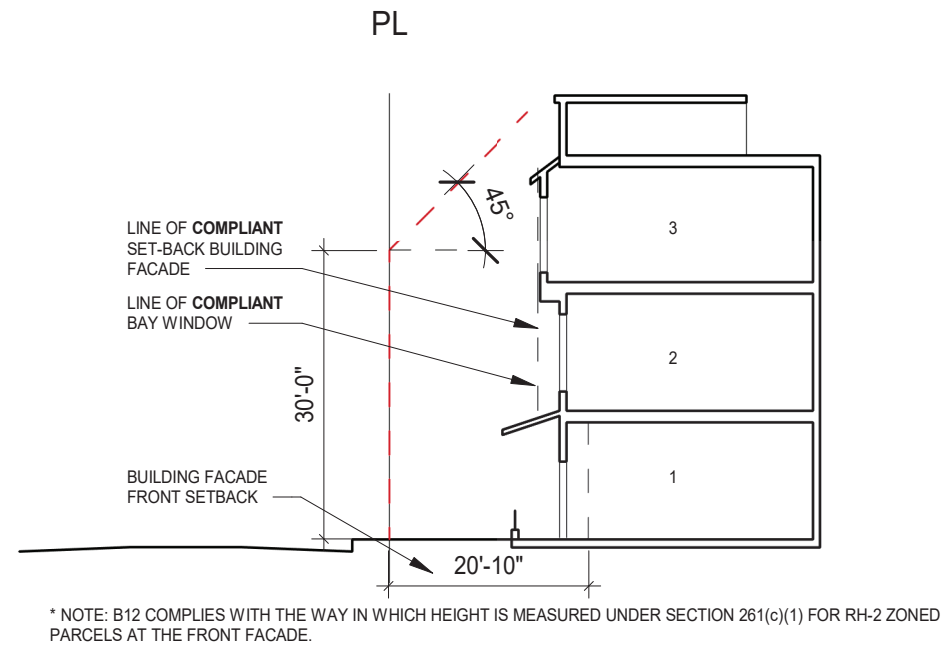


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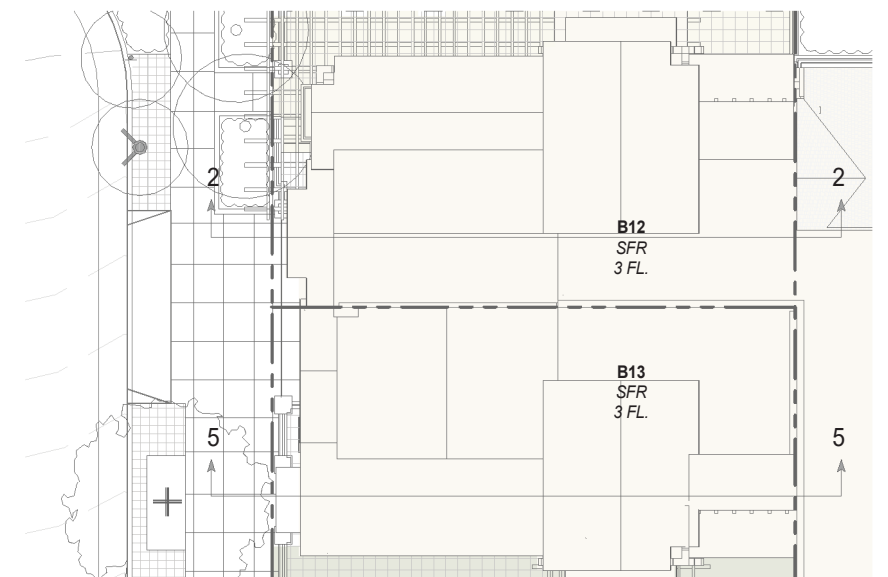
B11



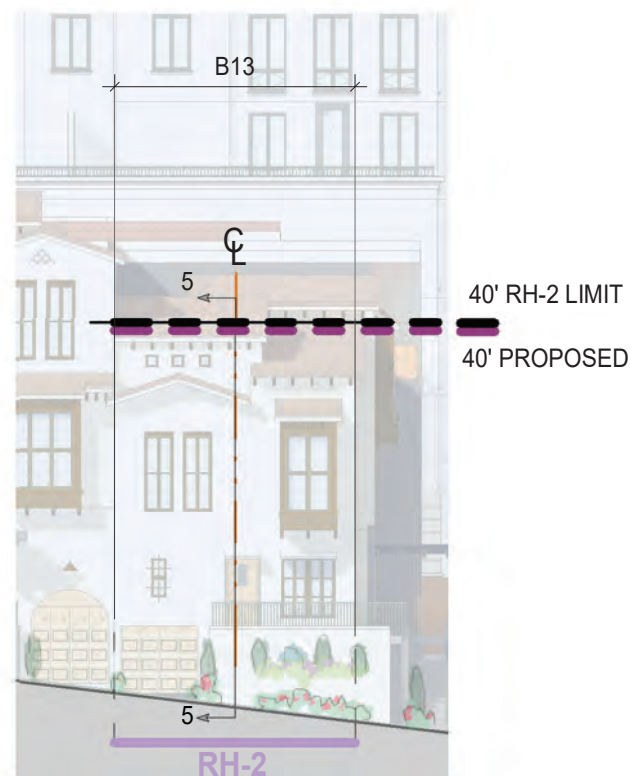
1. NORTH ELEVATION



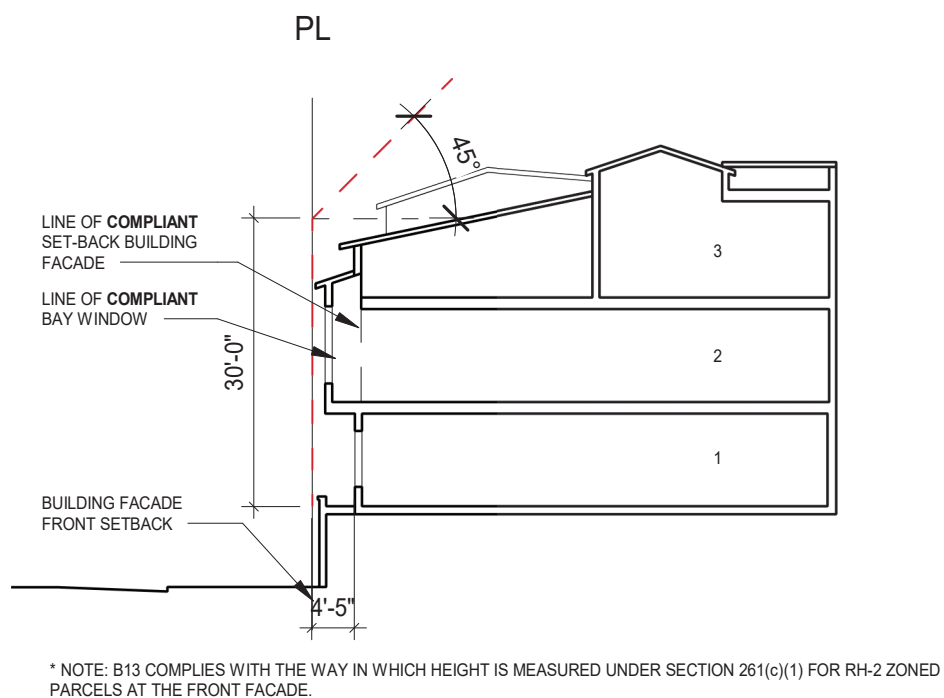
2. E-W SECTION AA



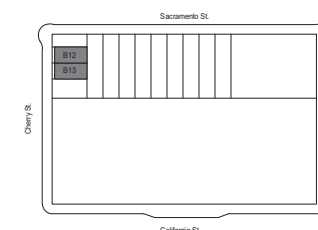
3. ROOF PLAN



4. WEST ELEVATION



5. E-W SECTION AA



LEGEND

- RM-2 ZONING
- RH-2 ZONING
- RH-2 40' HEIGHT LIMIT
- 80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
- ACTUAL HEIGHT*

* ACTUAL HEIGHT MEASURED AT THE ENTRY FACADE CENTERLINE PER CODE SECTION 260(a)(2). * THE HEIGHT LIMIT OF A PITCHED ROOF IS MEASURED AT THE MIDRISE OF THE ROOF.*

- CENTERLINE OF ENTRY FACADE
- LINE OF ALLOWABLE RH-2 MASS
- PORTION SEEKING EXCEPTION



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BLOCK B HEIGHT COMPLIANCE

PUD/CU SUBMITTAL
APRIL 10, 2025

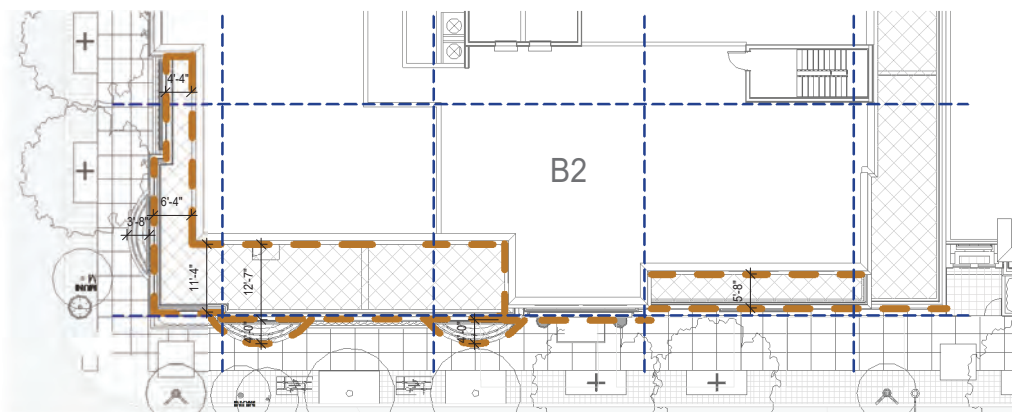
A-B.23



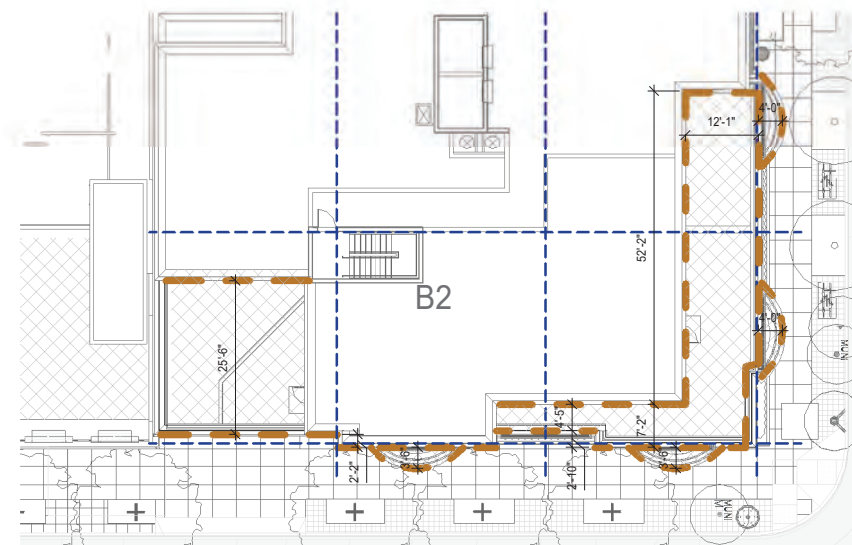
1. NORTH ELEVATION



3. EAST ELEVATION



2. PLAN AT SACRAMENTO STREET



4. PLAN AT MAPLE STREET

NOTE: B2 FACADE VARIES BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH CODE SECTION 144.1. (35' HORIZONTAL AND VERTICAL)



KEY PLAN - SACRAMENTO / MAPLE ST

LEGEND

- BUILDING SETBACKS
- - - 35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)
- ARCHITECTURAL FEATURES
 - JULIETTE BALCONIES
 - PILASTERS
 - PEDESTRIAN ENTRIES TO DWELLINGS*

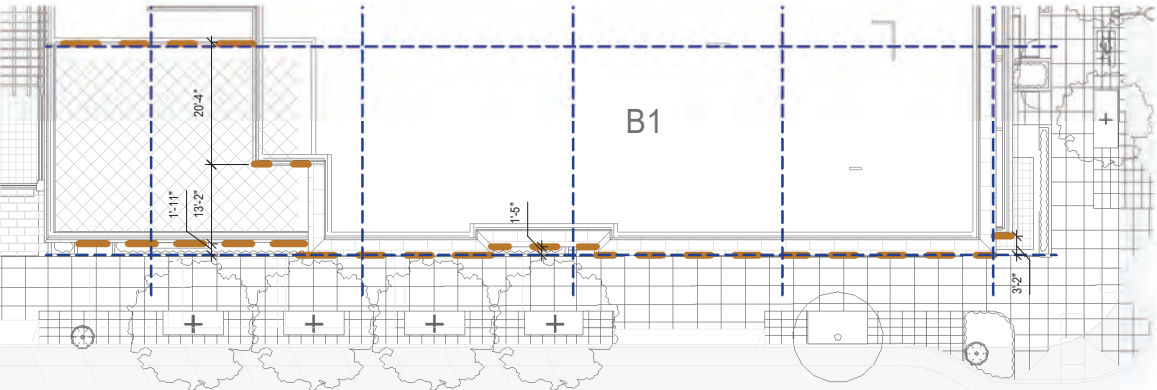
*CODE SECTION 144(1): "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"



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1. WEST ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT CHERRY STREET

NOTE: B1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH CODE SECTION 144.1. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL



KEY PLAN - CHERRY STREET

LEGEND

BUILDING SETBACKS

35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)

ARCHITECTURAL FEATURES

- JULIETTE BALCONIES
- PILASTERS
- PEDESTRIAN ENTRIES TO DWELLINGS*

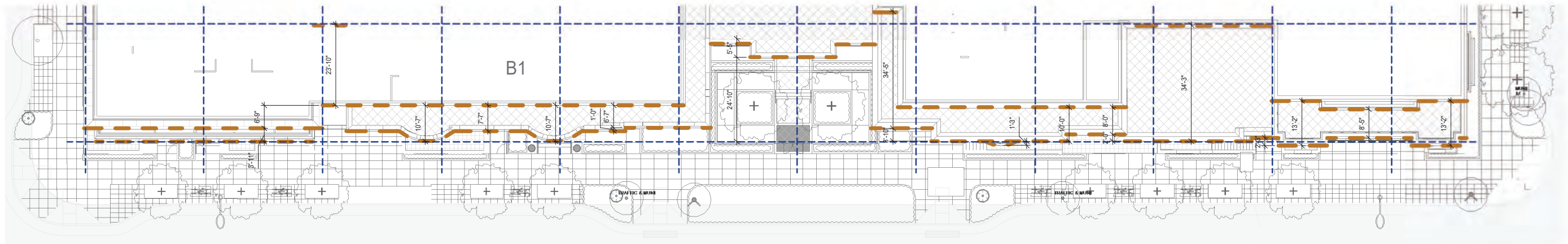
*CODE SECTION 144(1): "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"



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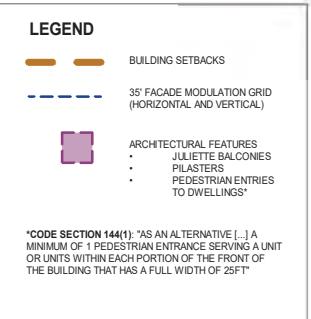
1. SOUTH ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT CALIFORNIA STREET

NOTE: B1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH CODE SECTION 144.1. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL



KEY PLAN - CALIFORNIA STREET



3700 CALIFORNIA STREET SAN FRANCISCO, CA



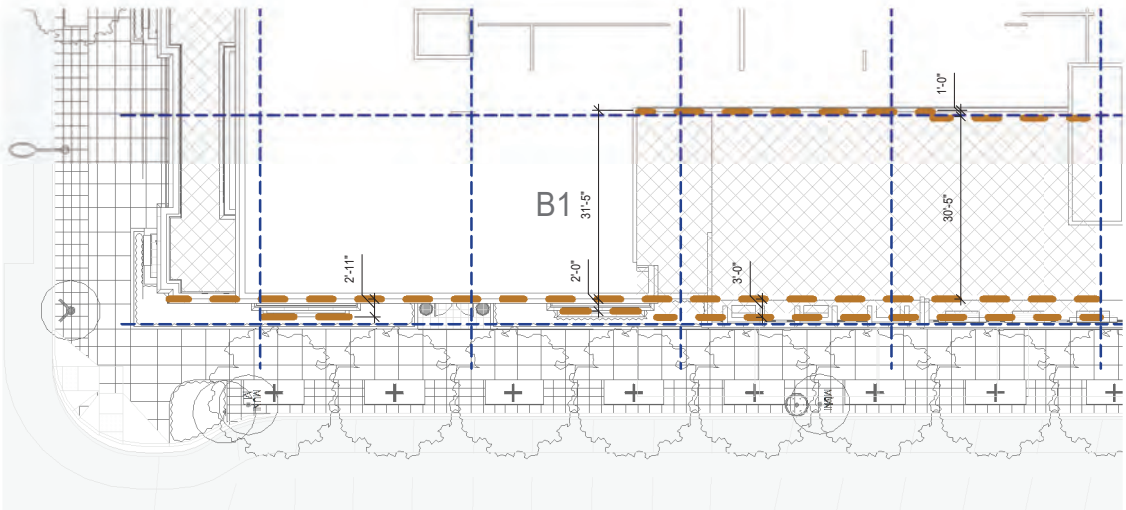
BLOCK B RM-2 FACADE MODULATION DIAGRAM

PUD/CU SUBMITTAL
APRIL 10, 2025

A-B.33



1. EAST ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT MAPLE STREET

NOTE: B1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL



KEY PLAN - MAPLE STREET

LEGEND

BUILDING SETBACKS

35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)

ARCHITECTURAL FEATURES

- JULIETTE BALCONIES
- PILASTERS
- PEDESTRIAN ENTRIES TO DWELLINGS*

*CODE SECTION 144(1): "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"



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The Guzzardo Partnership

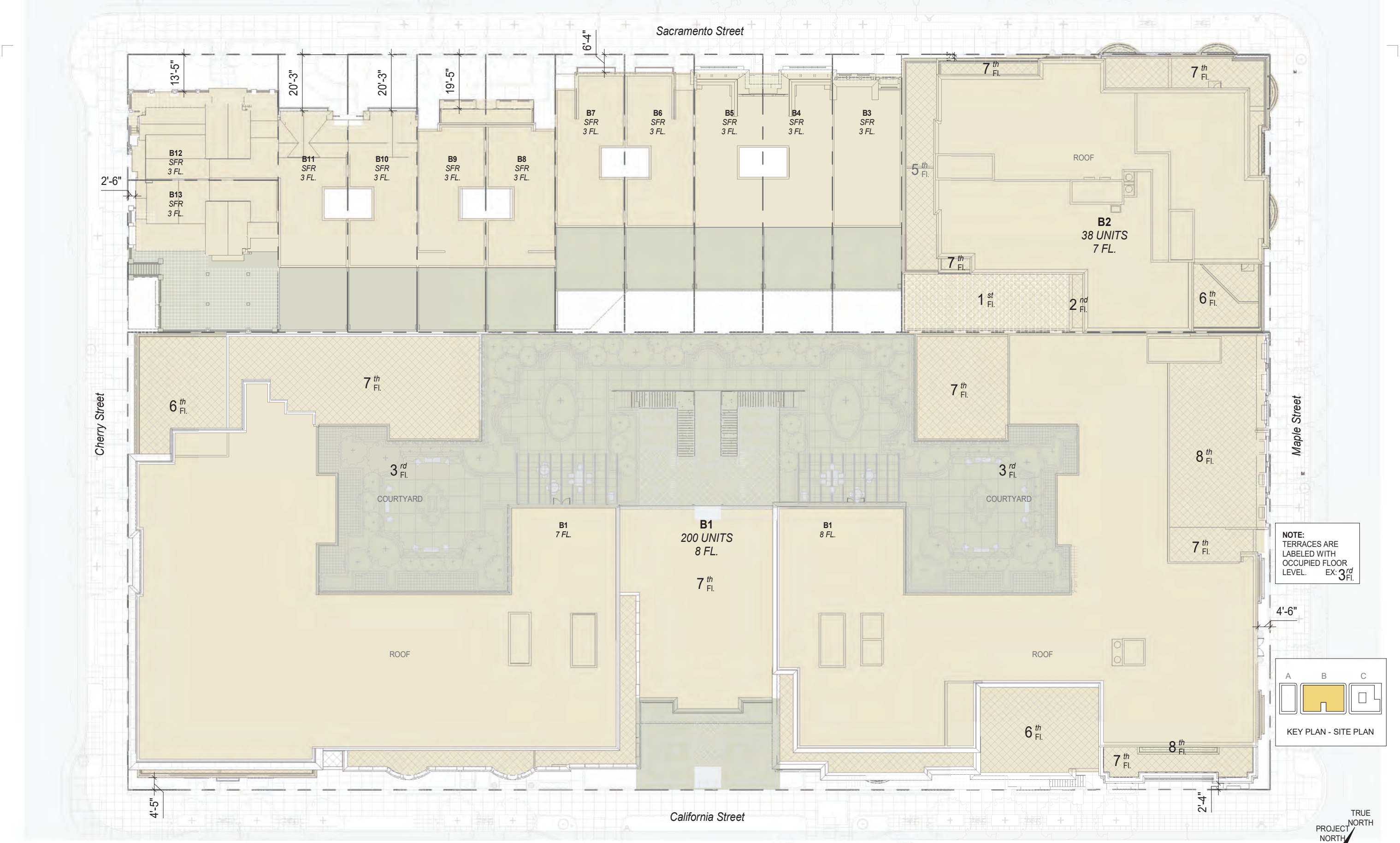
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BLOCK B RM-2 FACADE MODULATION DIAGRAM

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APRIL 10, 2025

A-B.34

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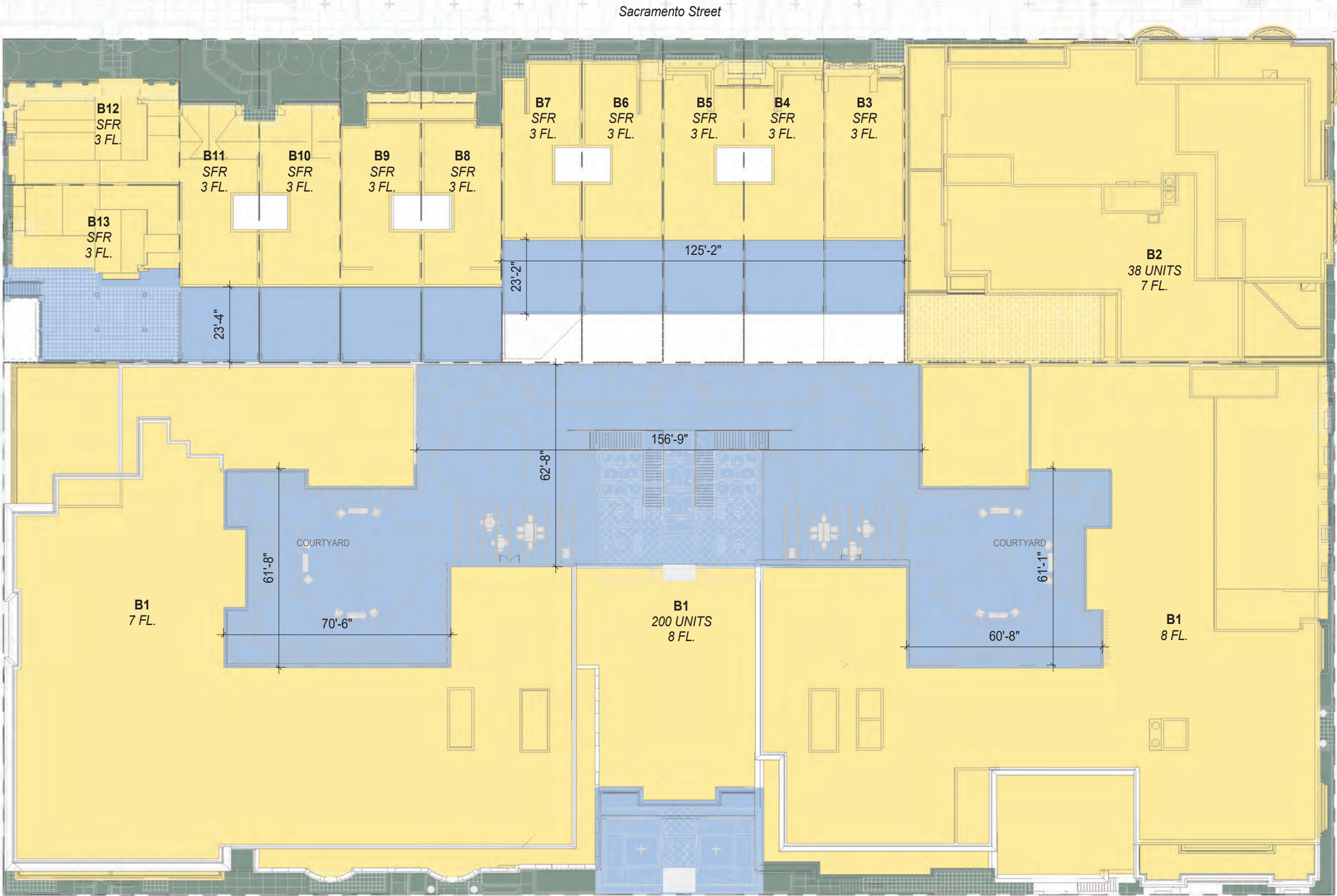
FRONT SETBACKS BLOCK B FRONT SETBACKS

PUD/CU SUBMITTAL
APRIL 10, 2025

A-B.40

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B13	
Lot Area:	3002 sf
Proposed Open Space (Rear Yard):	52.3%
Proposed Open Space (Front Yard):	5.2%
Total Proposed Open Space:	57.5%
Delta Δ:	(-%)
<i>Required</i>	
Rear Yard Depth:	30%
Proposed Rear Yard Depth:	52.3%
Delta Δ:	(+22.3%)
B12	
Lot Area:	2440 sf
Proposed Open Space (Rear Yard):	0%
Proposed Open Space (Front Yard):	26.7%
Total Proposed Open Space:	26.7%
Delta Δ:	(-%)
<i>Required</i>	
Rear Yard Depth:	25%
Proposed Rear Yard Depth:	0%
Delta Δ:	(-25%)
B8-B11	
Lot Area:	10,000 sf
Proposed Open Space (Rear Yard):	23%
Proposed Open Space (Front Yard):	23%
Total Proposed Open Space:	46%
Delta Δ:	+1%
<i>Required</i>	
Rear Yard Depth:	30%
Proposed Rear Yard Depth:	23%
Delta Δ:	(-7%)
B3-B7	
Lot Area:	12,500 sf
Proposed Open Space (Rear Yard):	23%
Proposed Open Space (Front Yard):	2%
Total Proposed Open Space:	24%
Delta Δ:	(-9%)
<i>Required</i>	
Rear Yard Depth:	30%
Proposed Rear Yard Depth:	23%
Delta Δ:	(-7%)
B1	
Lot Area:	68,107 sf
Proposed Open Space (Interior):	27%
Proposed Open Space (Green Edges):	4%
Total Proposed Open Space:	31%
Delta Δ:	(6%)



LEGEND

LOT COVERAGE

OPEN SPACE: FEE-SIMPLE REAR YARD

OPEN SPACE: REAR YARD

OPEN SPACE: OTHER (FRONT YARD, ETC.)

A

B

C

KEY PLAN - SITE PLAN

0'

32'

64'

1/32"=1'

TRUE NORTH

PROJECT NORTH

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PRADO GROUP

BDE

HANDEL ARCHITECTS

BKF

TGP

The Guzzardo Partnership Inc.

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BLOCK B REAR SETBACKS & SECTION 134

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APRIL 10, 2025

A-B.45

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BLOCK B: PRIVATE OPEN SPACE



Building	Zoning	# Units	Required SF per Unit	Total Required SF	Total Provided SF
B1	RM-2	5	80	400	4034
B2	RM-2	8	80	640	2718
B3-B8	RM-2	6	80	480	3282
B9-11	RH-2	3	125	375	1641
B12-B13	RH-2	2	125	250	1618

BLOCK B: COMMON OPEN SPACE

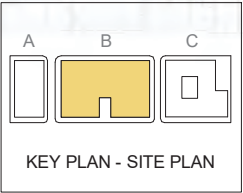
Building	Zoning	# Units Without Private Open Space	Required SF per Unit	Total Required SF	Total Provided SF
B1	RM-2	195	106	20748	24953
B2	RM-2	30	106	3192	4167

- NOTES:
1. CONFIGURATION OF ROOF TOP AREAS NOT YET COMPLETED AND TO BE PROVIDED LATER. ROOF TOP AREAS MAY INCLUDE ANY OF THE FOLLOWING: PRIVATE OR COMMON RESIDENTIAL OPEN SPACE (PURSUANT TO PL. CODE SEC. 135), SOLAR AREAS (PURSUANT TO SF BETTER ROOF ORDINANCE; PL. CODE SEC. 149), AND LIVING ROOF AREAS (PURSUANT TO SF GREEN BUILDING CODE), OR SOME COMBINATION OF ANY/ALL OF THE ABOVE.
2. ROOF TOP MECHANICAL EQUIPMENT AND/OR OTHER SIMILAR FEATURE WILL BE ENCLOSED AND/OR SCREENED IN COMPLIANCE WITH PL. CODE SEC. 141 REQUIREMENTS.
3. CODE-COMPLIANT COMMON OPEN SPACES COMPLY WITH ALL DIMENSIONAL REQUIREMENTS.

LEGEND

-  CODE-COMPLIANT COMMON OPEN SPACE
-  CODE-COMPLIANT PRIVATE OPEN SPACE
-  ADDITIONAL COMMON OPEN SPACE*
-  ADDITIONAL PRIVATE OPEN SPACE*

*OPEN SPACE THAT DOES NOT MEET THE DIMENSIONAL REQUIREMENTS TO BE CODE-COMPLIANT AND IS NOT INCLUDED IN OPEN SPACE CALCULATIONS. IT REPRESENTS ADDITIONAL COMMON OPEN SPACE AREAS.



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BLOCK B OPEN SPACE

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A-B.46

BLOCK B



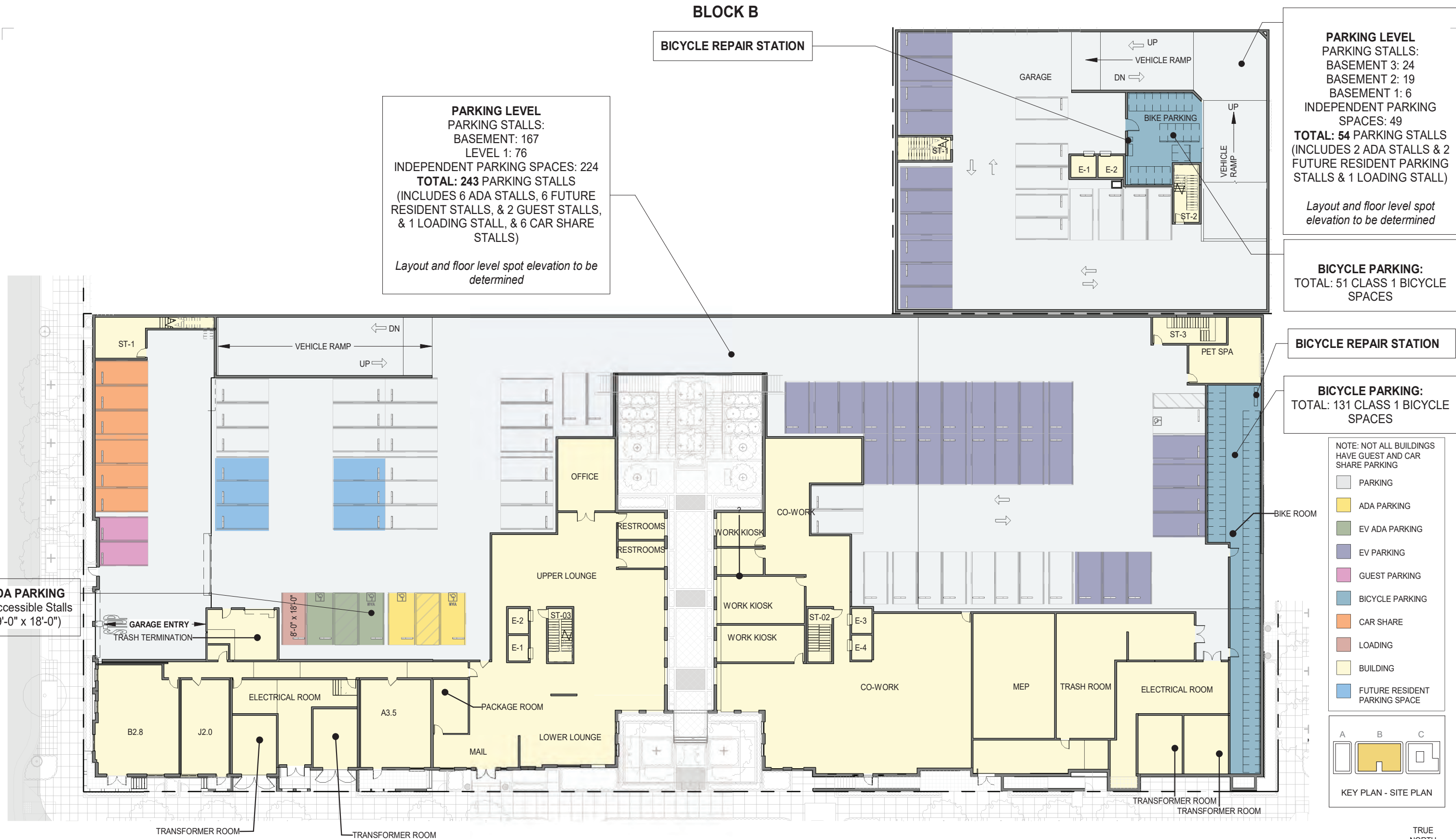
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B1 BASEMENT 1 & B2 BASEMENT 2
BLOCK B PARKING DIAGRAM

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APRIL 10, 2025

A-B.50

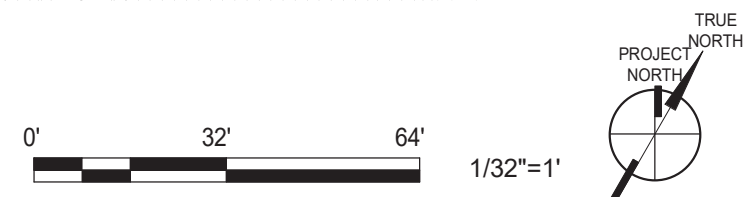
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B1 LEVEL 1 & B2 BASEMENT 1

BLOCK B PARKING DIAGRAM



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APRIL 10, 2025

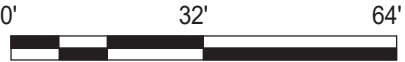
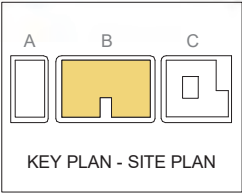
A-B.51

BLOCK B



PARKING LEVEL
PARKING STALLS:
BASEMENT 3: 24
BASEMENT 2: 19
BASEMENT 1: 6
INDEPENDENT PARKING
SPACES: 49
TOTAL: 54 PARKING STALLS
(INCLUDES 2 ADA STALLS & 2
FUTURE RESIDENT PARKING
STALLS & 1 LOADING STALL)
*Layout and floor level spot
elevation to be determined*

- NOTE: NOT ALL BUILDINGS
HAVE GUEST AND CAR
SHARE PARKING
- PARKING
 - ADA PARKING
 - EV ADA PARKING
 - EV PARKING
 - GUEST PARKING
 - BICYCLE PARKING
 - CAR SHARE
 - LOADING
 - BUILDING
 - FUTURE RESIDENT
PARKING SPACE



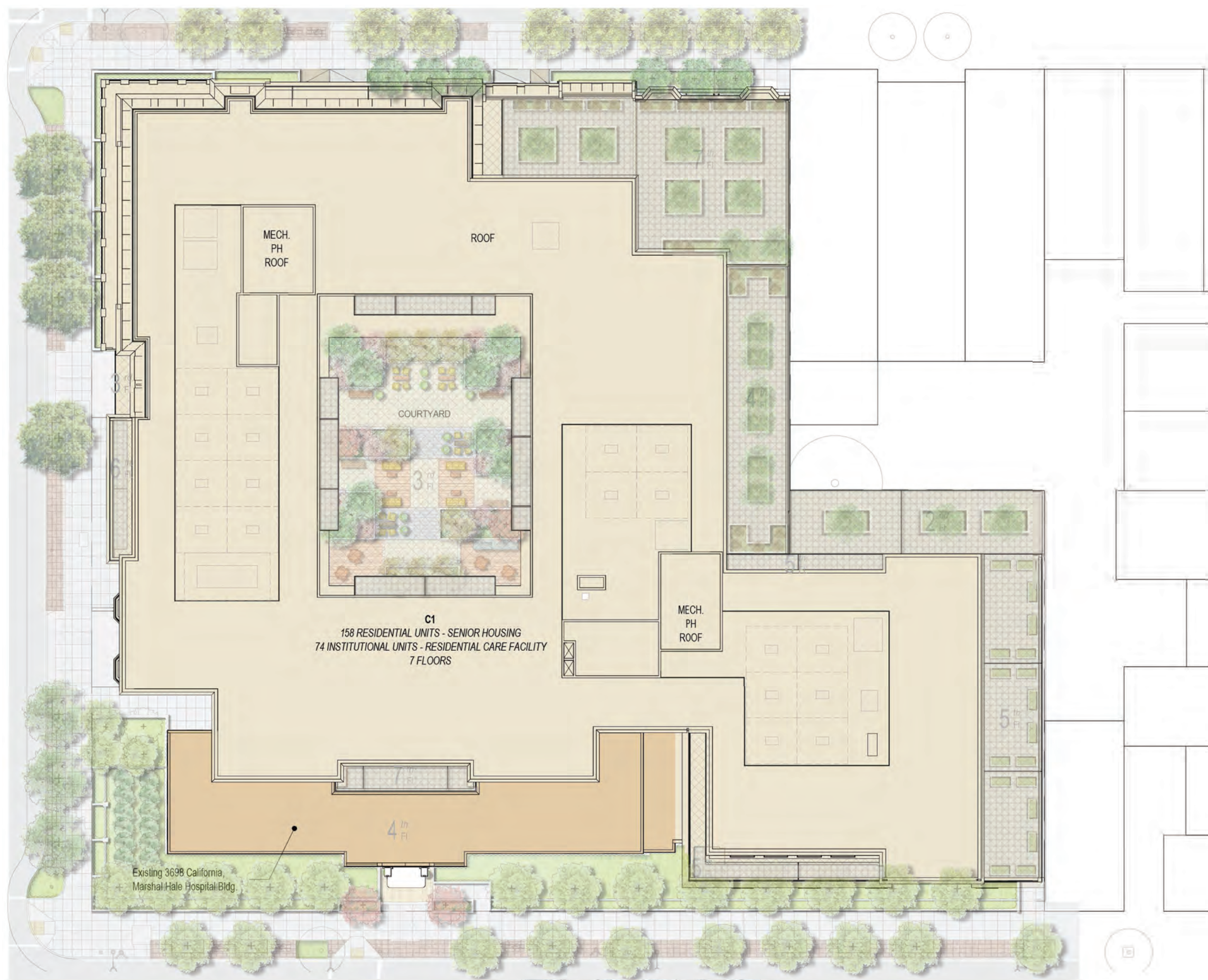
1/32"=1'

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B1 LEVEL 2 & B2 LEVEL 1
BLOCK B PARKING DIAGRAM

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A-B.52



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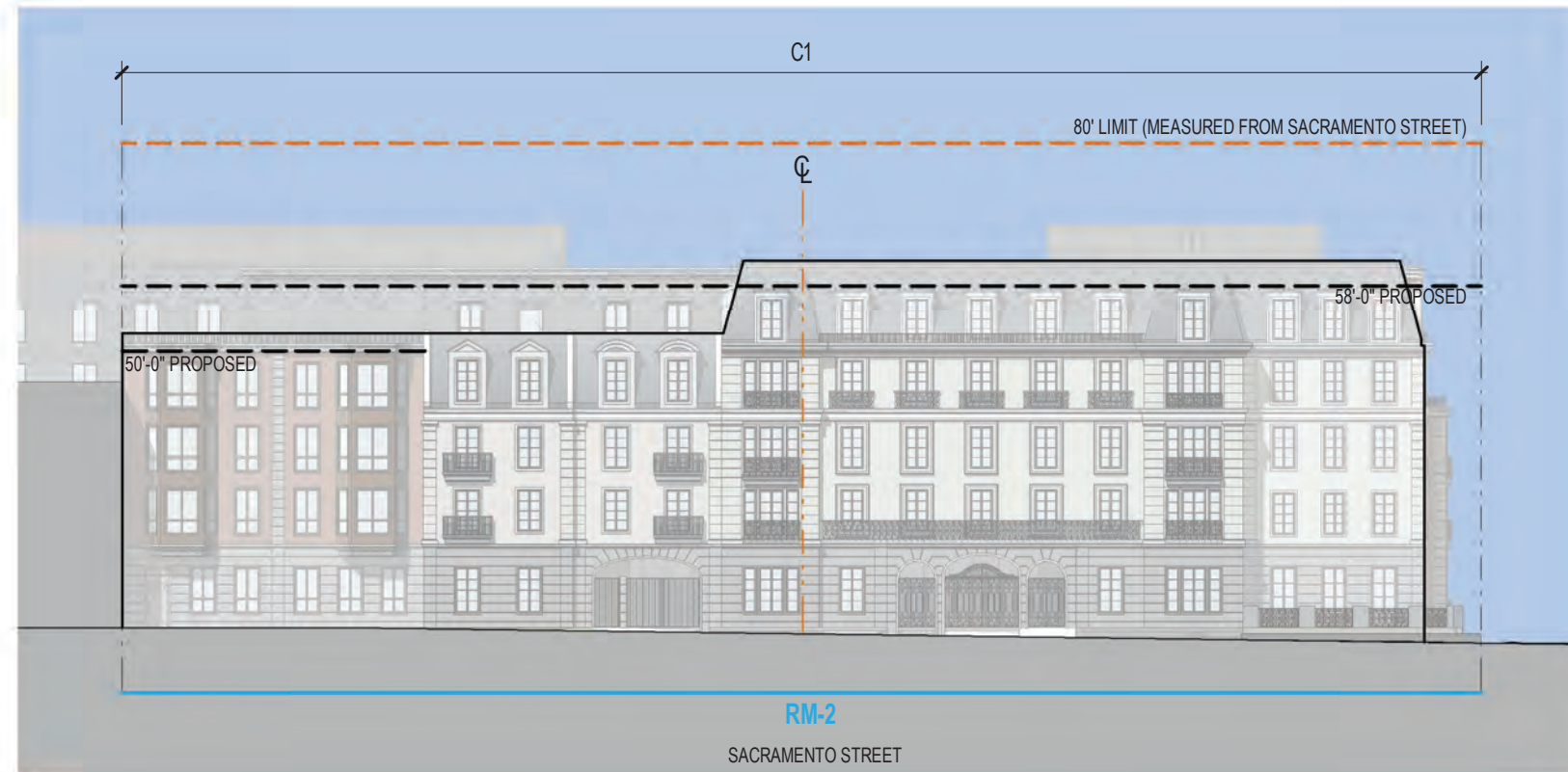
BLOCK C

BLOCK C TITLE SHEET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-C.00

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APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(1)(D)**: WHERE LOT HAS FRONTAGE ON TWO OR MORE STREETS, THE OWNER MAY CHOOSE THE STREET OR STREETS FROM WHICH THE MEASUREMENT OF HEIGHT IS TO BE TAKEN.
- PER **SECTION 260 (a)(1)(B)**: WHERE THE LOT IS LEVEL WITH OR SLOPES DOWNWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING, SUCH POINT SHALL BE TAKEN AT CURB LEVEL ON SUCH A STREET. THIS POINT SHALL BE USED FOR HEIGHT MEASUREMENT ONLY FOR A LOT DEPTH NOT EXTENDING BEYOND A LINE 100 FEET FROM AND PARALLEL TO SUCH STREET, OR BEYOND A LINE EQUIDISTANT BETWEEN SUCH STREET AND THE STREET ON THE OPPOSITE SIDE OF THE BLOCK, WHICHEVER DEPTH IS GREATER.
- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER **SECTION 260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65', EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.



KEY PLAN - SACRAMENTO STREET

LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*



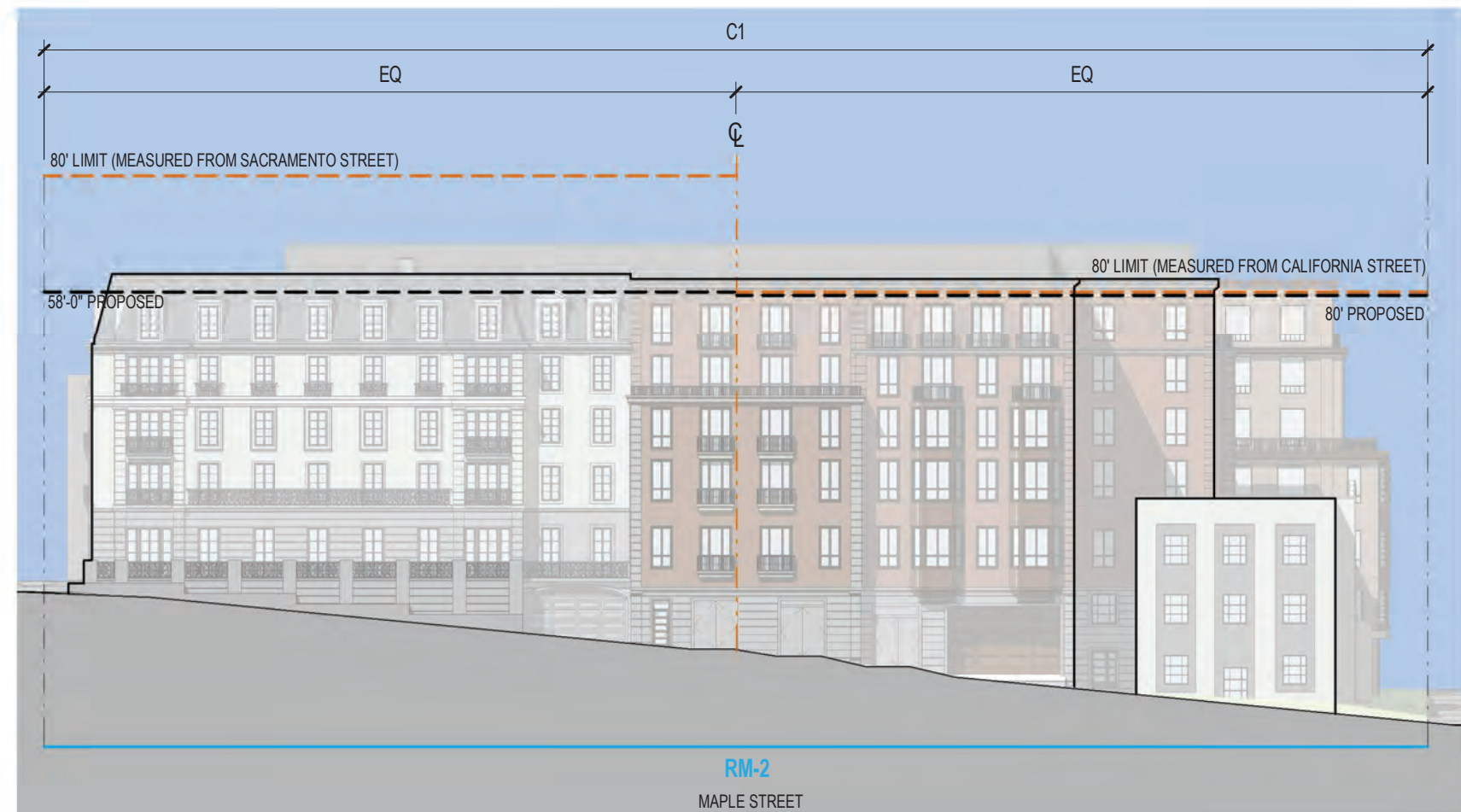
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BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET

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APRIL 10, 2025

A-C.10



APPLICABLE CODE SECTIONS INCLUDE:

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KEY PLAN - MAPLE STREET

LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*



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BUILDING HEIGHT DIAGRAM - MAPLE STREET

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A-C.11

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LEGEND	
	RH-2 ZONING
	RM-2 ZONING
	RH-2 40' HEIGHT LIMIT
	40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
	80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
	ACTUAL HEIGHT*

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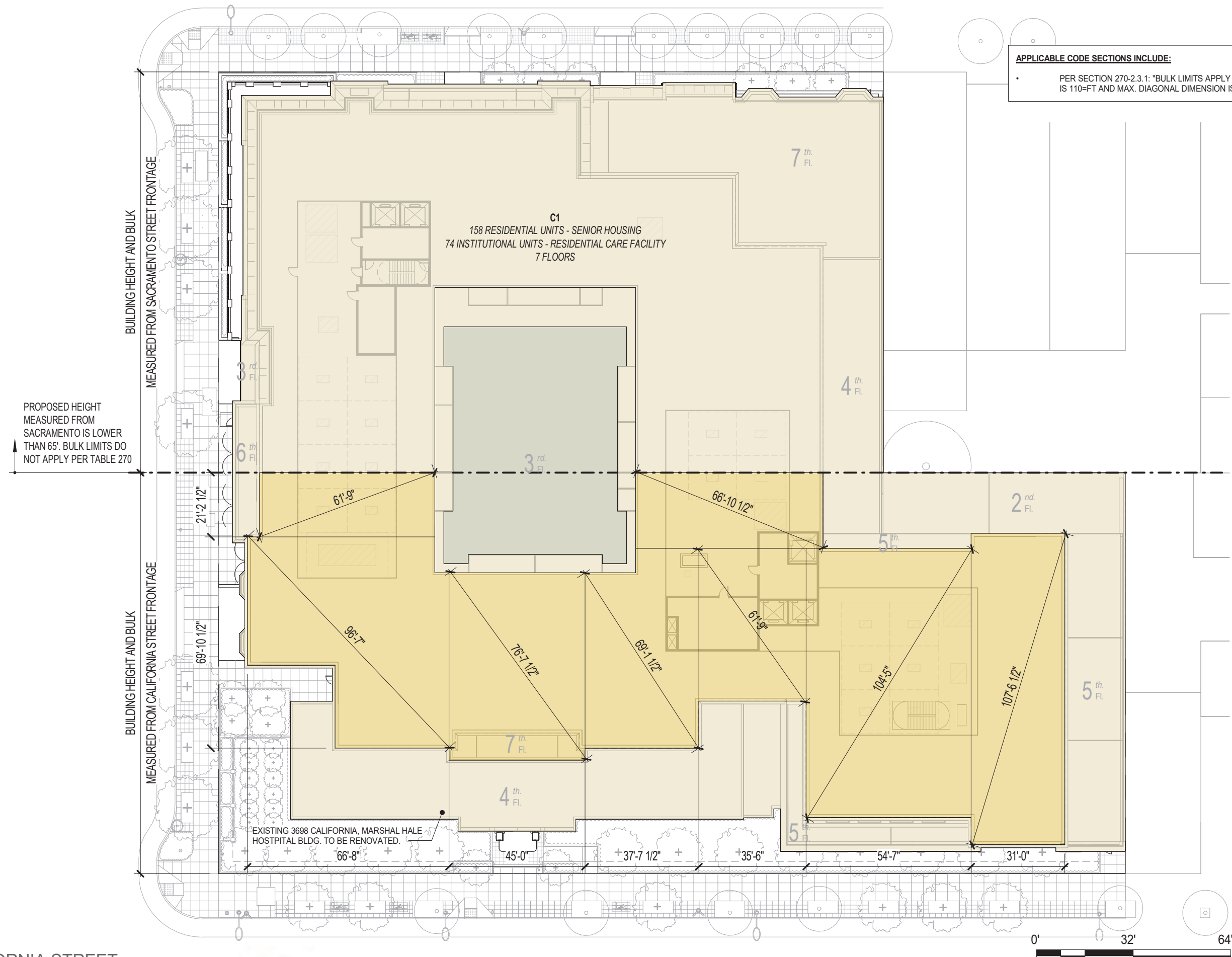


BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET



PUD/CU SUBMITTAL
APRIL 10, 2025

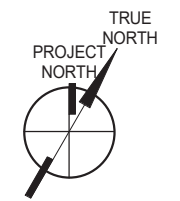
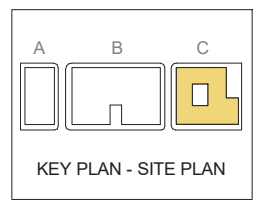
A-C.12



APPLICABLE CODE SECTIONS INCLUDE:

- PER SECTION 270-2.3.1: "BULK LIMITS APPLY ABOVE 65-FT HEIGHT, SO THAT MAX. LENGTH IS 110=FT AND MAX. DIAGONAL DIMENSION IS 140-FT.

NOTE:
TERRACES ARE LABELED WITH OCCUPIED FLOOR LEVEL. EX: 5th FL.



1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA



BLOCK C BULK COMPLIANCE DIAGRAM

PUD/CU SUBMITTAL
APRIL 10, 2025

A-C.13

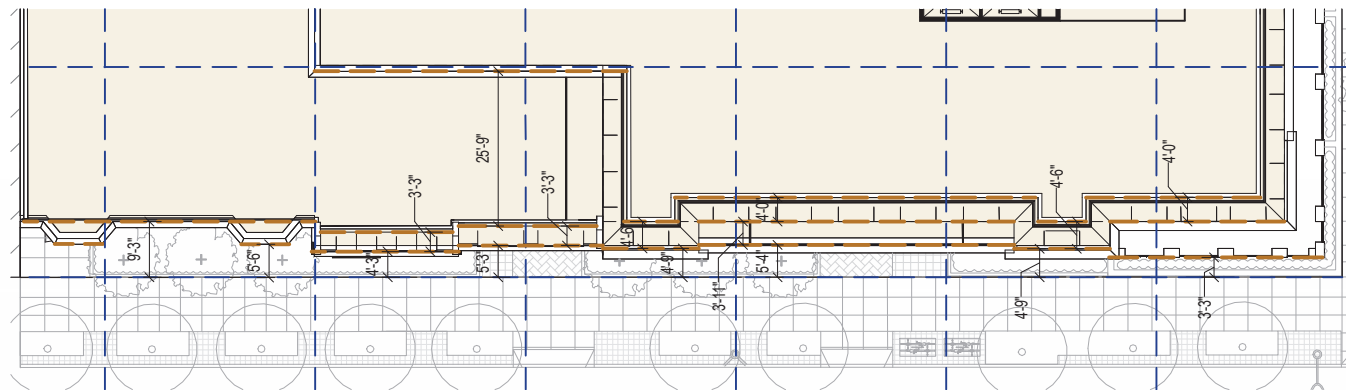
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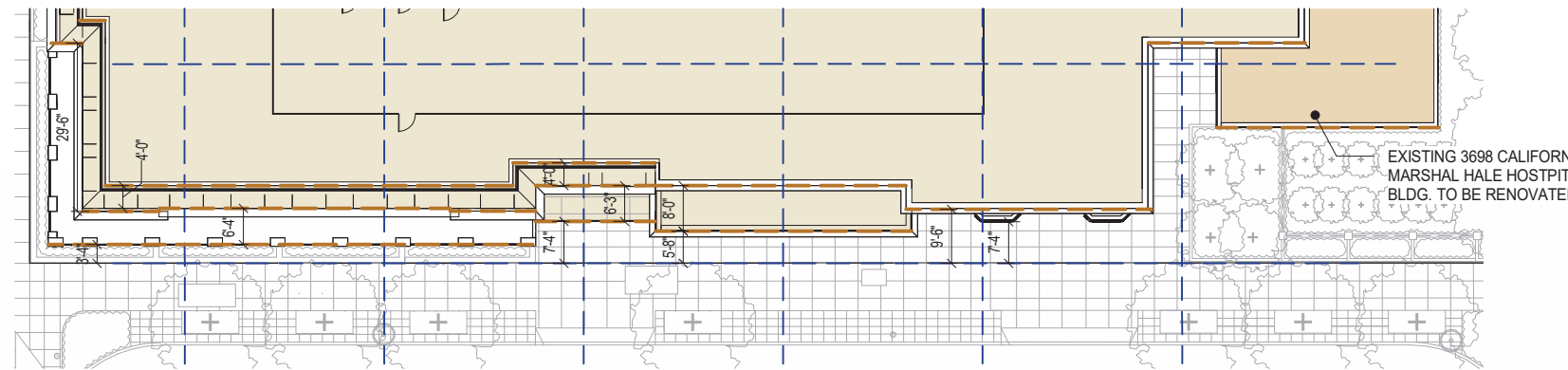
1. NORTH ELEVATION (SUBJECT TO PUD EXCEPTION)



3. WEST ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT SACRAMENTO STREET



2. PLAN AT MAPLE STREET

NOTE: C1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1 AND 3)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

LEGEND

--- BUILDING SETBACKS

--- 35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)

ARCHITECTURAL FEATURES

- JULIETTE BALCONIES
- PILASTERS
- PEDESTRIAN ENTRIES TO DWELLINGS*

***CODE SECTION 144(1)**: "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"

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RM-2 BUILDING MODULATION

0' 32' 64' 1/32"=1'

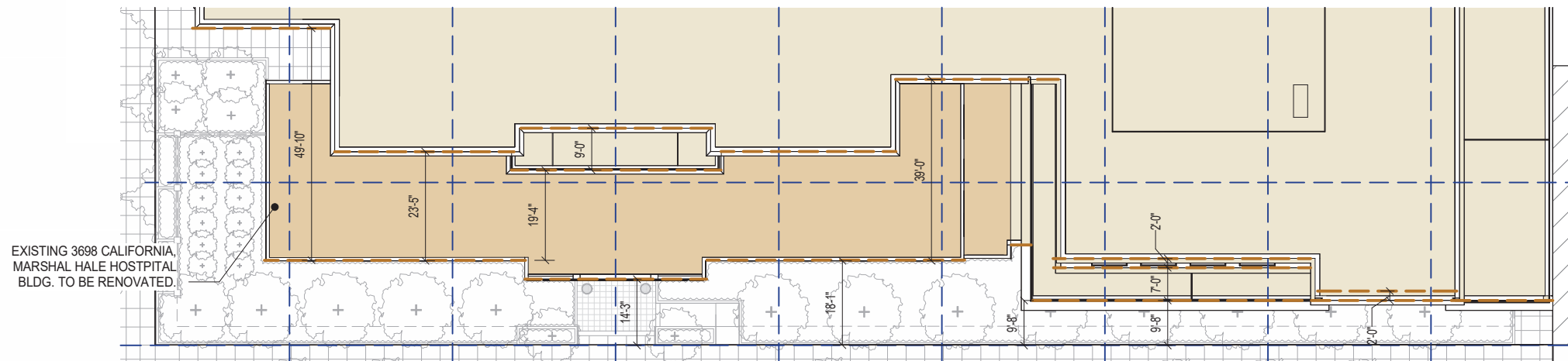
PUD/CU SUBMITTAL
APRIL 10, 2025

A-C.30

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1. NORTH ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT SACRAMENTO STREET

NOTE: C1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1 AND 3)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

LEGEND

--- BUILDING SETBACKS

--- 35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)

ARCHITECTURAL FEATURES

- JULIETTE BALCONIES
- PILASTERS
- PEDESTRIAN ENTRIES TO DWELLINGS*

***CODE SECTION 144(1)**: "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"

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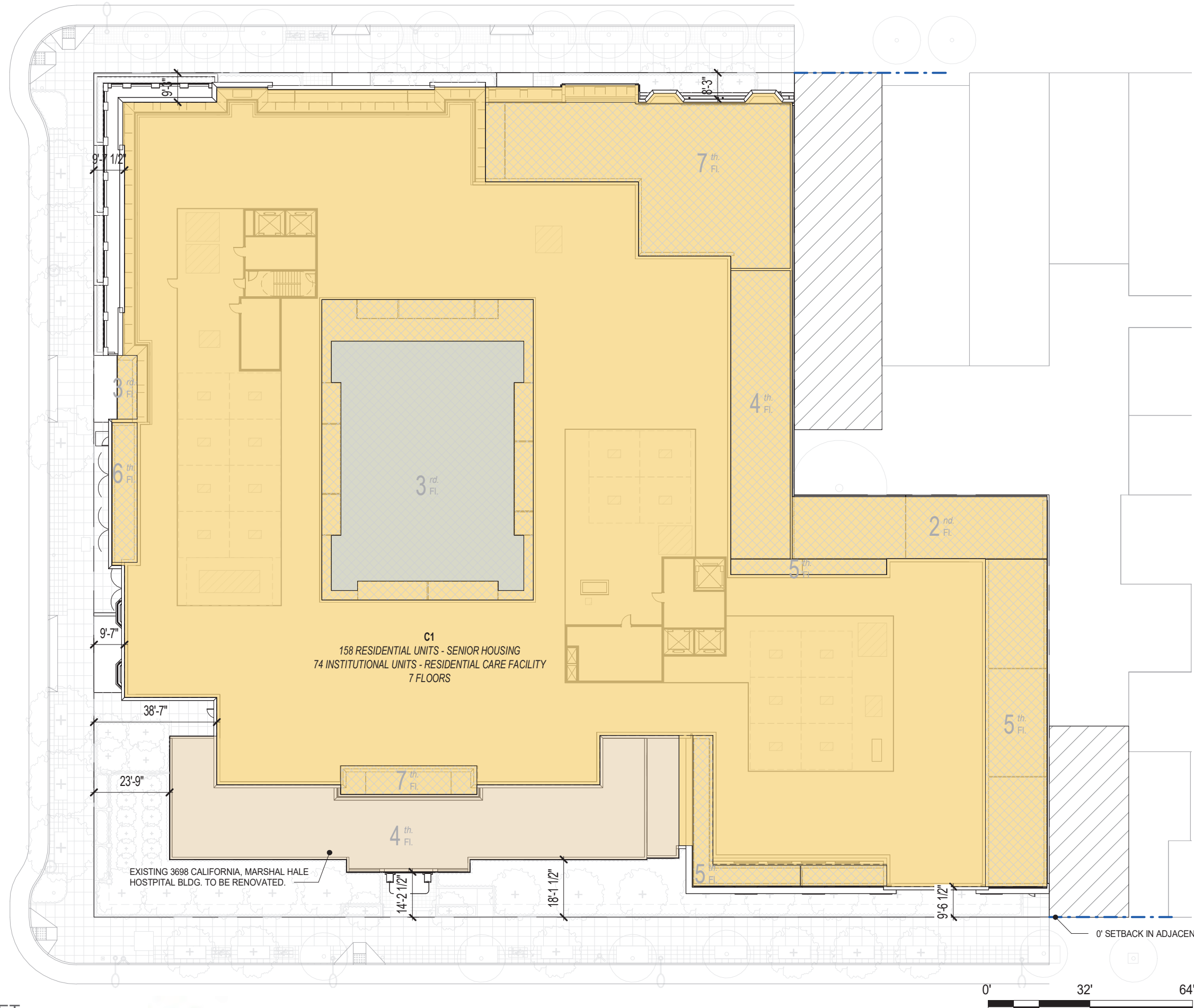
RM-2 BUILDING MODULATION

0' 32' 64' 1/32"=1'

PUD/CU SUBMITTAL
APRIL 10, 2025

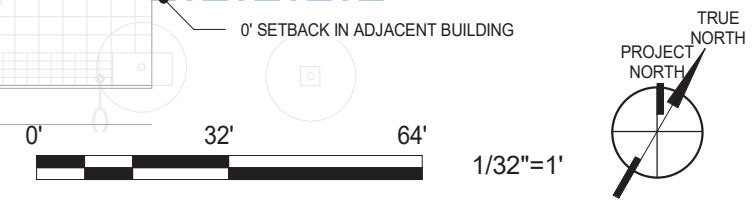
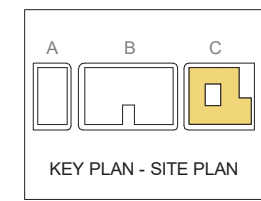
A-C.31

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- EXISTING BUILDINGS ADJACENT TO SITE
- EXISTING BUILDINGS TO BE RENOVATED
- PROPOSED BLDG ADJACENT TO EXISTING BUILDING

NOTE:
TERRACES ARE LABELED WITH OCCUPIED FLOOR LEVEL. EX: 5th FL.



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FRONT SETBACKS

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APRIL 10, 2025

A-C.40

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C1

Lot Area: **68,949 sf**

Proposed Open Space (Interior): 8.5%

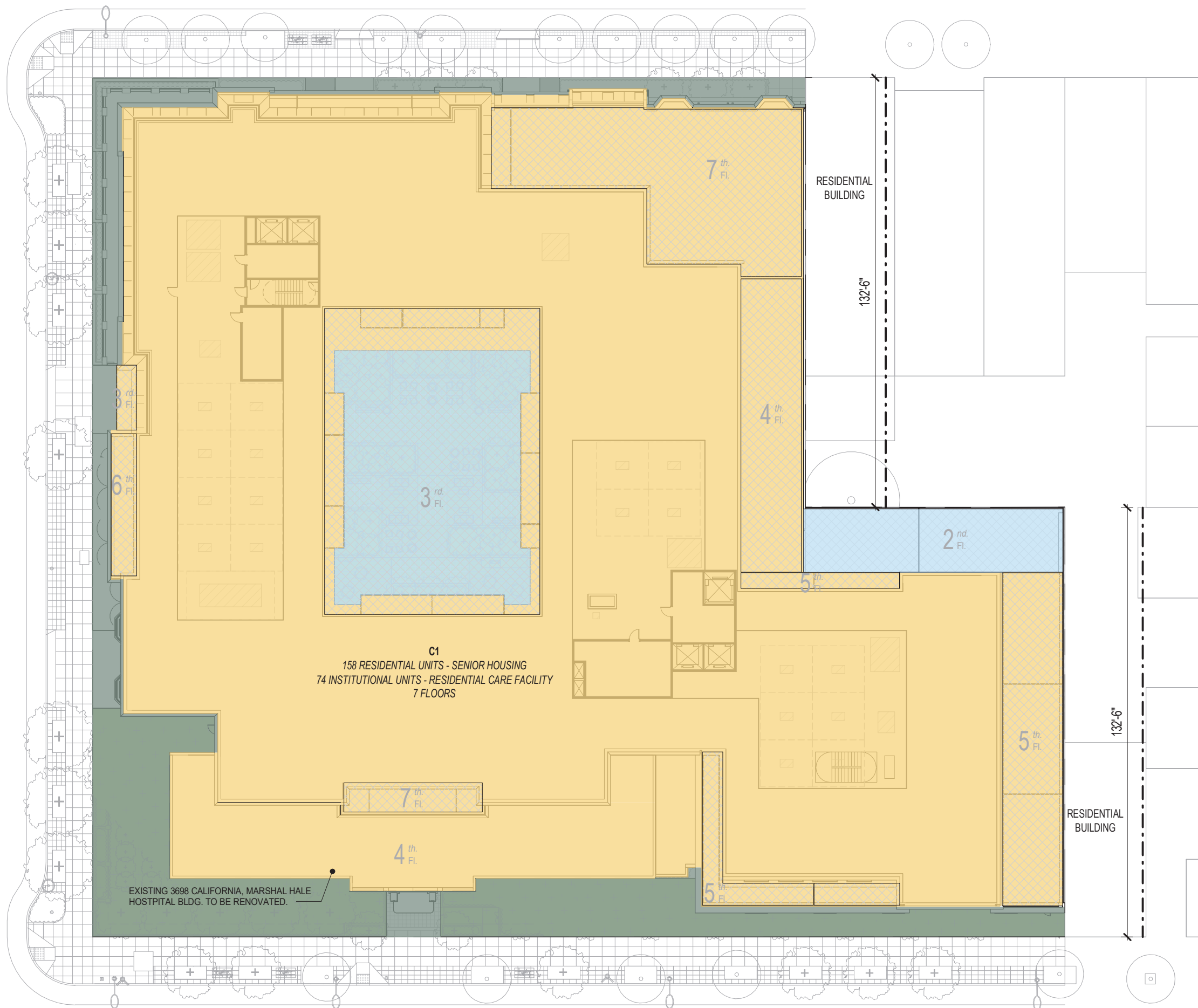
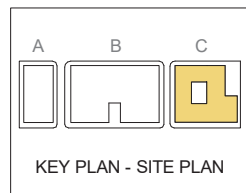
Proposed Open Space (Green Edges): 12.5%

Total Proposed Open Space: 21%

Delta Δ: **(-24%)**

LEGEND

- LOT COVERAGE
- OPEN SPACE: REAR YARD
- OPEN SPACE: OTHER (FRONT YARD, ETC.)



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REAR SETBACKS & SECTION 134

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APRIL 10, 2025

A-C.45

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NOTES:
1. CONFIGURATION OF ROOF TOP AREAS NOT YET COMPLETED AND TO BE PROVIDED LATER. ROOF TOP AREAS MAY INCLUDE ANY OF THE FOLLOWING: PRIVATE OR COMMON RESIDENTIAL OPEN SPACE (PURSUANT TO PL. CODE SEC. 135), SOLAR AREAS (PURSUANT TO SF BETTER ROOF ORDINANCE; PL. CODE SEC. 149), AND LIVING ROOF AREAS (PURSUANT TO SF GREEN BUILDING CODE), OR SOME COMBINATION OF ANY/ALL OF THE ABOVE.
2. ROOF TOP MECHANICAL EQUIPMENT AND/OR OTHER SIMILAR FEATURE WILL BE ENCLOSED AND/OR SCREENED IN COMPLIANCE WITH PL. CODE SEC. 141 REQUIREMENTS.
3. CODE-COMPLIANT COMMON OPEN SPACES COMPLY WITH ALL DIMENSIONAL REQUIREMENTS.

- LEGEND
- CODE-COMPLIANT COMMON OPEN SPACE
 - CODE-COMPLIANT PRIVATE OPEN SPACE
 - ADDITIONAL COMMON OPEN SPACE*
 - ADDITIONAL PRIVATE OPEN SPACE*

*OPEN SPACE THAT DOES NOT MEET THE DIMENSIONAL REQUIREMENTS TO BE CODE-COMPLIANT AND IS NOT INCLUDED IN OPEN SPACE CALCULATIONS.

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HANDEL ARCHITECTS



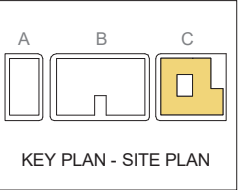
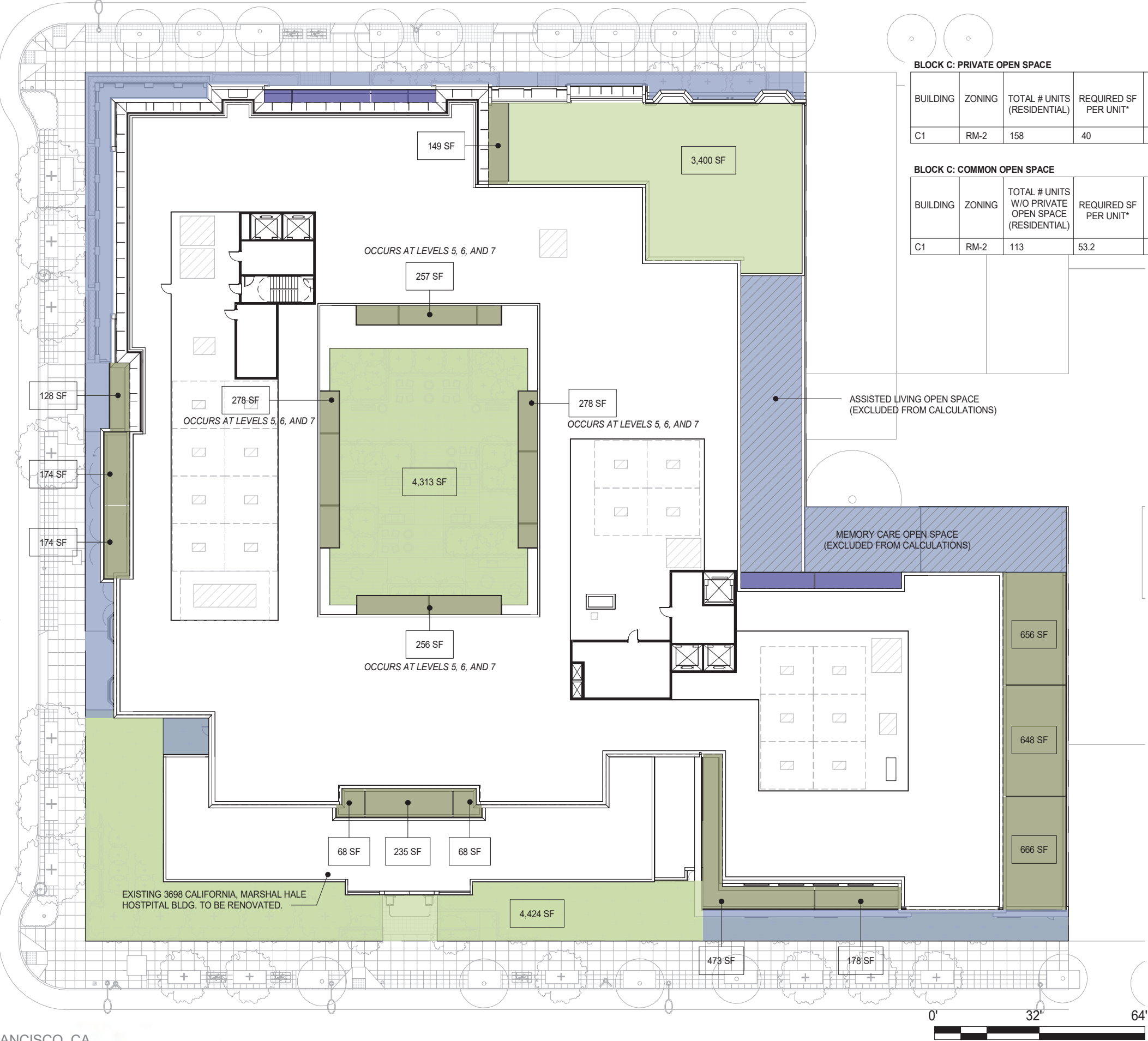
The Guzzardo Partnership Inc.
Landscape Architects | Land Planners

BLOCK C OPEN SPACE

BLOCK C: PRIVATE OPEN SPACE					
BUILDING	ZONING	TOTAL # UNITS (RESIDENTIAL)	REQUIRED SF PER UNIT*	# OF UNITS WITH PRIVATE OPEN SPACE (RESIDENTIAL)	TOTAL PROVIDED SF
C1	RM-2	158	40	45	6,824

BLOCK C: COMMON OPEN SPACE					
BUILDING	ZONING	TOTAL # UNITS W/O PRIVATE OPEN SPACE (RESIDENTIAL)	REQUIRED SF PER UNIT*	TOTAL REQUIRED SF	TOTAL PROVIDED SF
C1	RM-2	113	53.2	6,012	12,137

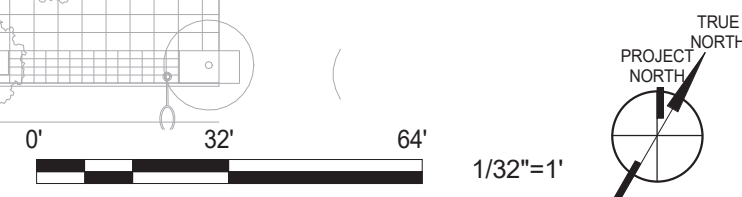
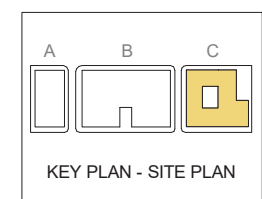
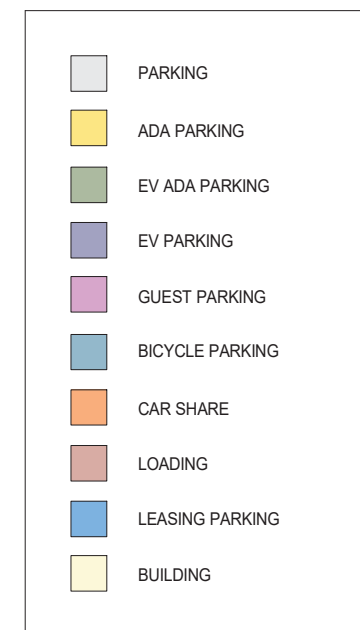
*PER SECTION 135.d.3



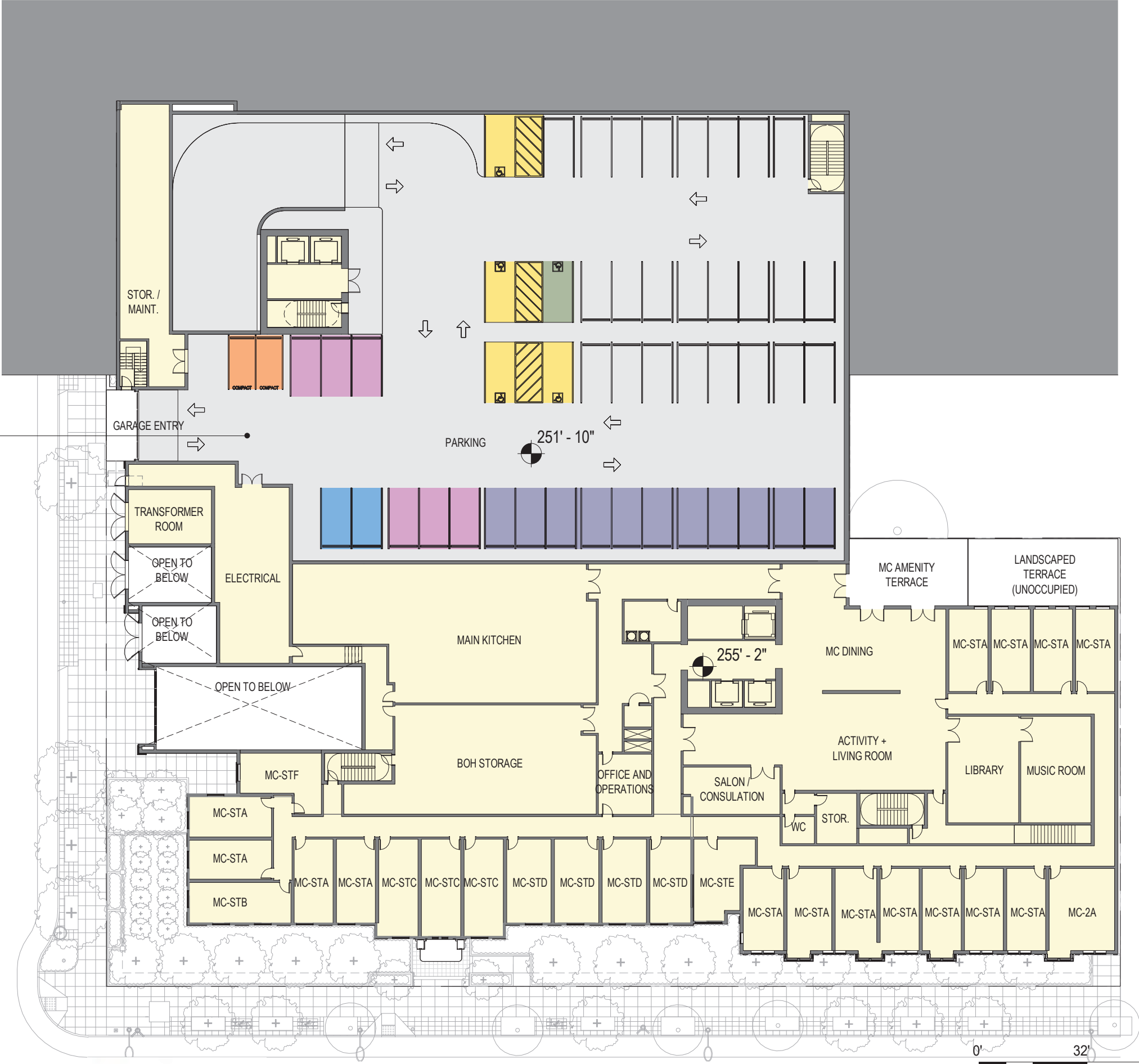
PUD/CU SUBMITTAL
APRIL 10, 2025

A-C.46

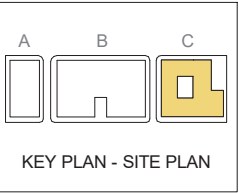
LAYOUT AND FLOOR LEVEL
SPOT ELEVATION TO BE
DETERMINED



PARKING LEVEL
 PARKING STALLS:
 LEVEL 1: 58
 LEVEL 2: 50
TOTAL: 108 PARKING STALLS
 (INCLUDES 5 ADA STALLS, 2
 LEASING STALLS, 2 CAR
 SHARE PARKING STALLS, & 6
 GUEST PARKING STALLS)
 LAYOUT AND FLOOR LEVEL
 SPOT ELEVATION TO BE
 DETERMINED



- PARKING
- ADA PARKING
- EV ADA PARKING
- EV PARKING
- GUEST PARKING
- BICYCLE PARKING
- CAR SHARE
- LOADING
- LEASING PARKING
- BUILDING



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ARCHITECTS



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PARKING DIAGRAM - LEVEL 2

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 APRIL 10, 2025

A-C.51

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SITE SECTIONS

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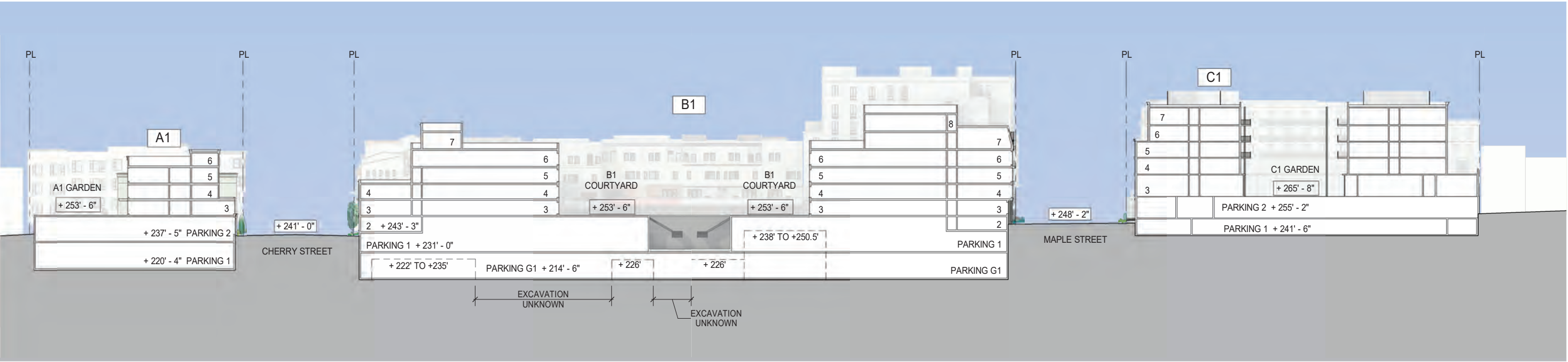


SITE SECTIONS TITLE SHEET

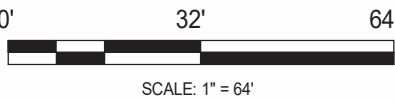
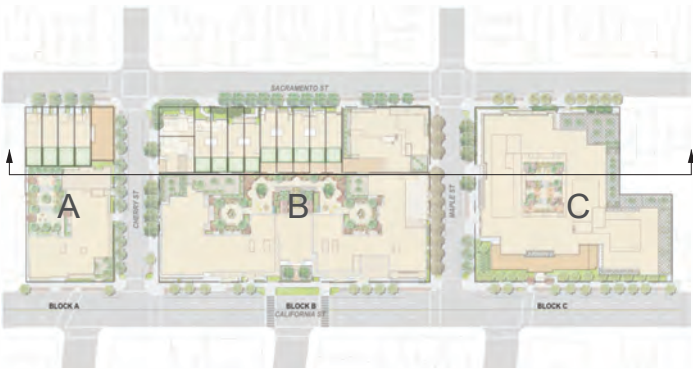
PUD/CU SUBMITTAL
APRIL 10, 2025

A-04.00

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PL ———— PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



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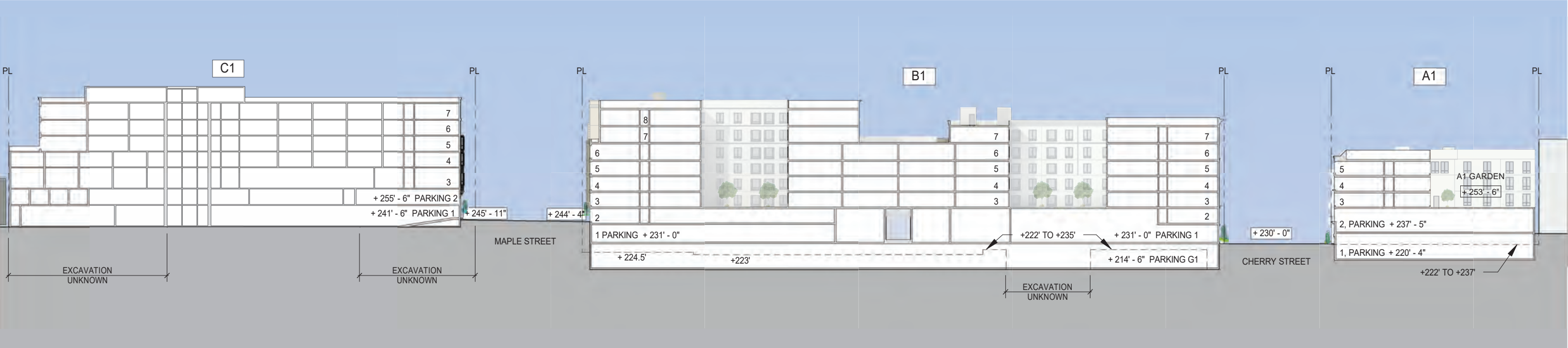


W-E SITE SECTION A

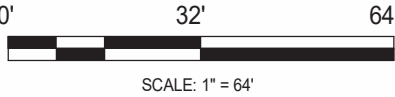
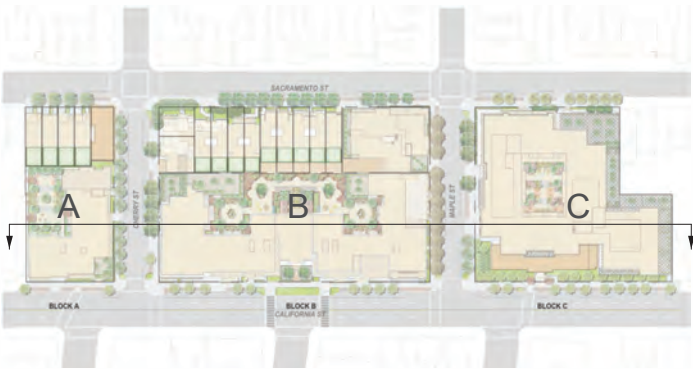
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 APRIL 10, 2025

A-04.01

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PL ———— PROPERTY LINE
----- EXISTING EXCAVATION LINES



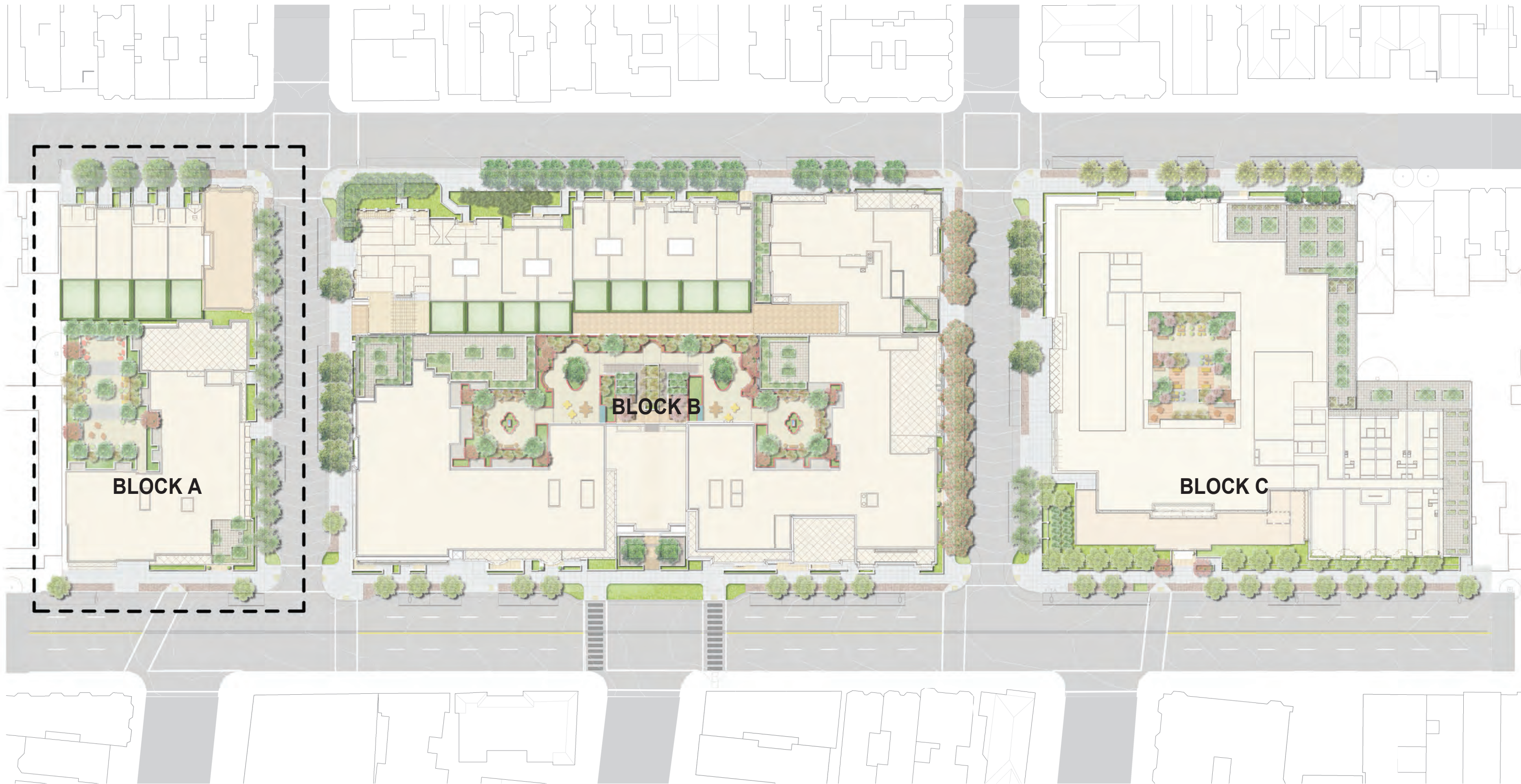
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E-W SITE SECTION B

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APRIL 10, 2025

A-04.02

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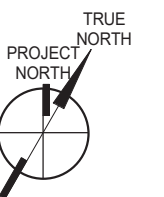


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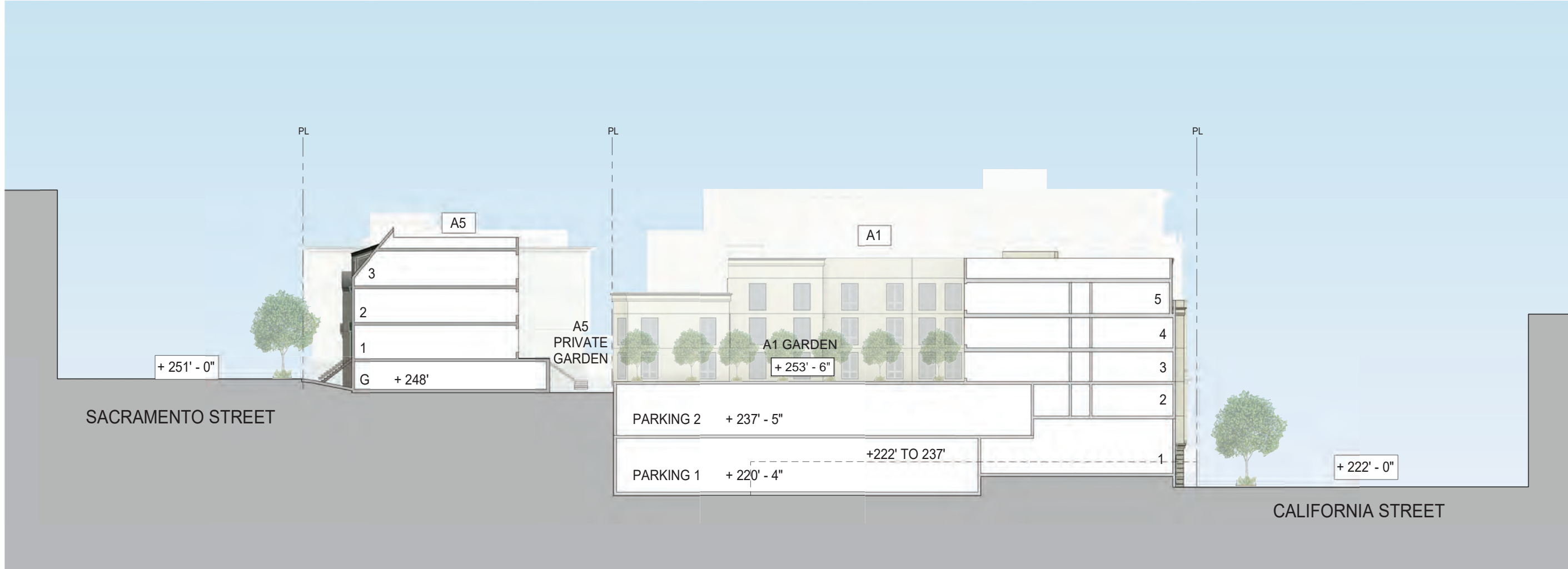
BLOCK A TITLE SHEET

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APRIL 10, 2025



A-04.10

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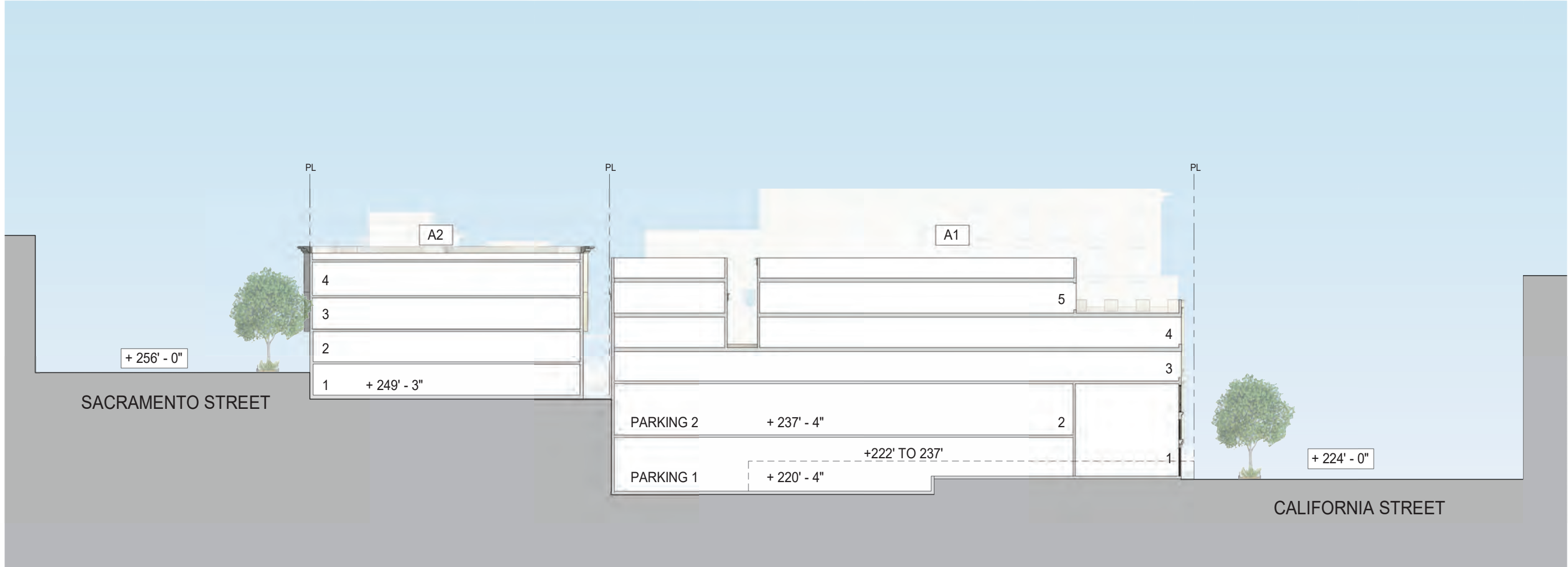
BLOCK A

N-S SECTION 1

0' 32' 64' 1/32"=1'

PUD/CU SUBMITTAL
APRIL 10, 2025

A-04.11



PL ———— PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



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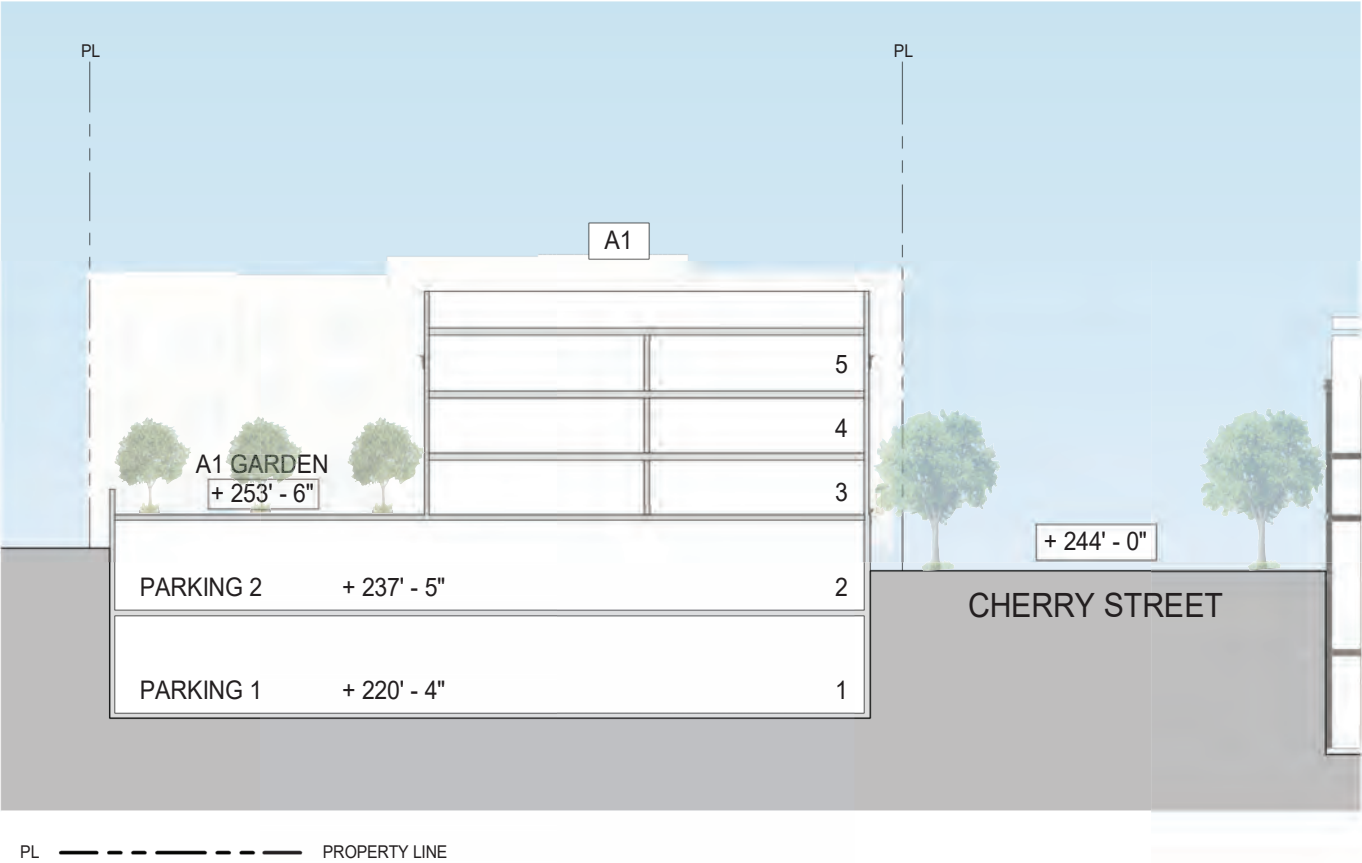
BLOCK A N-S SECTION 2



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A-04.12

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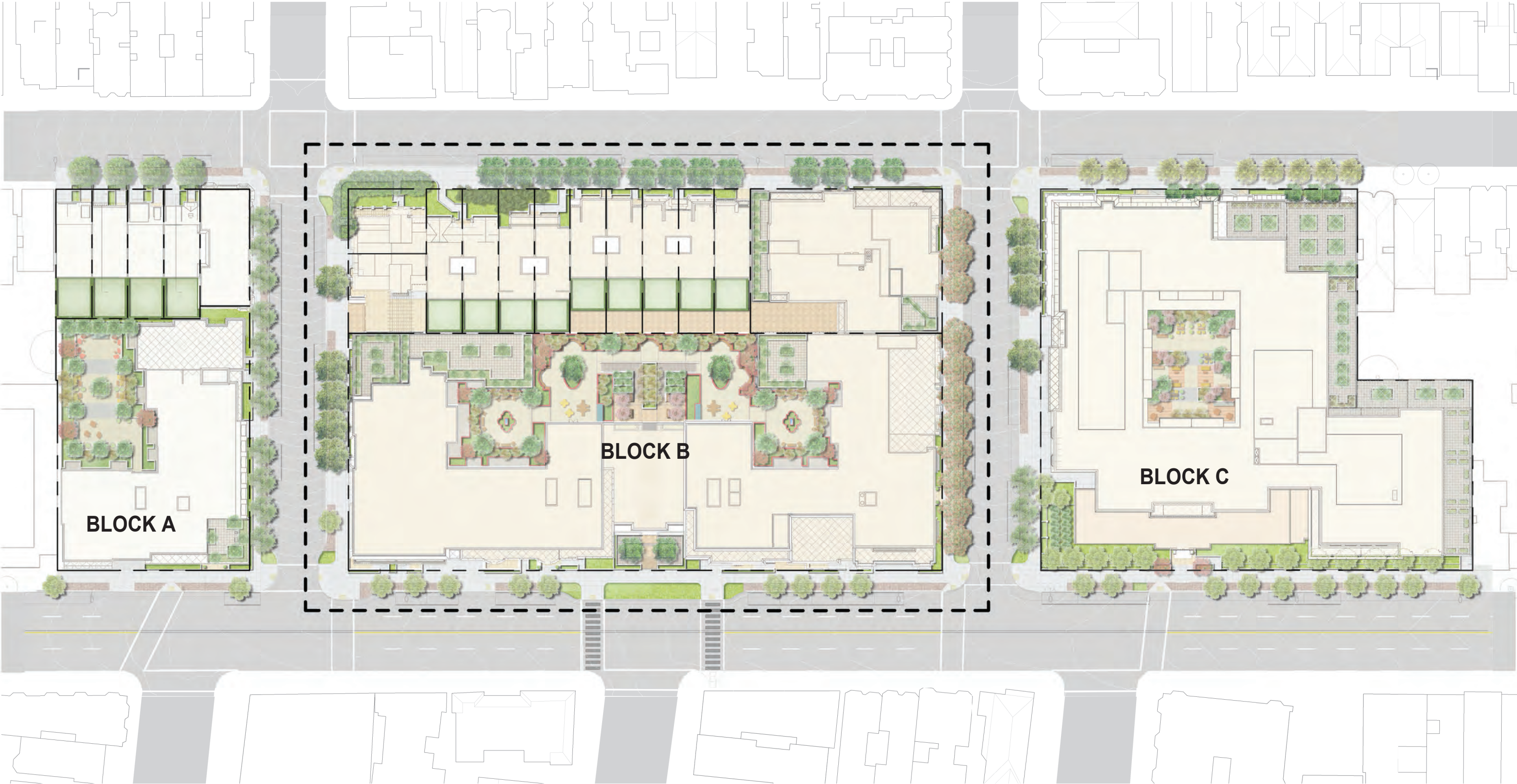
BLOCK A W-E SECTION 1



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APRIL 10, 2025

A-04.13

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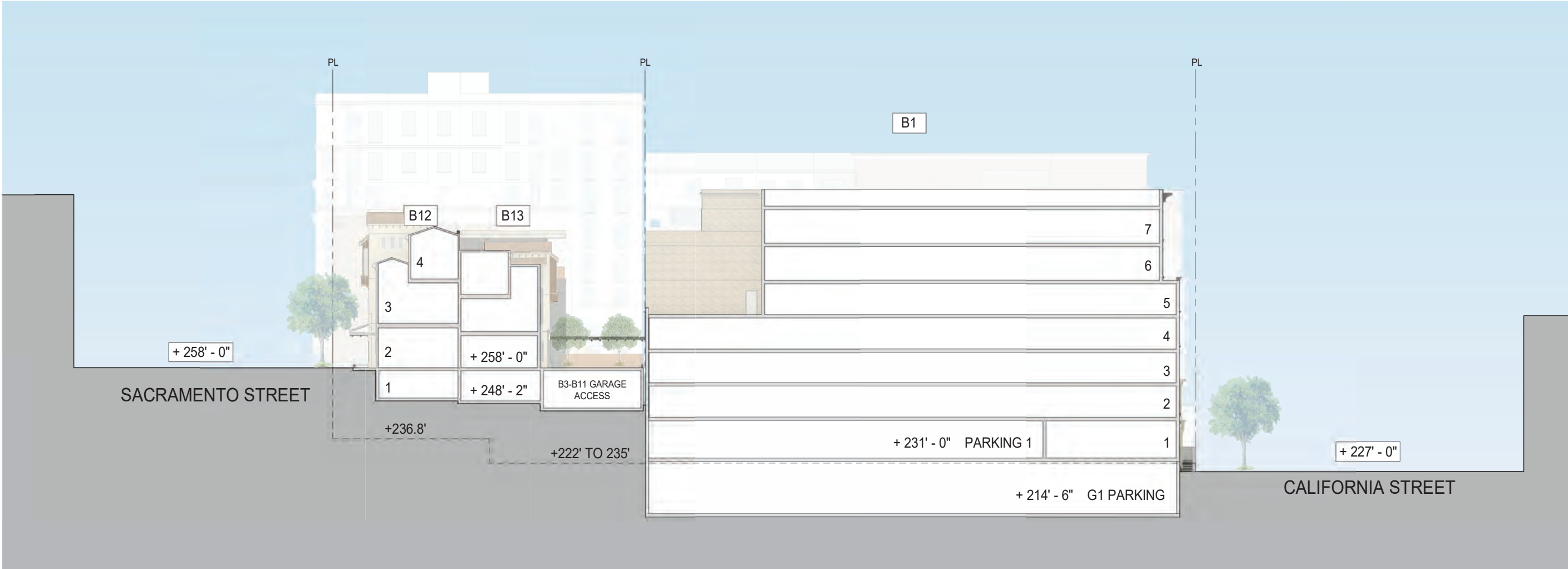
BLOCK B TITLE SHEET

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APRIL 10, 2025



A-04.20

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PL — — — — — PROPERTY LINE
 — — — — — EXISTING EXCAVATION LINES



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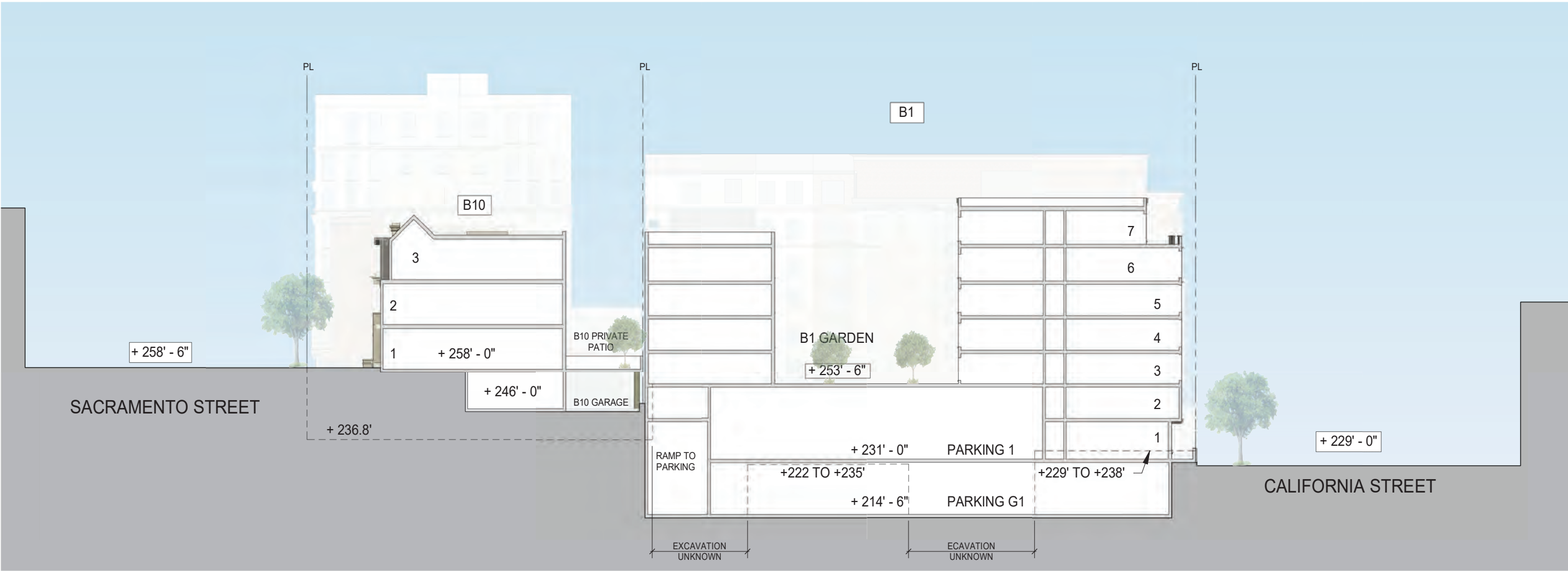
BLOCK B N-S SECTION 3



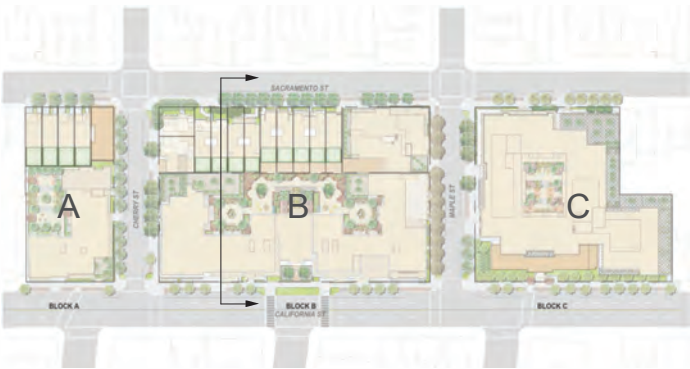
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 APRIL 10, 2025

A-04.21

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PL ———— PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



3700 CALIFORNIA STREET SAN FRANCISCO, CA



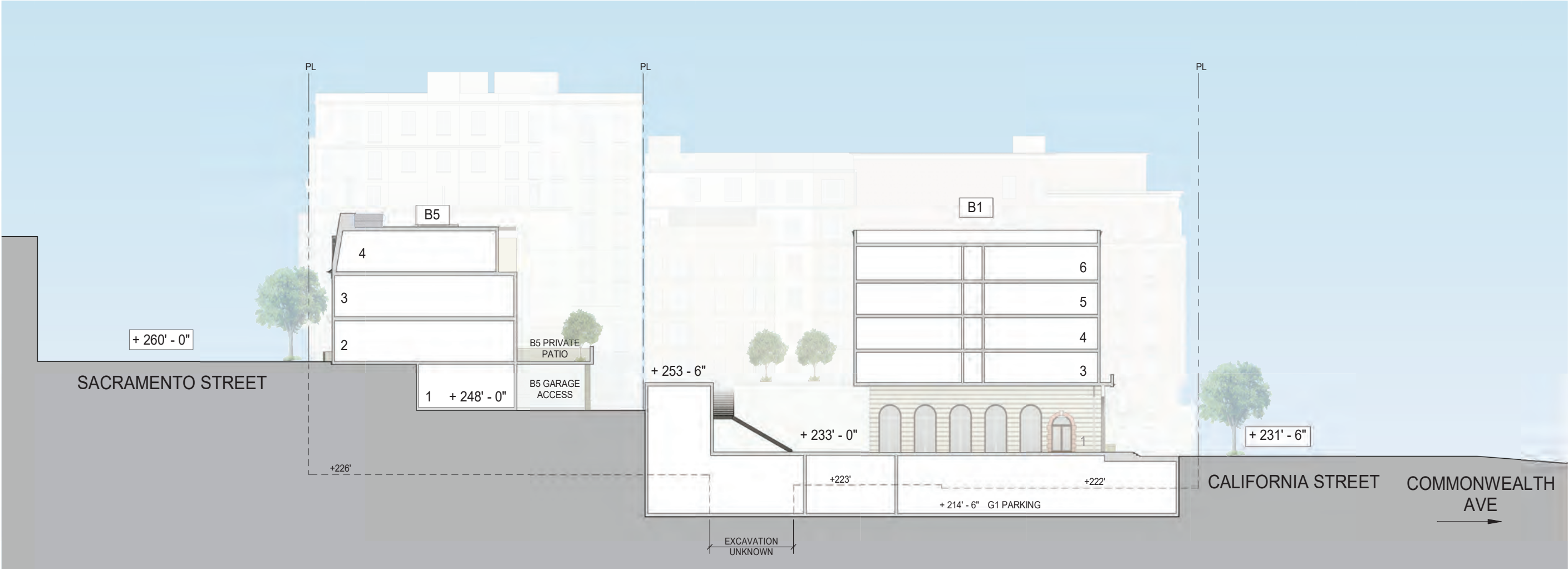
BLOCK B N-S SECTION 4



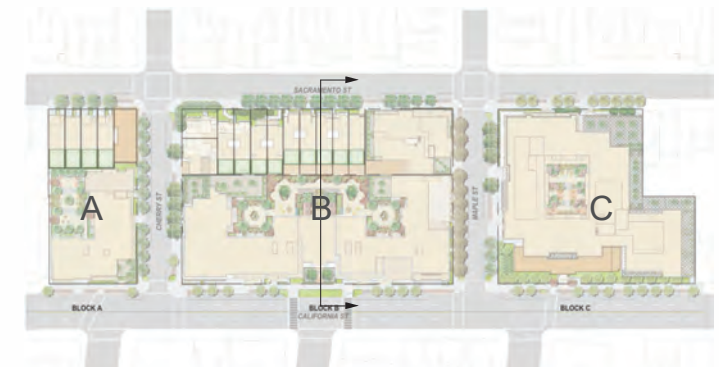
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A-04.22

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PL ———— PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



3700 CALIFORNIA STREET SAN FRANCISCO, CA



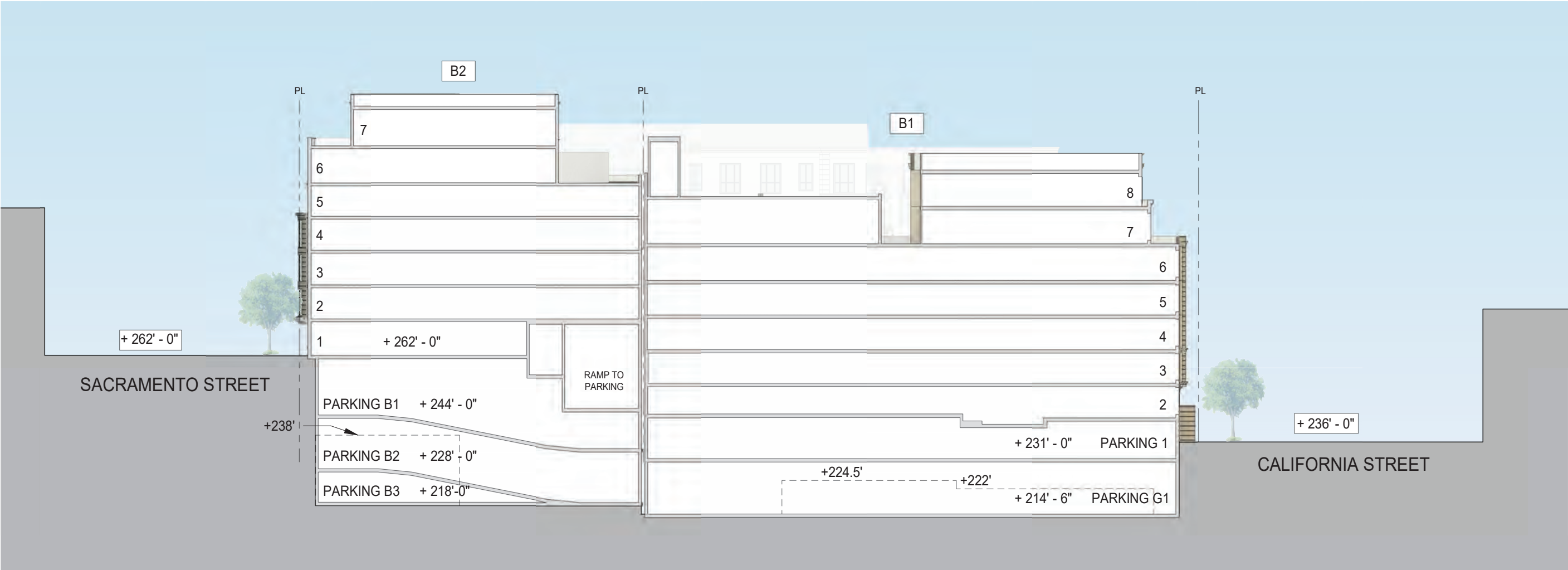
BLOCK B N-S SECTION 5



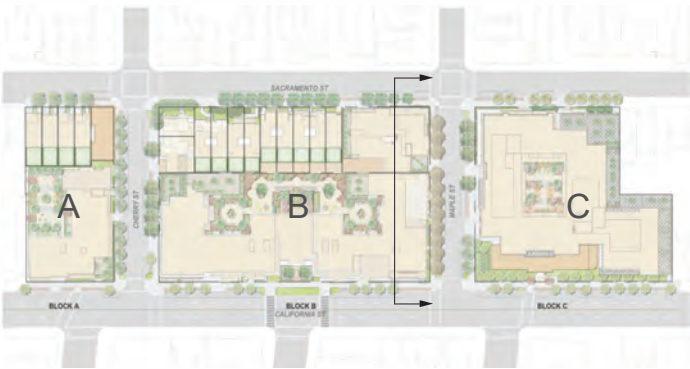
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A-04.23

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PL — — — — — PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



3700 CALIFORNIA STREET SAN FRANCISCO, CA



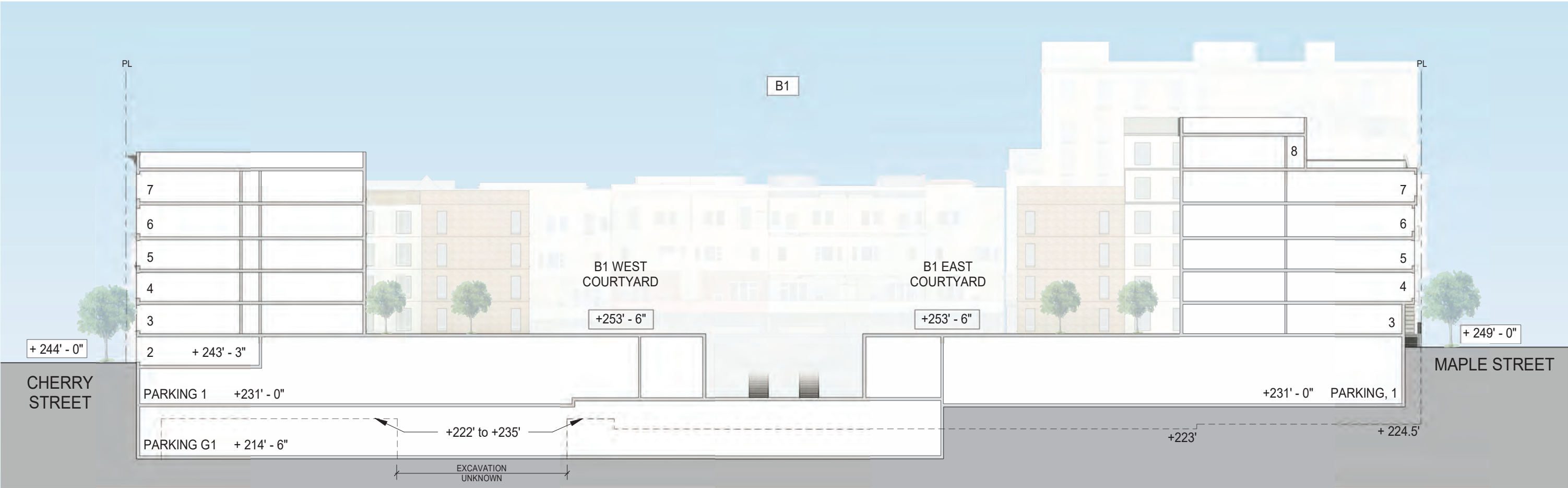
BLOCK B N-S SECTION 6



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A-04.24

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PL ———— PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



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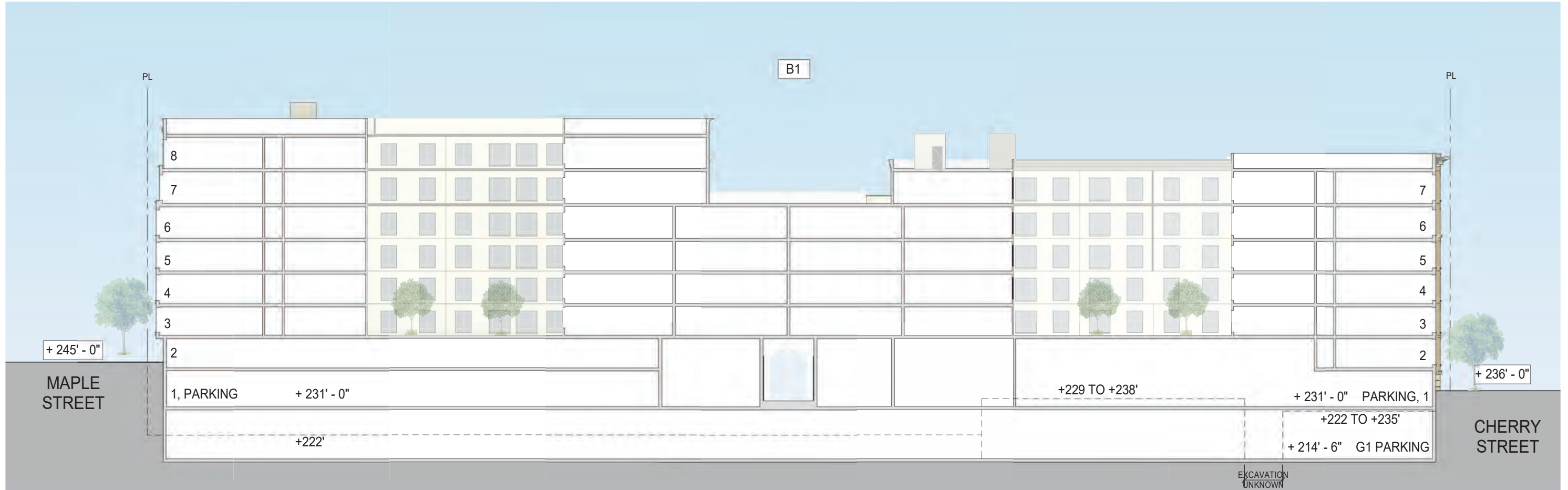
BLOCK B W-E SECTION A



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A-04.25

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PL ———— PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



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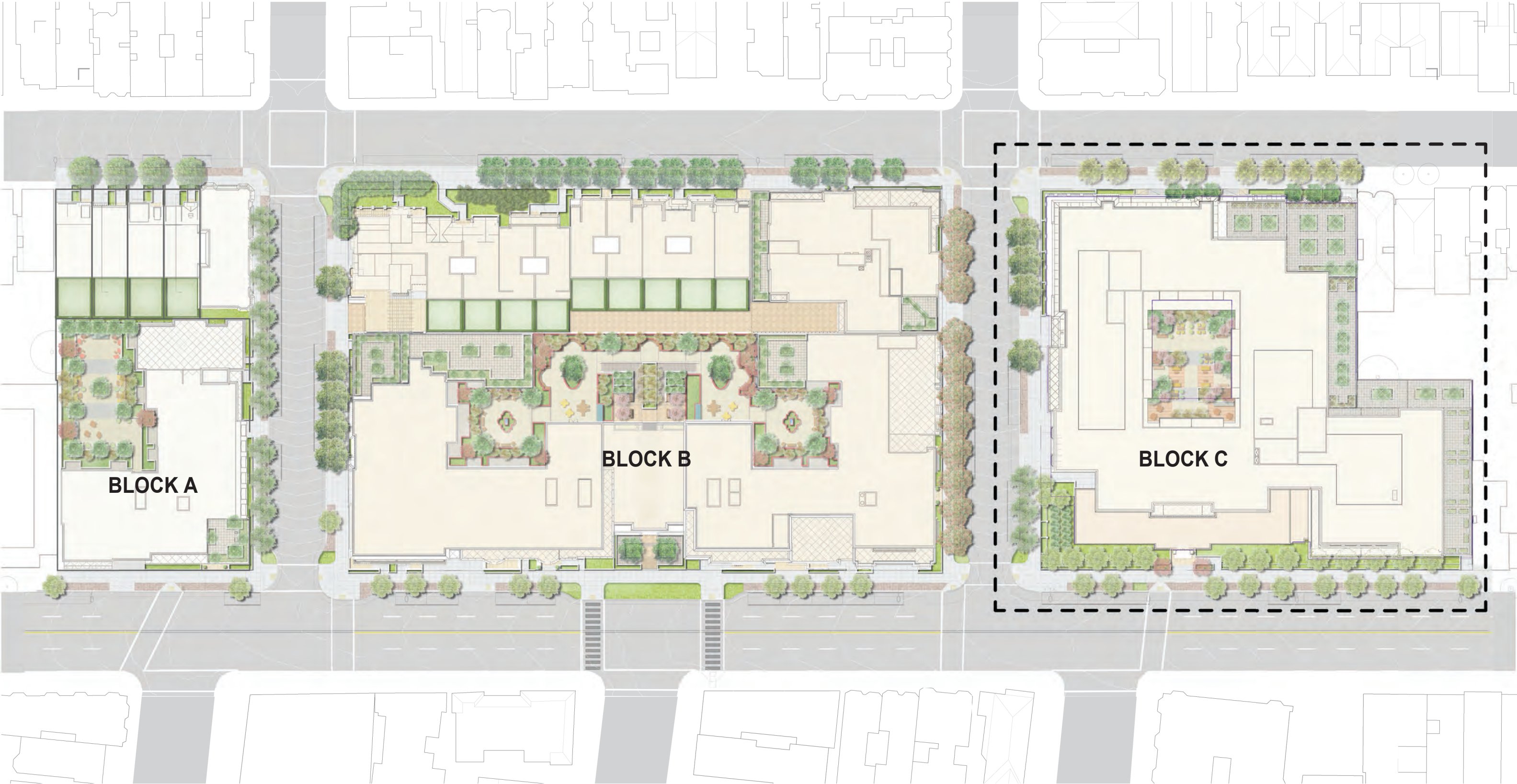
BLOCK B E-W SECTION B



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APRIL 10, 2025

A-04.26

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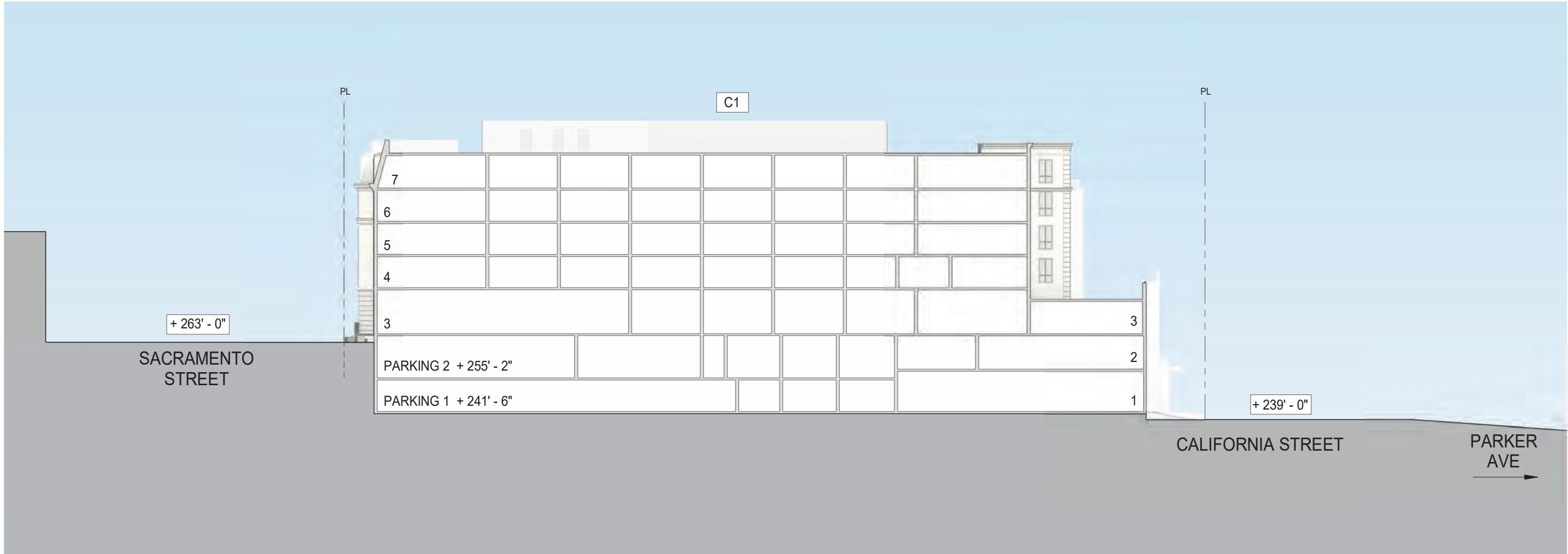
BLOCK C TITLE SHEET

PUD/CU SUBMITTAL
APRIL 10, 2025

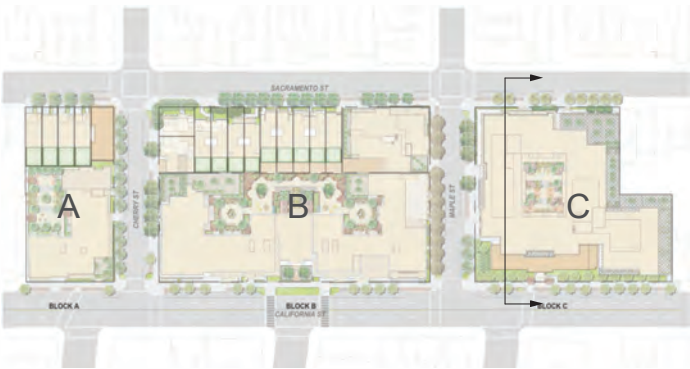


A-04.30

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PL — — — — — PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



3700 CALIFORNIA STREET SAN FRANCISCO, CA



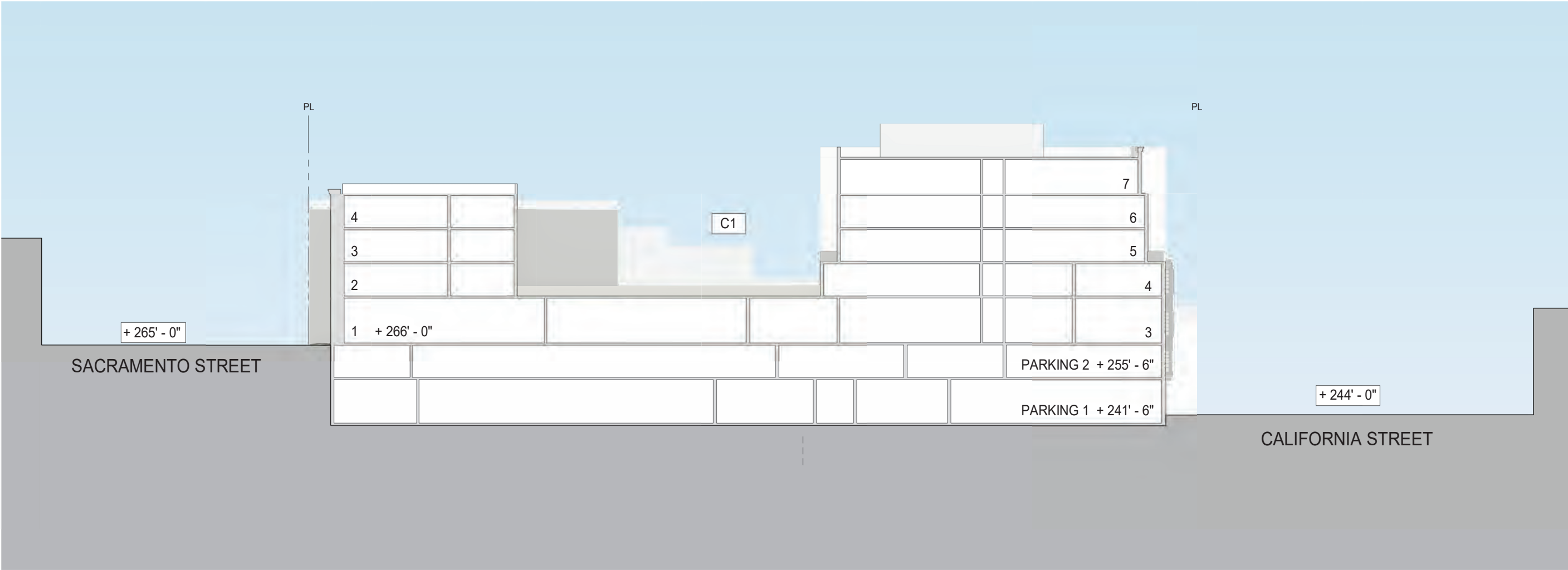
BLOCK C N-S SECTION 7



PUD/CU SUBMITTAL
 APRIL 10, 2025

A-04.31

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PL — — — — — PROPERTY LINE
- - - - - EXISTING EXCAVATION LINES



3700 CALIFORNIA STREET SAN FRANCISCO, CA



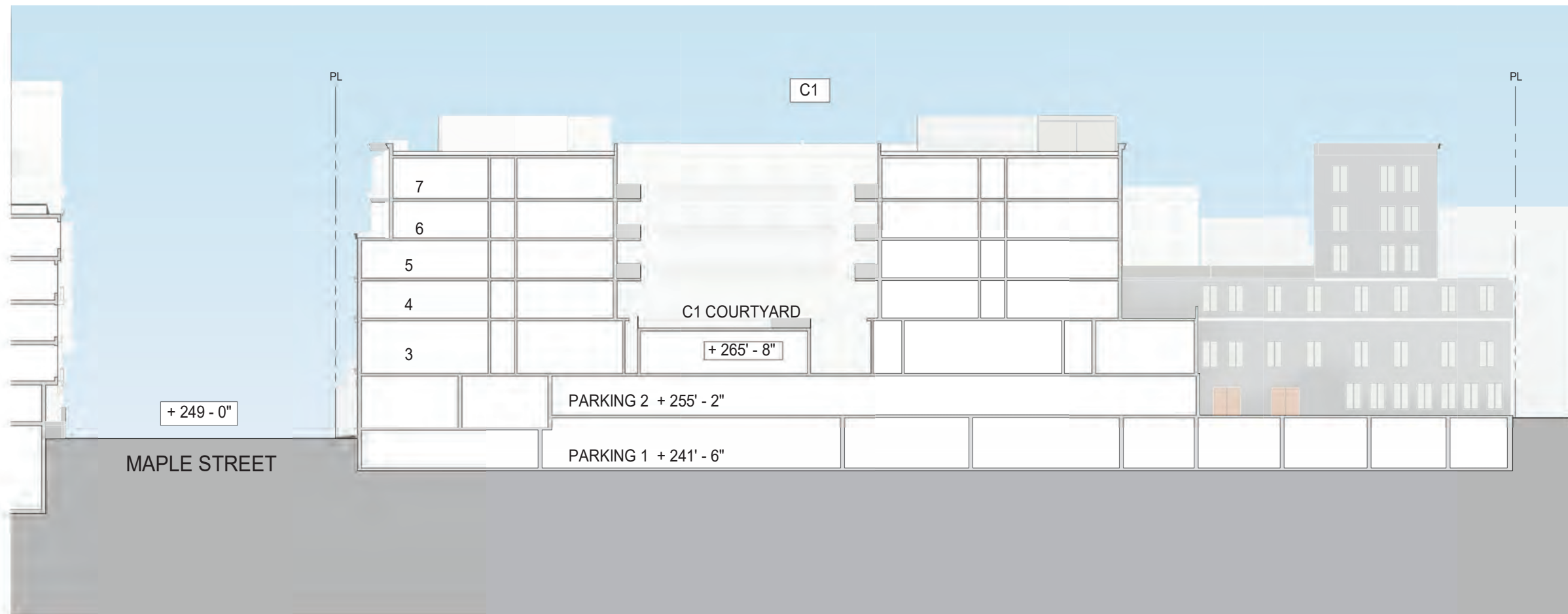
BLOCK C
N-S SECTION 8



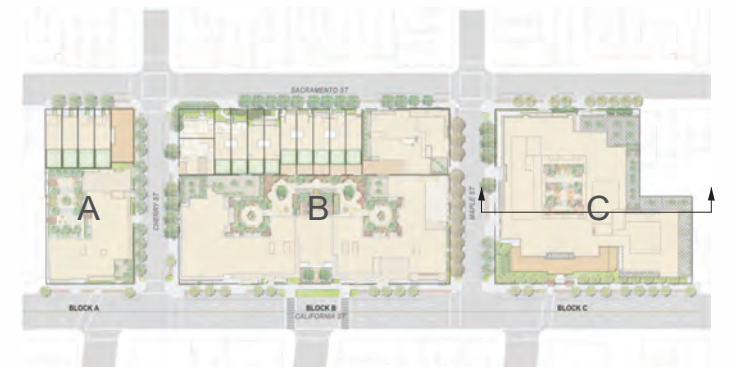
PUD/CU SUBMITTAL
APRIL 10, 2025

A-04.32

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PL ———— PROPERTY LINE
 - - - - - EXISTING EXCAVATION LINES



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BLOCK C

W-E SECTION A

0' 32' 64' 1/32"=1'

PUD/CU SUBMITTAL
 APRIL 10, 2025

A-04.33

MATERIALS & EXTERIOR ELEVATIONS

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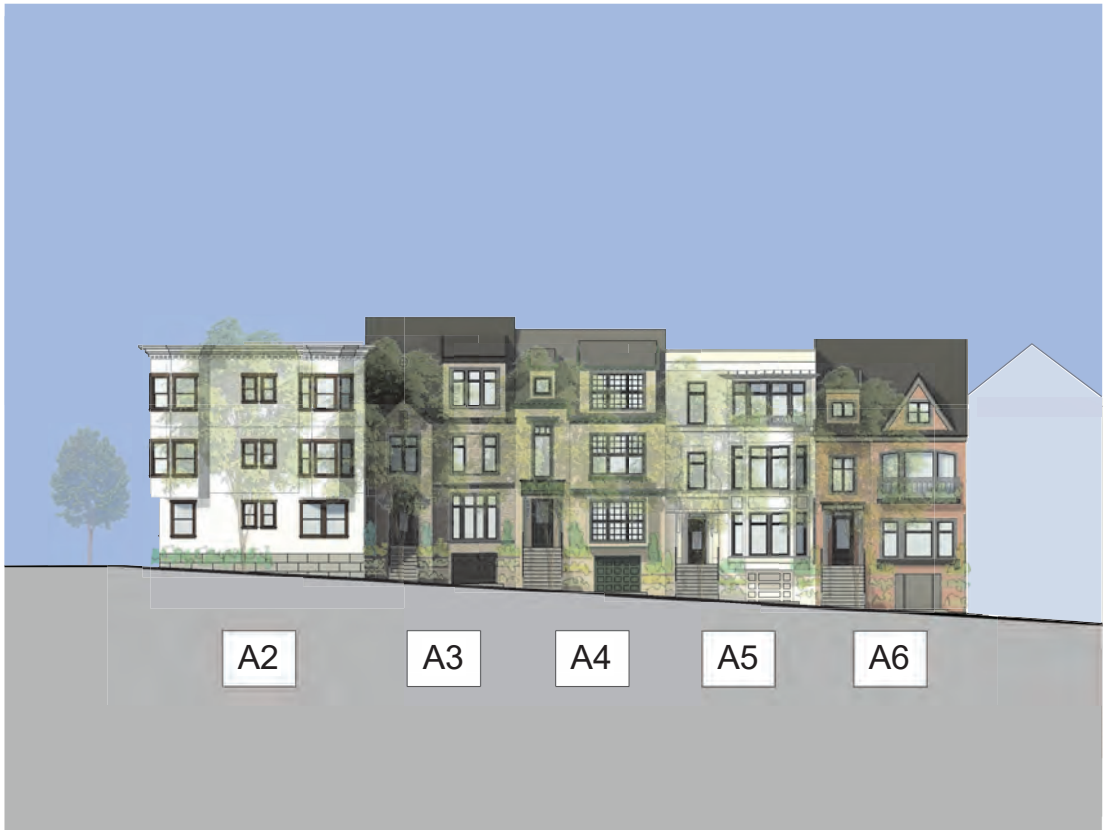


PROJECT SUMMARY TITLE SHEET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-05.00

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SACRAMENTO STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

A3

- WD-02 CEDAR SHINGLES
- BR-03 BRICK VENEER BASE
- WD-12 PAINTED TRIM
- SH-03 ASPHALT SHINGLE ROOF

A4

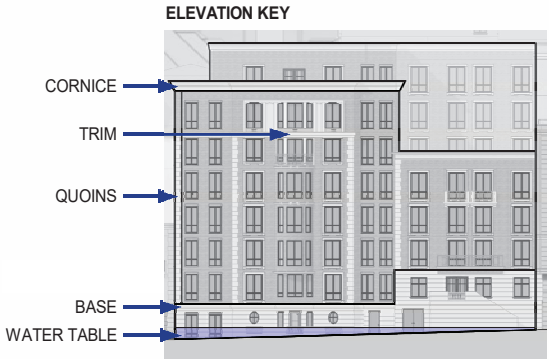
- WD-01 CEDAR SHINGLES
- BR-01 BRICK VENEER BASE
- WD-09 PTD TRIM
- SH-02 ASPHALT SHINGLE ROOF

A5

- SC-05 STUCCO
- ST-07 STONE VENEER, GFRC, OR SIM. BASE
- GFRC-03 GFRC TRIM

A6

- SC-01 STUCCO
- BR-02 BRICK VENEER BASE
- SC-09 STUCCO TRIM
- SH-01 ASPHALT SHINGLE ROOF



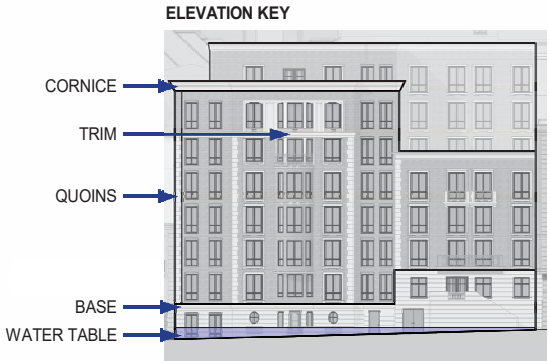
3700 CALIFORNIA STREET SAN FRANCISCO, CA



CHERRY STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

- A1
- SC-07 STUCCO
 - SC-08 STUCCO BASE
 - ST-08 STONE VENEER, GFRC, OR SIM. WATER TABLE
 - SC-07 STUCCO TRIM
 - MT-02 METAL ROOF



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BLOCK A - CHERRY STREET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-05.11

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CALIFORNIA STREET

A1

SC-07

STUCCO

SC-08

STUCCO BASE

ST-08

STONE VENEER, GFRC OR SIM. WATER TABLE

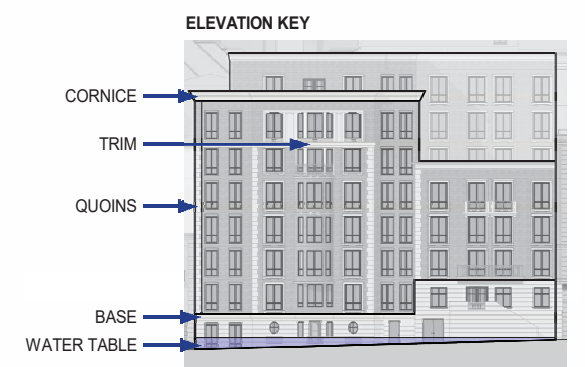
SC-07

STUCCO TRIM

MT-02

METAL ROOF

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91



BUILDING TERMS



3700 CALIFORNIA STREET SAN FRANCISCO, CA

BLOCK A - CALIFORNIA STREET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-05.12



B10 & B11

- SC-03** STUCCO
- CS-03** CAST STONE TRIM
- ST-07** STONE VENEER, GFRC, OR SIM. WATER TABLE
- SH-02** ASPHALT SHINGLES

B12

- SC-05** STUCCO
- ST-07** STONE VENEER, GFRC, OR SIM. WATER TABLE
- RF-02** CLAY TILES

SACRAMENTO STREET

B2

- SC-05** STUCCO
- ST-03** STONE OR CAST STONE BASE
- CS-03**
- ST-07** STONE VENEER, GFRC, OR SIM. WATER TABLE
- SC-05** STUCCO AND GFRC TRIM
- GFRC-03**

B3

- SC-02** STUCCO
- ST-07** STONE VENEER, GFRC, OR SIM. WATER TABLE
- ST-03** STONE OR CAST STONE
- CS-03**
- RF-02** CLAY TILE ROOF

B4 & B5

- SC-06** STUCCO
- ST-07** STONE OR CAST STONE BASE AND TRIM
- CS-06** STONE VENEER, GFRC, OR SIM. WATER TABLE
- RF-01** SLATE ROOF

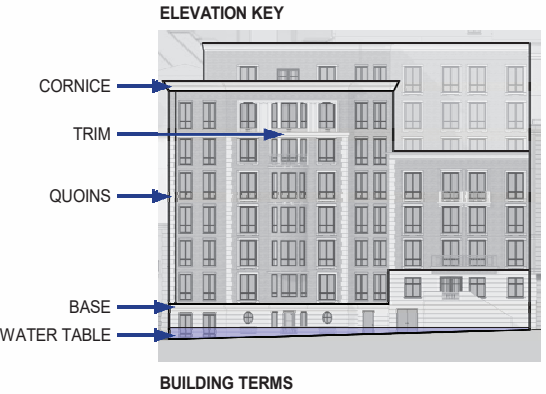
B6 & B7

- BR-01** STUCCO
- CS-03** STUCCO AND CAST STONE TRIM
- GFRC-03**
- ST-08** STONE VENEER, GFRC, OR SIM. WATER TABLE

B8 & B9

- SC-05** STUCCO
- ST-07** STONE VENEER, GFRC, OR SIM. WATER TABLE
- SC-05** STUCCO AND CAST STONE TRIM

NOTE: ALL MATERIALS ARE SHOWN ON MATERIAL SHEETS A-05.40 - A-05.91



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BLOCK B - SACRAMENTO STREET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-05.20

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CHERRY STREET

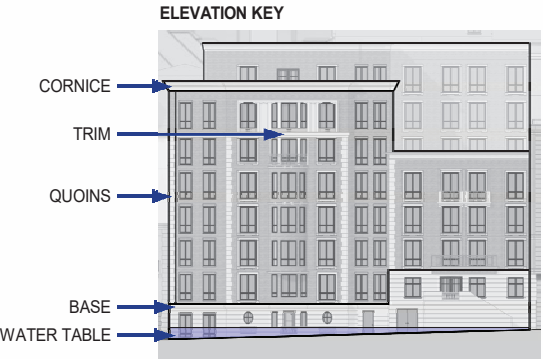
NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

B12 & B13

- SC-05** STUCCO
- ST-07** STONE VENEER, GFRC,
OR SIM. WATER TABLE
- RF-02** CLAY TILES

B1

- BR-03** BRICK VENEER BASE
- ST-02** STONE VENEER,
GFRC, OR SIM.
- CS-02** CAST STONE TRIM
- ST-06** STONE VENEER, GFRC,
OR SIM. WATER TABLE
- CS-02** CAST STONE TRIM
- GFRC-02** GFRC CORNICE



BUILDING TERMS



3700 CALIFORNIA STREET SAN FRANCISCO, CA

BLOCK B - CHERRY STREET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-05.21

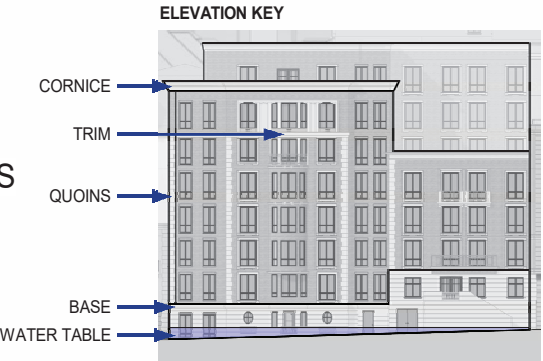


CALIFORNIA STREET

B1

BR-03	BRICK VENEER	ST-02	STONE OR CAST STONE BASE, QUOINS AND TRIM	ST-06	STONE VENEER, GFRC, OR SIM. WATER TABLE	CS-02	CAST STONE TRIM	GFRC-02	GFRC CORNICE
BR-01	BRICK VENEER	CS-02		ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE	SC-07	STUCCO TRIM	GFRC-06	GFRC CORNICE
SC-07	STUCCO	SC-03	STUCCO BASE	ST-08	STONE VENEER, GFRC, OR SIM. WATER TABLE	BR-01	BRICK VENEER TRIM	GFRC-02	GFRC OR CAST STONE COLUMNS
SC-04	STUCCO	ST-02	STONE AND BRICK BASE			ST-02	STONE OR CAST STONE QUOINS AND TRIM	CS-02	
		BR-01				SC-03	STUCCO TRIM		
						SC-04			

NOTE: ALL MATERIALS ARE SHOWN ON MATERIAL SHEETS A-05.40 - A-05.91



BUILDING TERMS



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BLOCK B - CALIFORNIA STREET

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MAPLE STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

- B1

SC-04

STUCCO

SC-06

STUCCO

SC-03

STUCCO BASE

ST-05

STONE VENEER, GFRC,
OR SIM. BASE

CS-05

STONE VENEER, GFRC,
OR SIM. WATER TABLE

ST-06

STONE VENEER, GFRC,
OR SIM. WATER TABLE

SC-03

STUCCO TRIM

SC-04

GFRC-06

GFRC AND
STUCCO TRIM

SC-06

GFRC-06

GFRC CORNICE

RF-01

SLATE ROOF

B2

SC-05

STUCCO

ST-03

STONE VENEER, GFRC,
OR SIM. BASE

CS-03

STONE VENEER, GFRC,
OR SIM. WATER TABLE

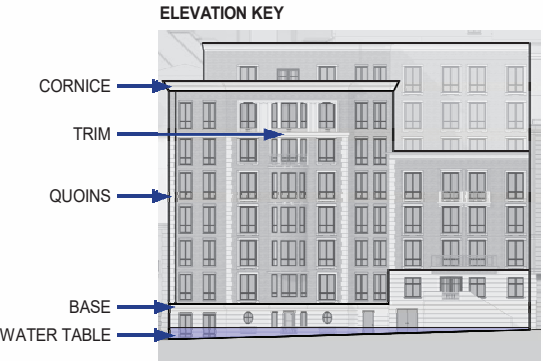
ST-07

STONE VENEER, GFRC,
OR SIM. WATER TABLE

SC-05

STUCCO AND
GFRC TRIM

GFRC-03



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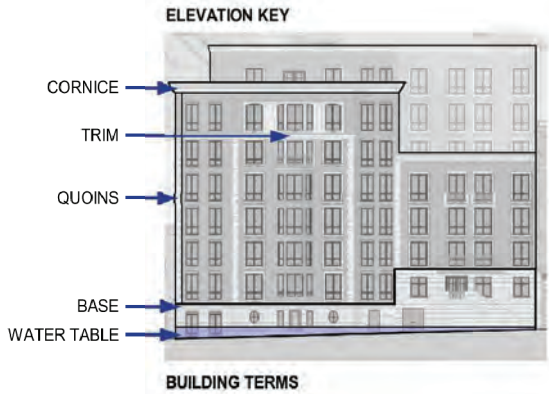


SACRAMENTO STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

C1

- SC-06 STUCCO
- ST-04 STONE VENEER, GFRC, OR SIM. BASE
- CS-04
- SC-06 STUCCO AND GFRC TRIM
- GFRC-06
- CS-06 STONE OR CAST STONE QUOINS
- RF-01 SLATE ROOF
- BR-01 BRICK VENEER
- MT-01 PAINTED METAL



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HANDEL
ARCHITECTS



The
Guzzardo
Partnership Inc.
Landscape Architects | Land Planners

BLOCK C - SACRAMENTO STREET



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APRIL 10, 2025

A-05.30

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C1

SC-06	STUCCO	ST-03	STONE VENEER, GFRC, OR SIM. BASE
ST-04	STONE VENEER, GFRC, OR SIM. BASE	CS-03	CAST STONE OR GFRC TRIM
CS-04		GFRC-03	
SC-06	STUCCO AND GFRC TRIM	ST-03	STONE OR CAST STONE QUOINS
GFRC-06	STONE OR CAST STONE QUOINS	CS-03	PAINTED METAL
CS-06		MT-01	
RF-01	SLATE ROOF		
BR-01	BRICK VENEER		

MAPLE STREET

NOTE: ALL MATERIALS ARE SHOWN ON MATERIAL SHEETS A-05.40 - A-05.91

3700 CALIFORNIA STREET SAN FRANCISCO, CA

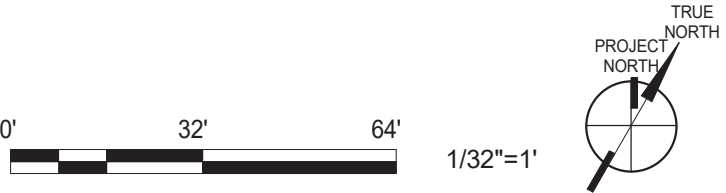


HANDEL ARCHITECTS



The Guzzardo Partnership Inc.
Landscape Architects | Land Planners

BLOCK C - MAPLE STREET



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APRIL 10, 2025

A-05.31

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C1

BR-01	BRICK VENEER	SC-06	STUCCO
ST-03	STONE VENEER, GFRC, OR SIM. BASE.	SC-08	STUCCO TRIM
CS-03		CS-09	
CS-03	CAST STONE OR GFRC TRIM	BR-03	BRICK VENEER
GFRC-03		MT-03	PAINTED METAL
ST-03	STONE OR CAST STONE QUOINS	RF-01	SLATE ROOF
CS-03			
MT-01	PAINTED METAL		

CALIFORNIA STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

3700 CALIFORNIA STREET SAN FRANCISCO, CA

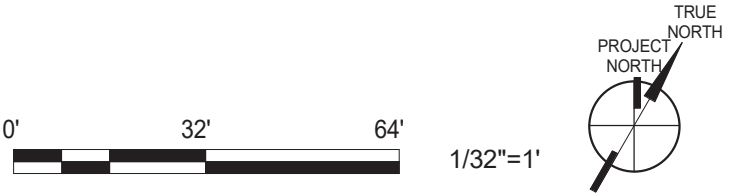


HANDEL
ARCHITECTS



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Partnership Inc.
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BLOCK C - CALIFORNIA STREET



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APRIL 10, 2025

A-05.32

MATERIAL BOARDS



ST-04 LIGHT GRAY, NO VEIN



ST-02 GOLDEN, HEAVILY FIGURED



ST-03 WARM GRAY, NO VEIN



ST-05 DARK GRAY, FIGURED

3700 CALIFORNIA STREET SAN FRANCISCO, CA

STONE VENEER, GFRC, OR SIM.

PUD/CU SUBMITTAL
APRIL 10, 2025

A-05.41



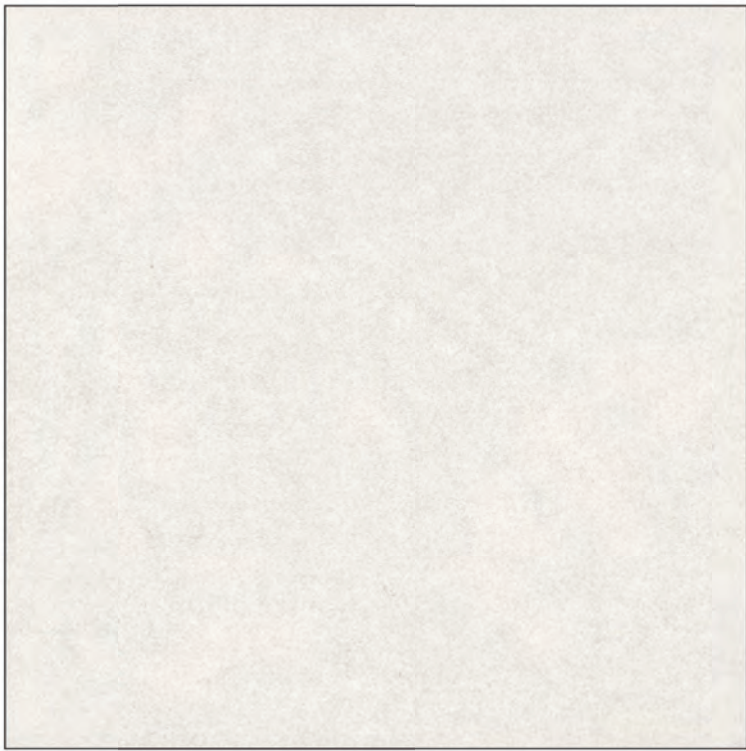
ST-06 GOLDEN, HIGHLY FIGURED



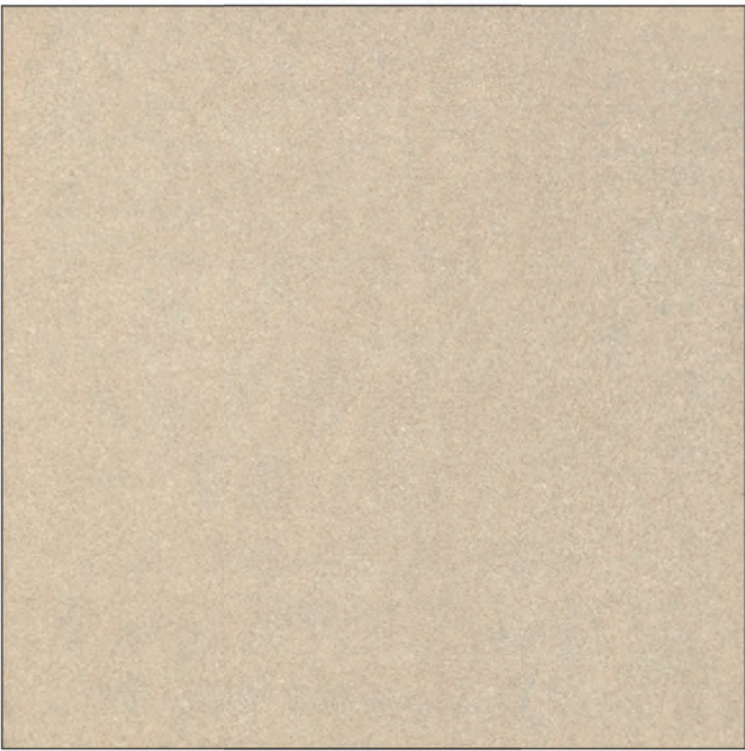
ST-07 LIGHT GRAY, COARSE FINISH



ST-08 MEDIUM GRAY, HONED



CS-06 WHITE
GFRC-06 WHITE



CS-02 GOLDEN
GFRC-02 GOLDEN



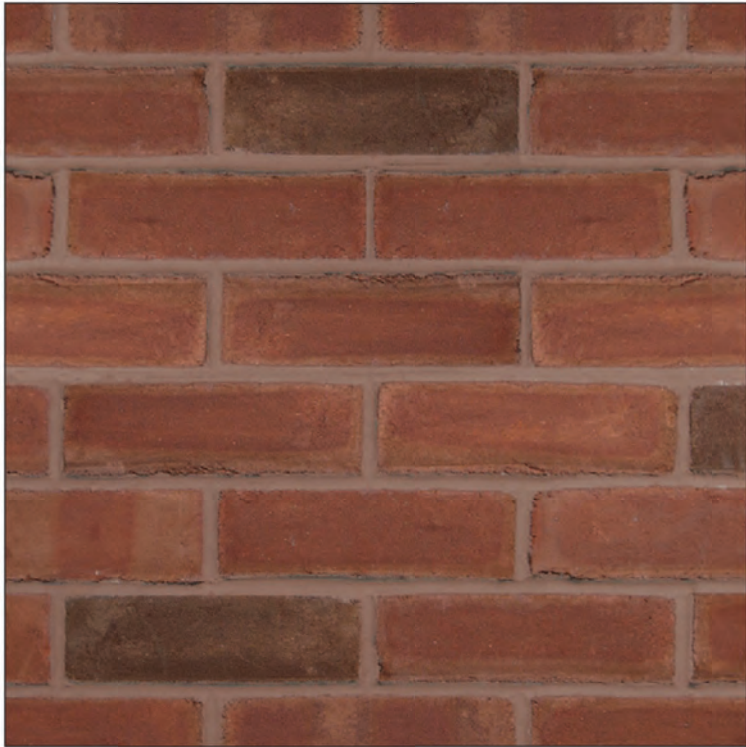
CS-03 WARM GRAY
GFRC-03 WARM GRAY



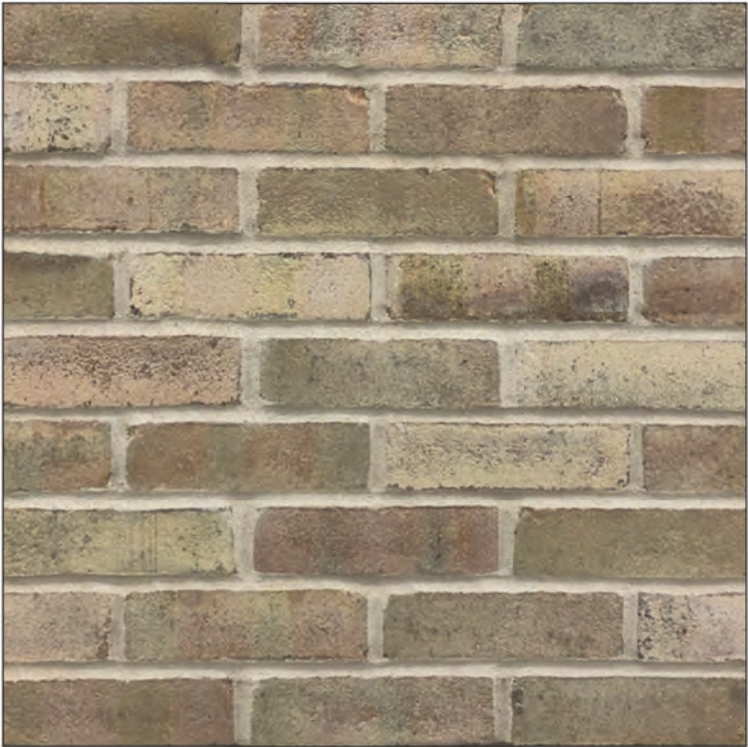
CS-04 LIGHT GRAY



CS-05 DARK GRAY
GFRC-05 DARK GRAY



BR-01 RED BLEND



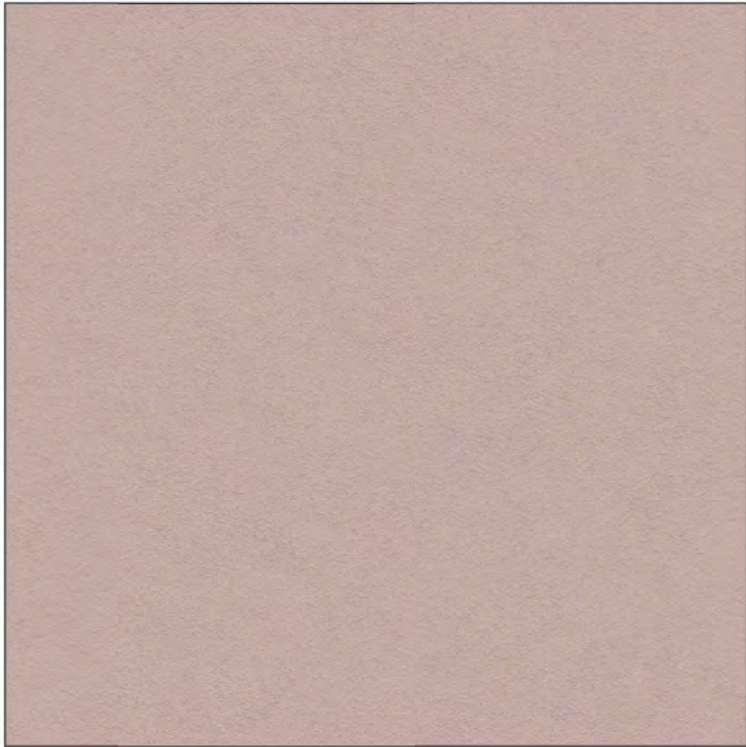
BR-02 TAN BLEND



BR-03 TAN/GRAY, BLEND



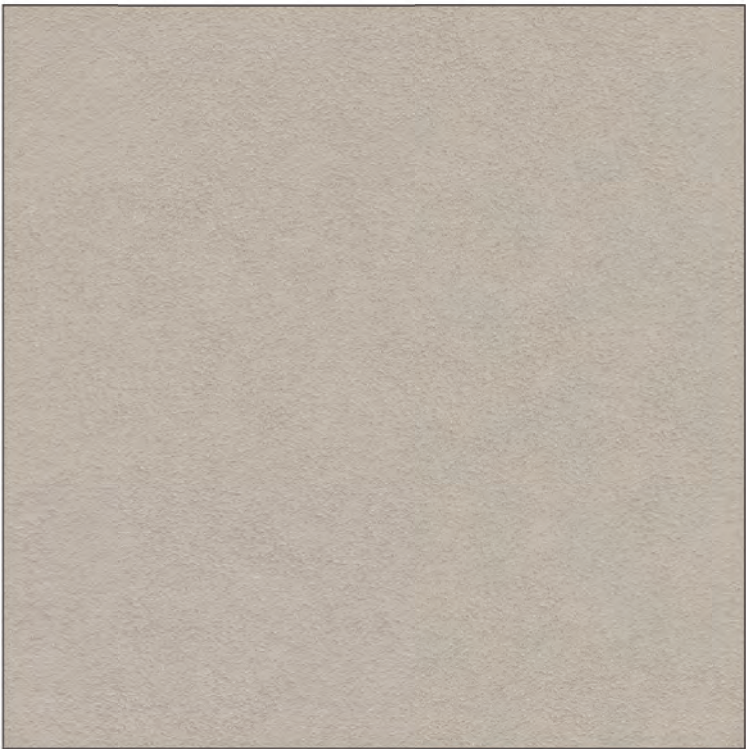
BR-04 PAINTED WHITE



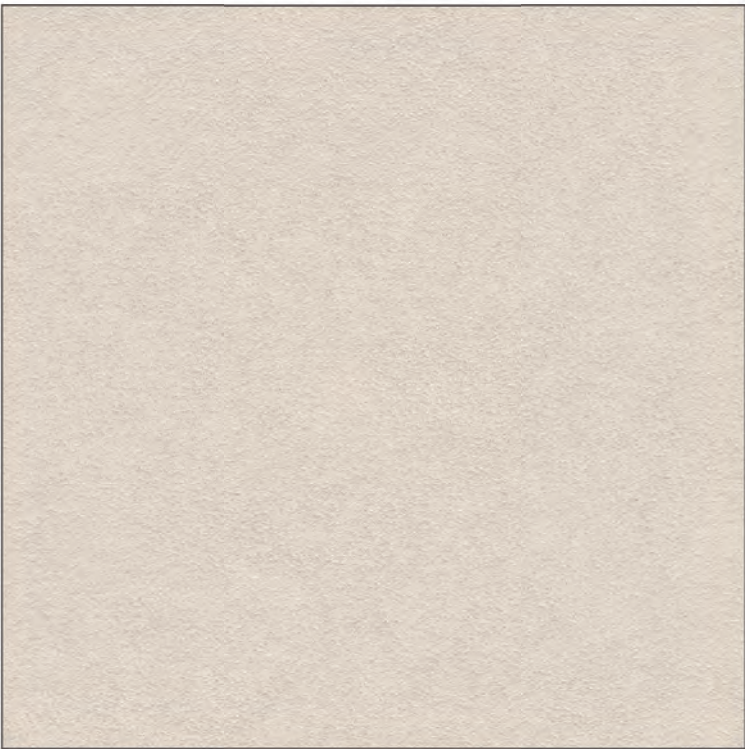
SC-01 MEDIUM ROSE



SC-02 LIGHT ROSE



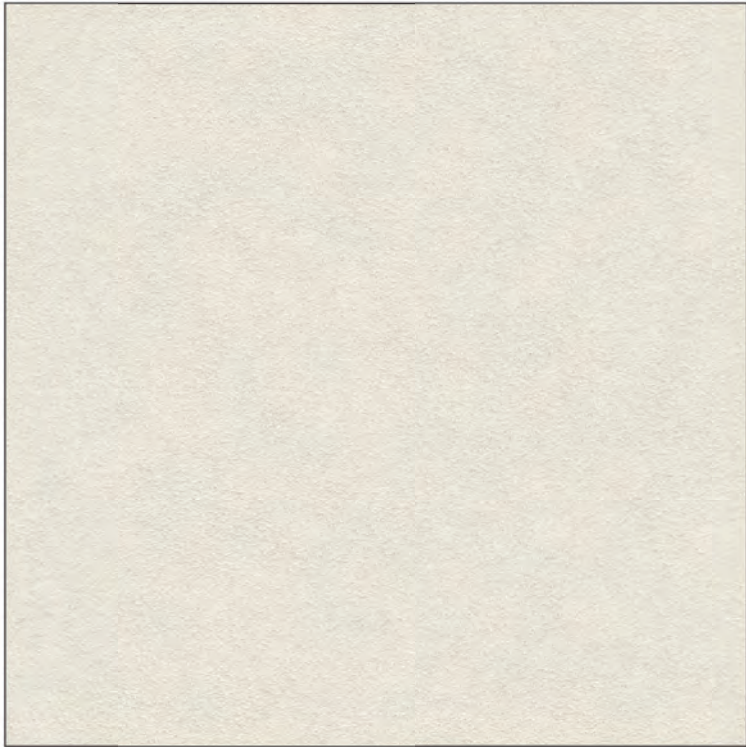
SC-03 BEIGE / BROWN



SC-04 LIGHT BEIGE / BROWN

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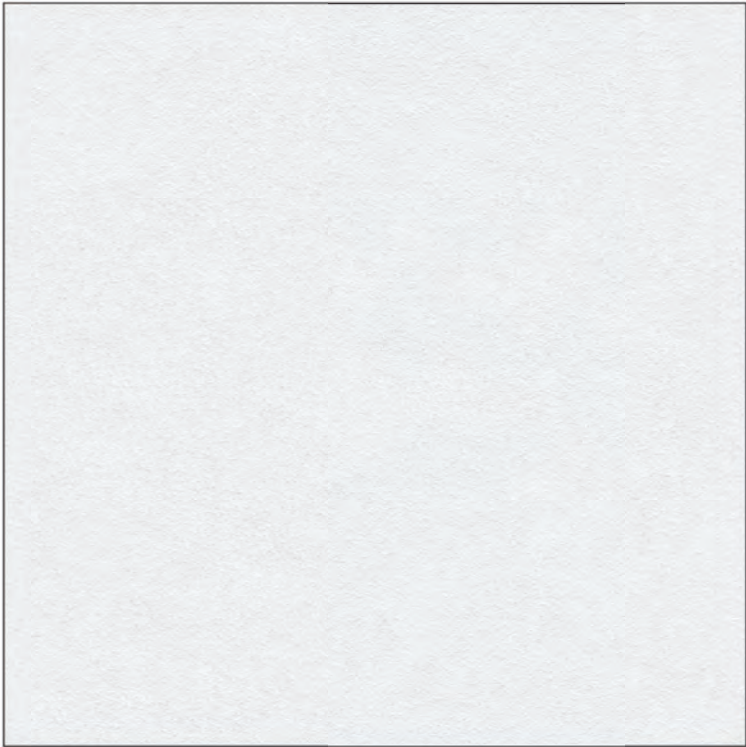
STUCCO



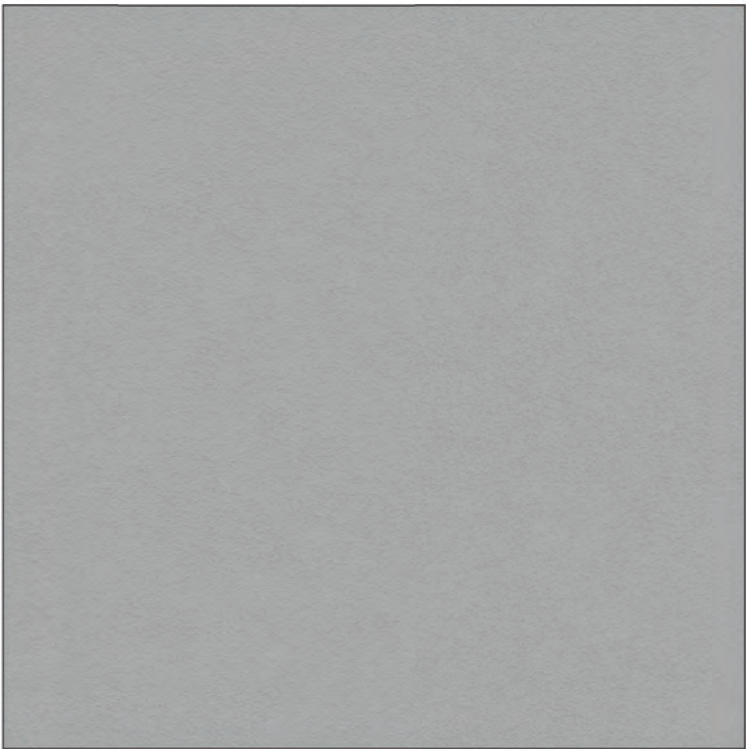
SC-05 IVORY



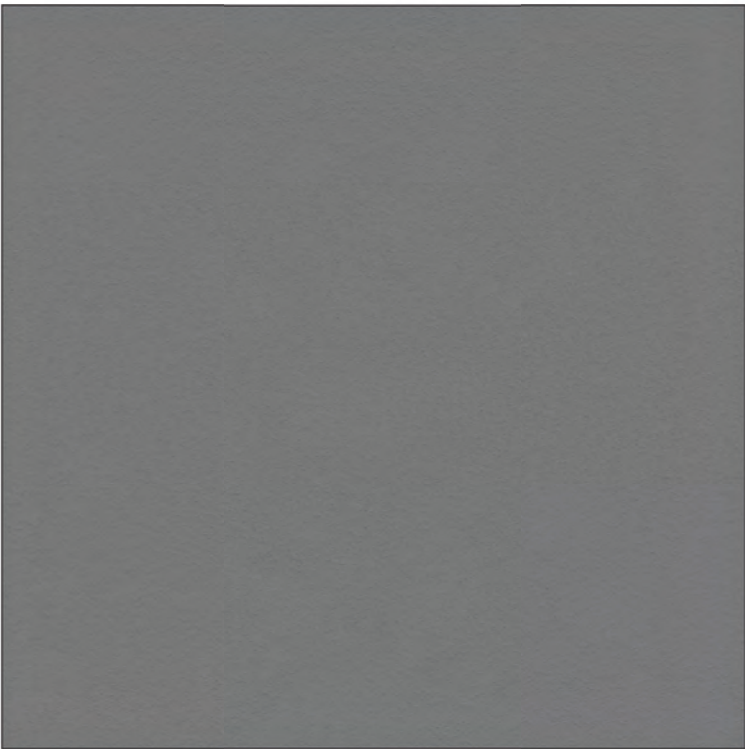
SC-06 OFF-WHITE



SC-07 BRIGHT WHITE



SC-08 LIGHT GRAY



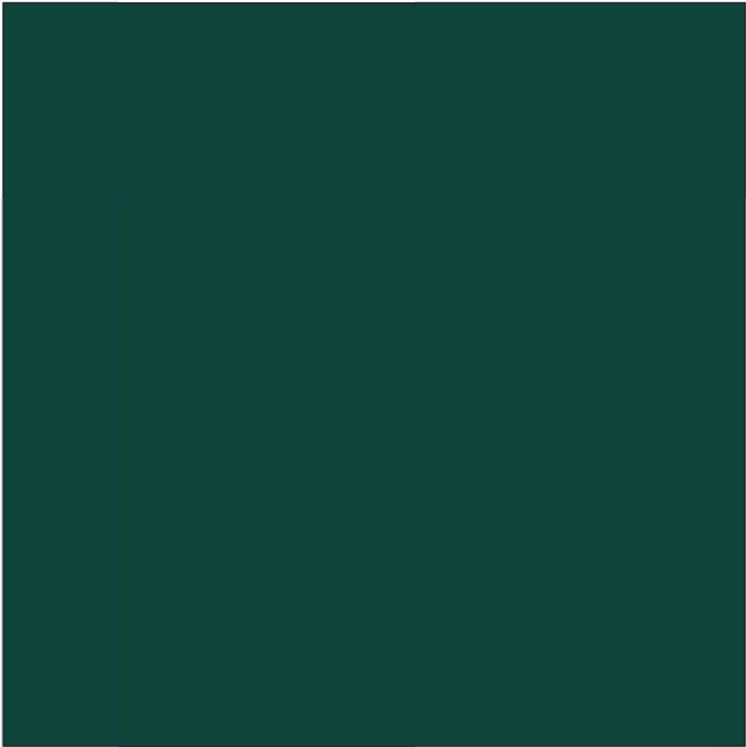
SC-09 DARK GRAY



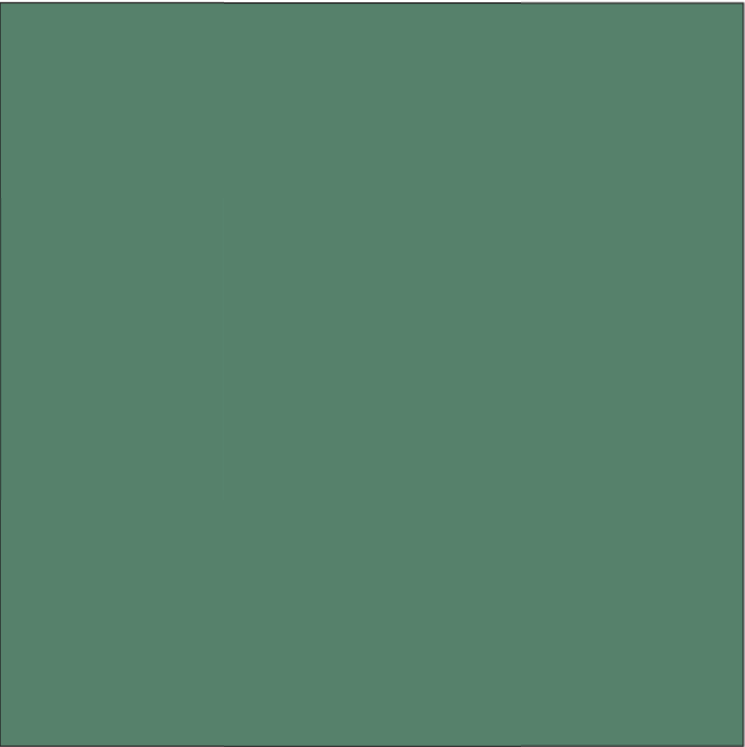
WD-01 LIGHT BROWN



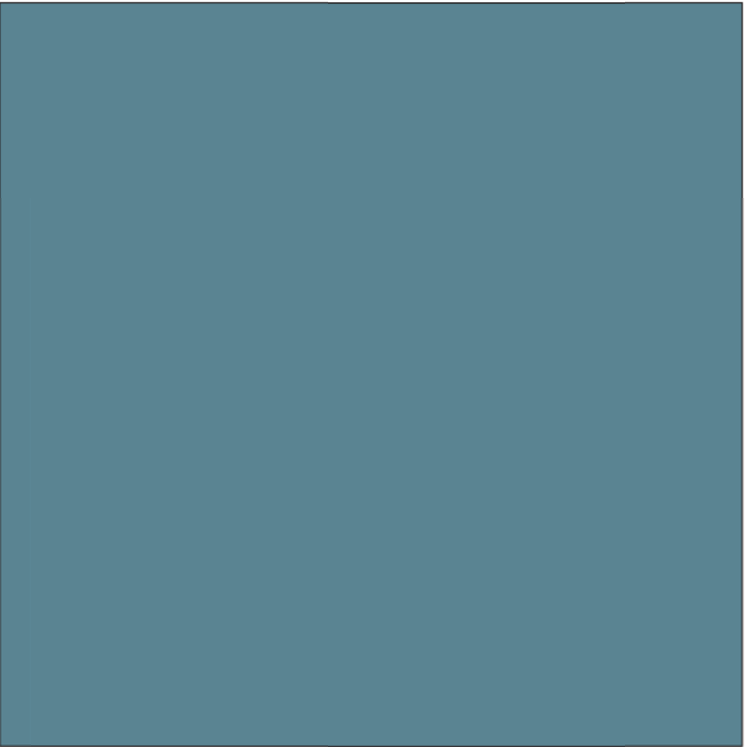
WD-02 BROWN / GRAY



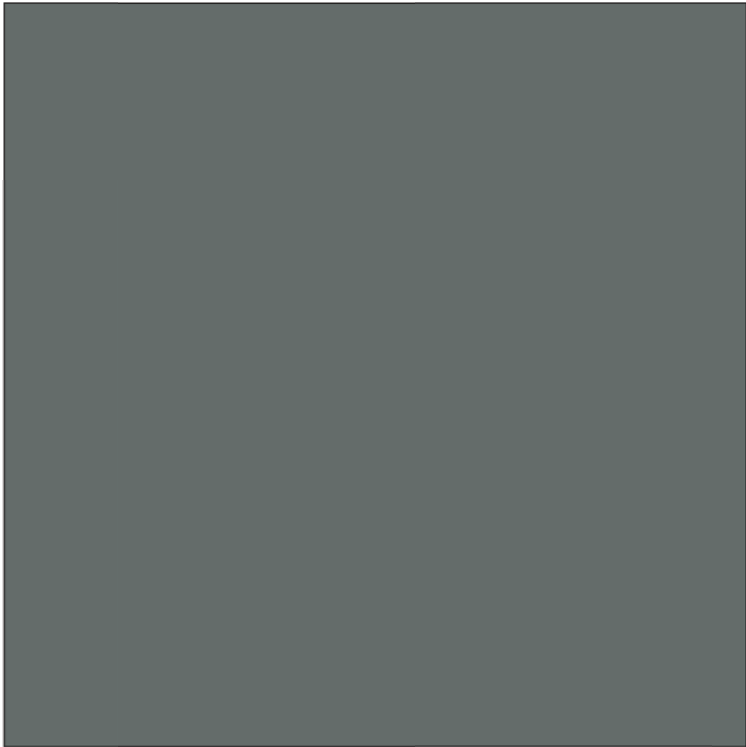
WD-08 DARK GREEN



WD-09 MEDIUM GREEN



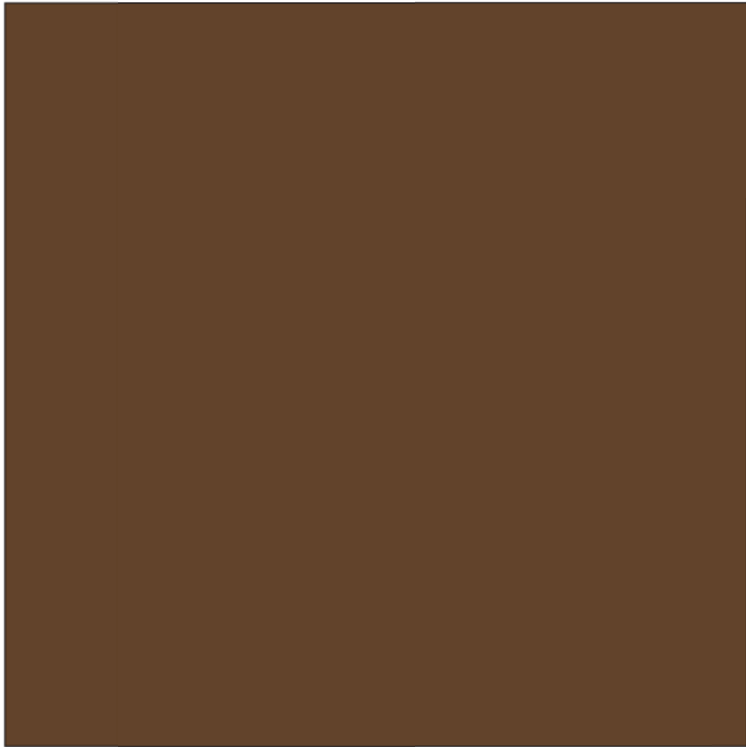
WD-10 BLUE / GRAY



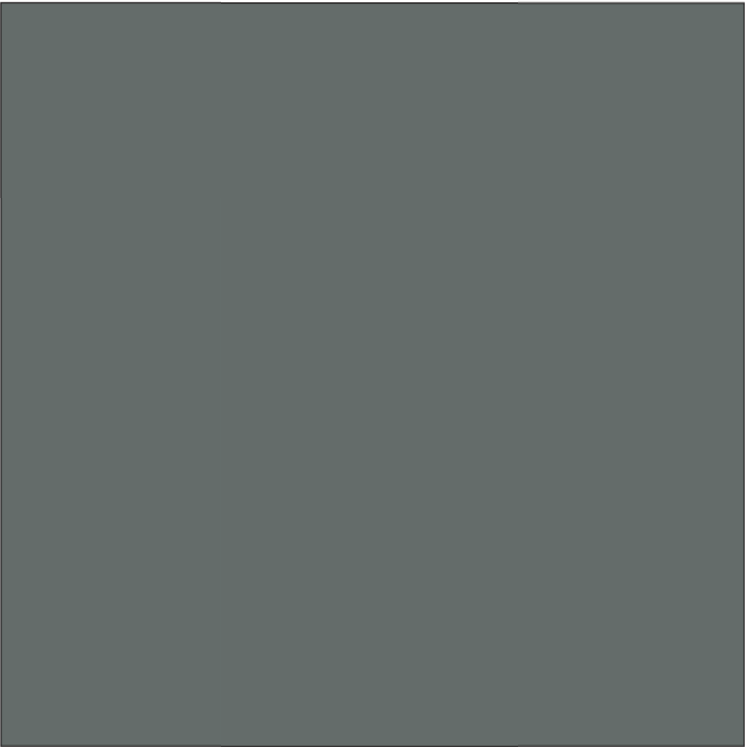
WD-12 MEDIUM GRAY

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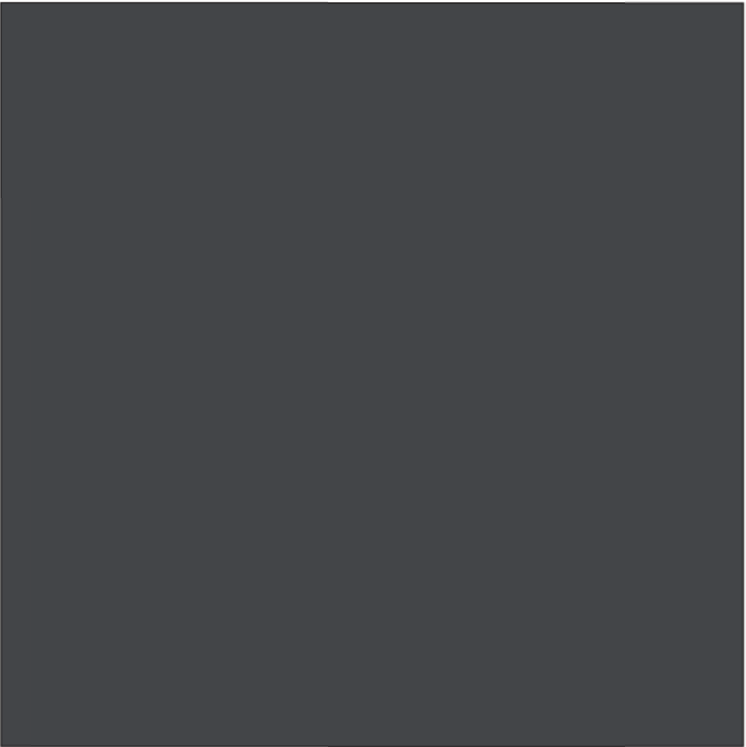
PAINTED SIDING



MT-01 MEDIUM BRONZE



MT-02 MEDIUM GRAY



MT-03 CHARCOAL GRAY



SH-01 DARK GRAY



SH-02 LIGHT GRAY



SH-05 WARM BROWN



SH-03 GRAY / BROWN

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ASPHALT SHINGLES

PUD/CU SUBMITTAL
APRIL 10, 2025

A-05.90

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RF-01 SLATE



RF-02 CLAY TILES

RENDERINGS

3700 CALIFORNIA STREET SAN FRANCISCO, CA



RENDERING TITLE SHEET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.00

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EIR VIEWS

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EIR VIEWS

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A-06.10

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JORDAN AVENUE - EXISTING

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.11



PREVIOUS RENDER FROM 2019 PUD SUBMITTAL

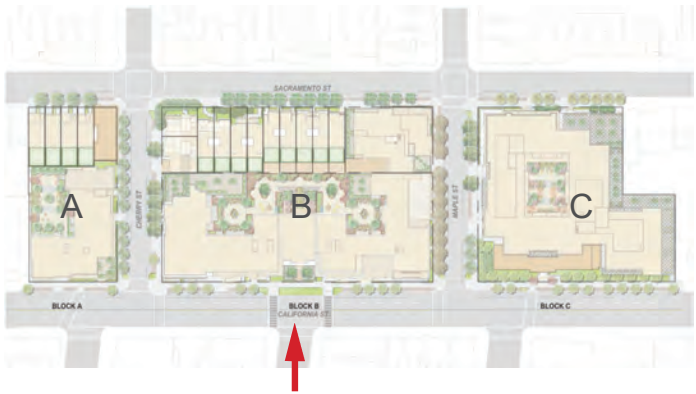


3700 CALIFORNIA STREET SAN FRANCISCO, CA

JORDAN AVENUE - PROPOSED

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.12



3700 CALIFORNIA STREET SAN FRANCISCO, CA

COMMONWEALTH AVENUE - EXISTING

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.13

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



3700 CALIFORNIA STREET SAN FRANCISCO, CA

COMMONWEALTH AVENUE - PROPOSED

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.14



3700 CALIFORNIA STREET SAN FRANCISCO, CA

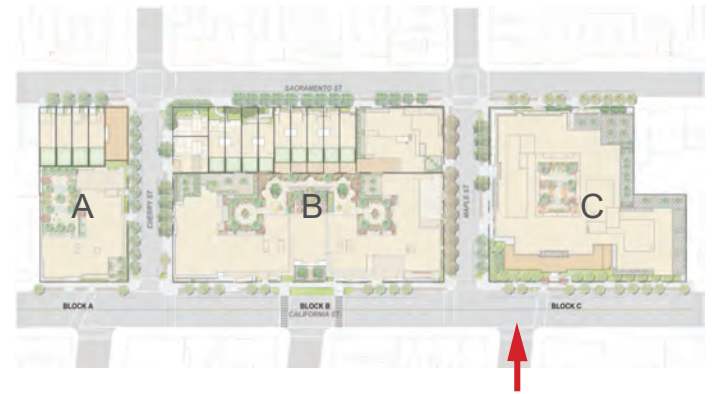
PARKER AVENUE - EXISTING

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.15



PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



3700 CALIFORNIA STREET SAN FRANCISCO, CA

PARKER AVENUE - PROPOSED

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.16



3700 CALIFORNIA STREET SAN FRANCISCO, CA

CALIFORNIA STREET - EXISTING

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.17

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



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CALIFORNIA STREET - PROPOSED

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.18

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CHERRY STREET - EXISTING

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APRIL 10, 2025

A-06.19

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CHERRY STREET - PROPOSED

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.20

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SACRAMENTO STREET - EXISTING

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.21

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



3700 CALIFORNIA STREET SAN FRANCISCO, CA

SACRAMENTO STREET - PROPOSED

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.22

ADDITIONAL VIEWS

3700 CALIFORNIA STREET SAN FRANCISCO, CA



ADDITIONAL VIEWS

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.30

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



3700 CALIFORNIA STREET SAN FRANCISCO, CA

CALIFORNIA STREET AT CHERRY

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.31



PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



3700 CALIFORNIA STREET SAN FRANCISCO, CA

MAPLE STREET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.33



PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



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SACRAMENTO STREET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.34

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AERIAL VIEW

3700 CALIFORNIA STREET SAN FRANCISCO, CA



AERIAL VIEW

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.40

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AERIAL VIEW - EXISTING

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APRIL 10, 2025

A-06.41

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3700 CALIFORNIA STREET SAN FRANCISCO, CA

AERIAL VIEW - PROPOSED

PUD/CU SUBMITTAL
APRIL 10, 2025

A-06.42

PROJECT SUMMARY

3700 CALIFORNIA STREET SAN FRANCISCO, CA



PROJECT SUMMARY TITLE SHEET

PUD/CU SUBMITTAL
APRIL 10, 2025

A-07.00

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Building Type		Zoning District	Lot Area	Occupied Floors above Sidewalk	Roof Height above Sidewalk	Gross Interior Area (sf)	Per Planning GFA				Residential Unit Mix								Total	Institutional Unit Mix				Number of Bedrooms	Parking Spaces*	Loading Spaces**	# Units with Code-Compliant																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
							Residential GFA	Institutional or Retail GFA	Net Interior Area (sf)		Single Family on Fee Lot	Single Family on Podium								Studio	1 BR		2 BR				Total	Private Open Spaces	Private Open Spaces	Common Open Spaces																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												

Note: Gross Interior Area includes garage area.

* = C1 building includes 4,812 sf of publicly accessible restaurant space.

**Loading spaces in A1, B1 and B2 are not full-sized freight loading spaces

Sidewalk Widths	Existing* (ft)	Proposed* (ft)
Block A: California Street	15'-0"	15'-0"
Block A: Cherry Street	15'-0"	13'-11"
Block A: Sacramento Street	15'-0"	15'-0"
Block B: California Street	15'-0"	15'-0"
Block B: Maple Street	7'-10"	14'-5"
Block B: Sacramento Street	15'-0"	15'-0"
Block B: Cherry Street	15'-0"	15'-0"
Block C: California Street	15'-0"	15'-0"
Block C: Maple Street	7'-10"	14'-5"
Block C: Sacramento Street	15'-0"	15'-0"

*NOTE: Overall sidewalk width from property line to curb, not including occasional encroachments.

3700 CALIFORNIA STREET SAN FRANCISCO, CA



PROJECT SUMMARY

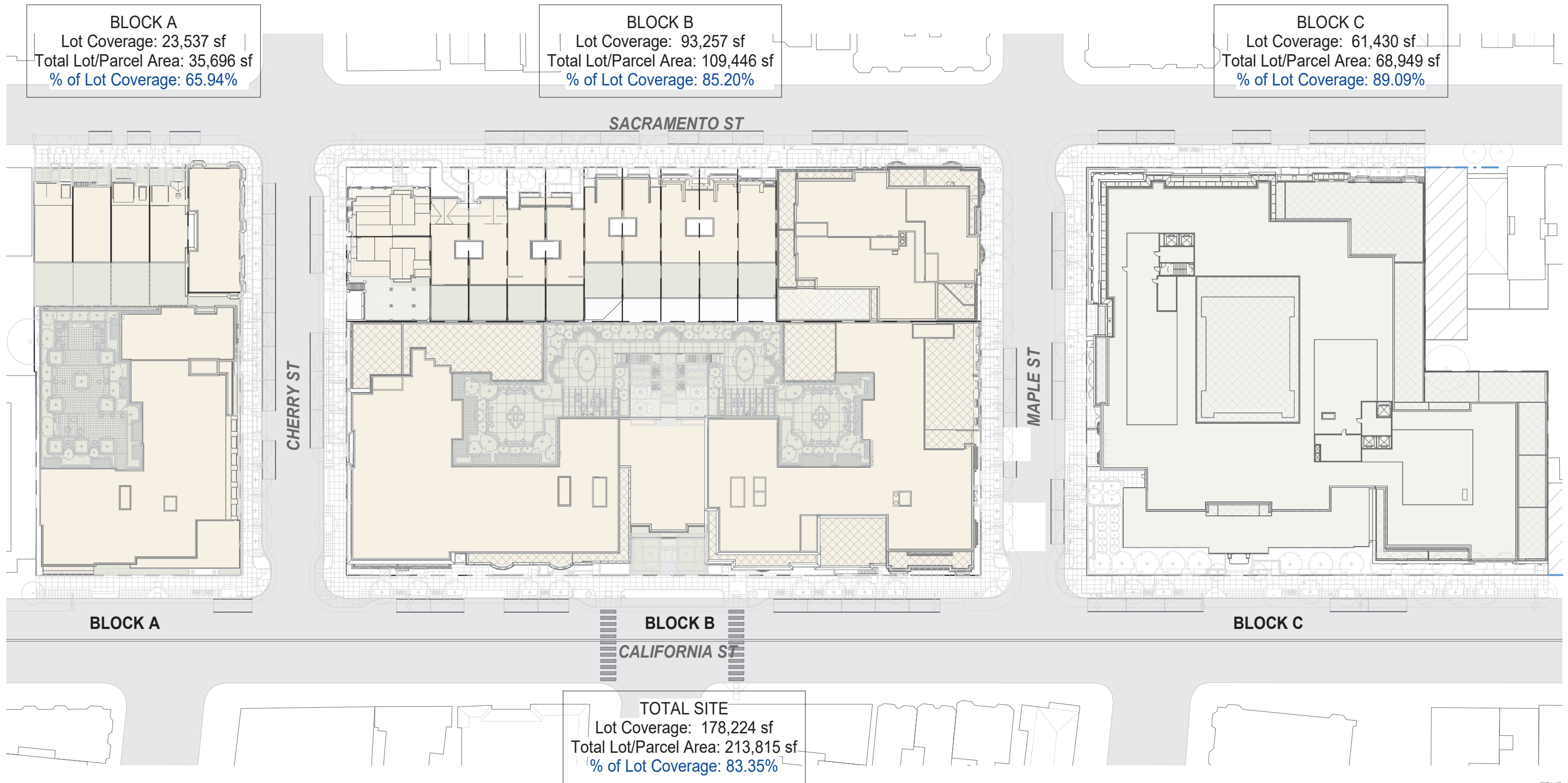
PUD/CU SUBMITTAL
APRIL 10, 2025

A-07.01

BLOCK A
 Lot Coverage: 23,537 sf
 Total Lot/Parcel Area: 35,696 sf
 % of Lot Coverage: 65.94%

BLOCK B
 Lot Coverage: 93,257 sf
 Total Lot/Parcel Area: 109,446 sf
 % of Lot Coverage: 85.20%

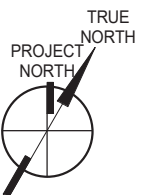
BLOCK C
 Lot Coverage: 61,430 sf
 Total Lot/Parcel Area: 68,949 sf
 % of Lot Coverage: 89.09%



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PROPOSED SITE PLAN DIAGRAMS - LOT COVERAGE

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 APRIL 10, 2025



0' 64' 120'

1/64"=1'

A-07.10

UNIT LAYOUTS

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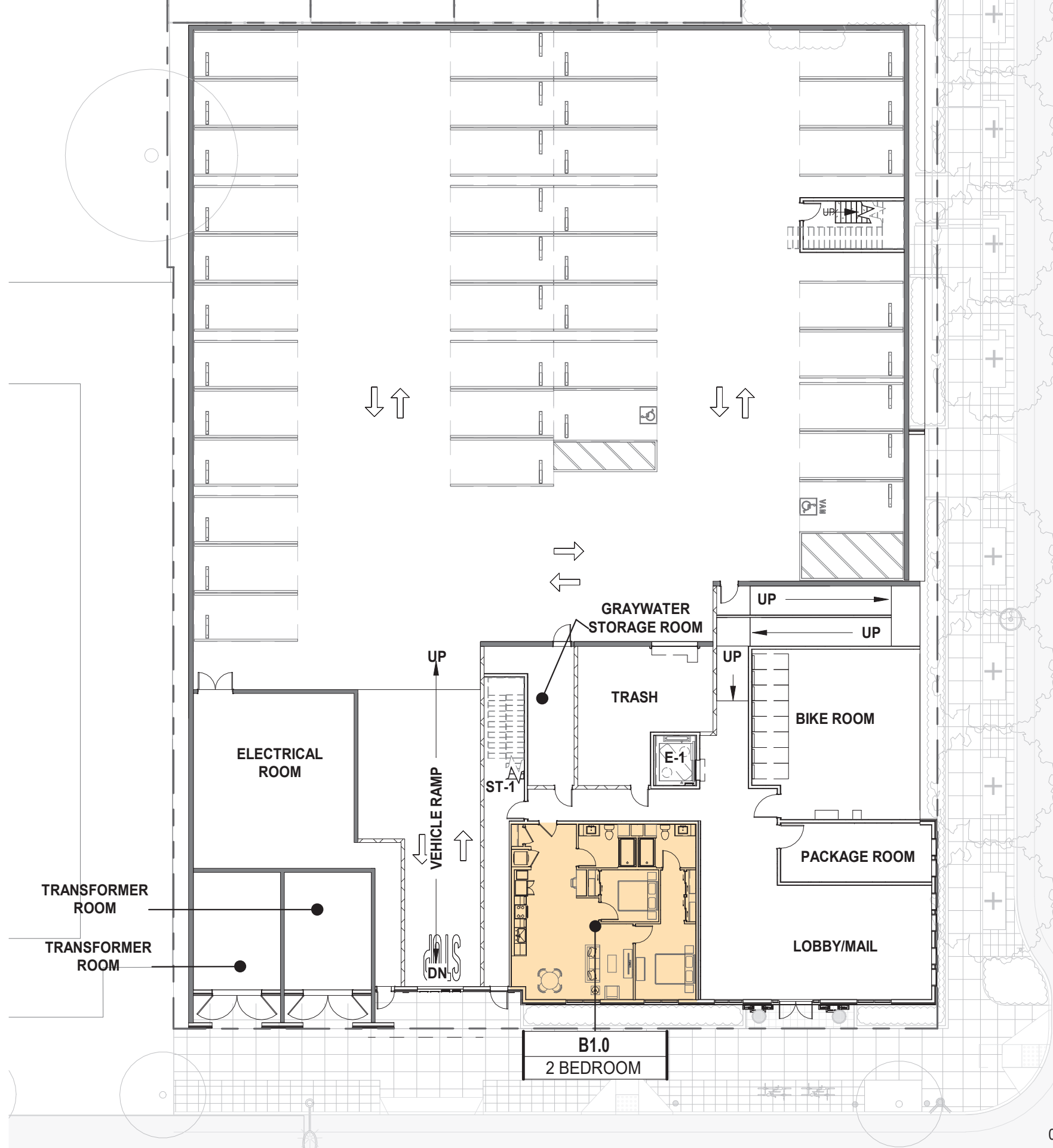
A0.00-A

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BLOCK A

Building	Building...	# Units	SFR	Studio	1 BR	2 BR	3 BR
A1	Multi	45		4	22	16	3
A2	Multi						
A3	SFR	1	1				
A4	SFR	1	1				
A5	SFR	1	1				
A6	SFR	1	1				
Total:		49	4	4	22	16	3
%		100%	8%	8%	45%	33%	6%

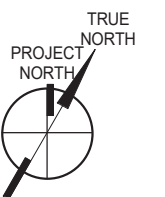
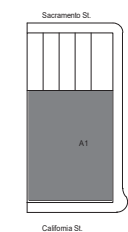


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BUILDING PLANS - FLOOR 1 - A1

0' 20' 40'

1"=20'



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A2.01-A1

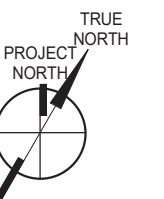
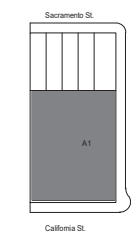


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BUILDING PLANS - FLOOR 2 - A1



1"=20'



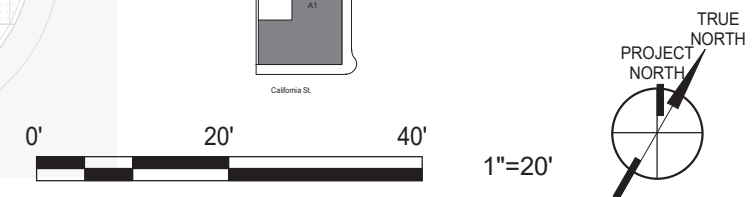
PUD/CU SUBMITTAL
APRIL 10, 2025

A2.02-A1



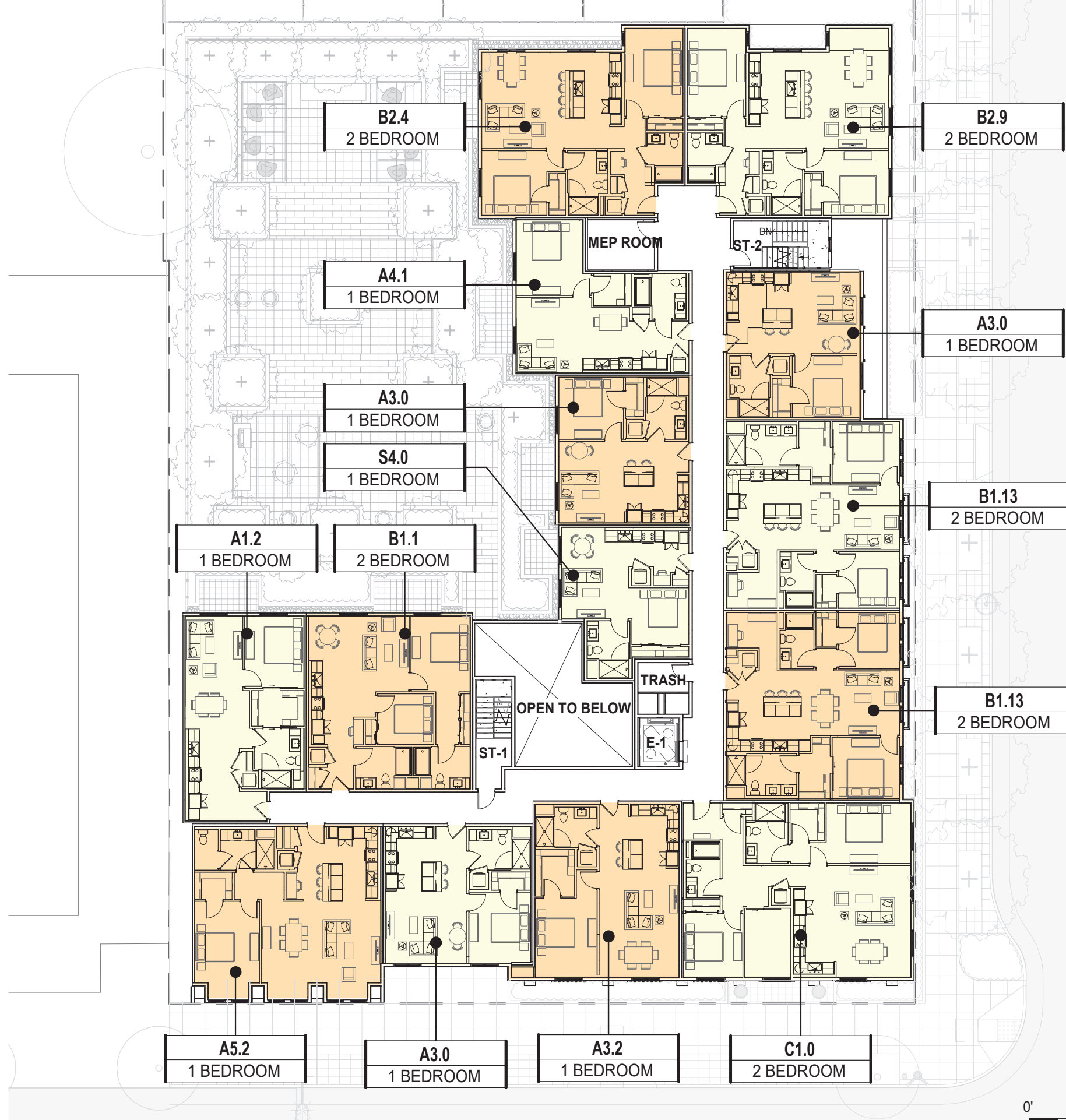
3700 CALIFORNIA STREET SAN FRANCISCO, CA

BUILDING PLANS - FLOOR 3 - A1

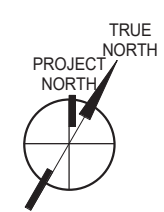
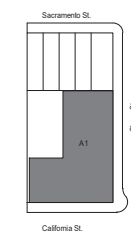


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APRIL 10, 2025

A2.03-A1



1"=20'



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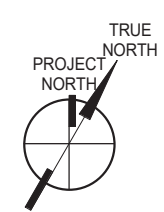
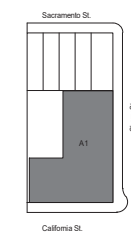
BUILDING PLANS - FLOOR 4 - A1

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A2.04-A1



1"=20'



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BUILDING PLANS - FLOOR 5 - A1

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APRIL 10, 2025

A2.05-A1

4 x 28 TON CAPACITY
CONDENSOR UNITS
(4'-0" x 2'-6"
w/ 16'-0" x 14'-6" CLR)

POWER:
MCA x 2 = (68/63)
MOCP x 2 = (110/100)
208/230V, 3 PHASE

4 x 28 TON CAPACITY
CONDENSOR UNITS
(4'-0" x 2'-6"
w/ 16'-0" x 14'-6" CLR)

POWER:
MCA x 2 = (68/63)
MOCP x 2 = (110/100)
208/230V, 3 PHASE

1 x 1,500 CFM
DEDICATED OUTDOOR AIR UNIT
(6'-6" x 5'-3")

POWER:
460V/3 PHASE @ 2.5 KW

2 x 136,480 BTU/HR
DHW HEAT PUMPS
(9'-0" x 7'-0")

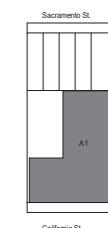
POWER:
460/3 PHASE
39 MCA

1 x 19,500 CFM GARAGE
EXHAUST FAN
(7'-8" x 6'-11")

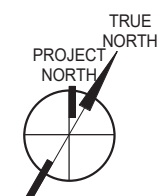
POWER:
460/3 PHASE
@ 7 1/2 HP

1 x 1,000 CFM
TRASH EXHAUST FAN
(2'-0" x 2'-0")

POWER:
120V & 1/2 HP



1"=20'

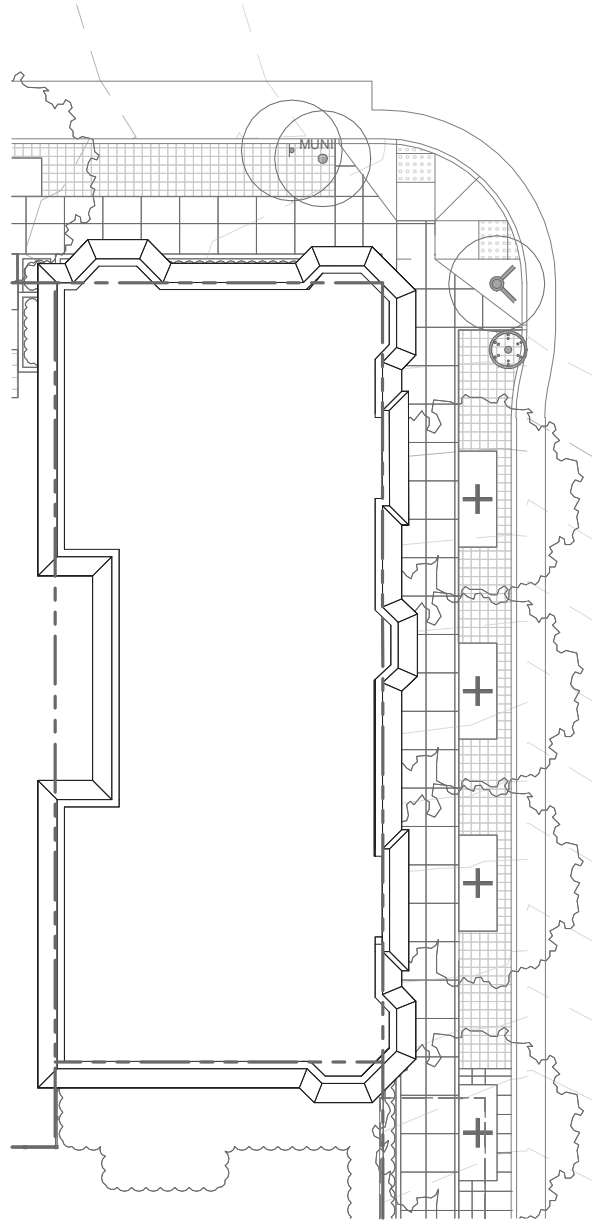


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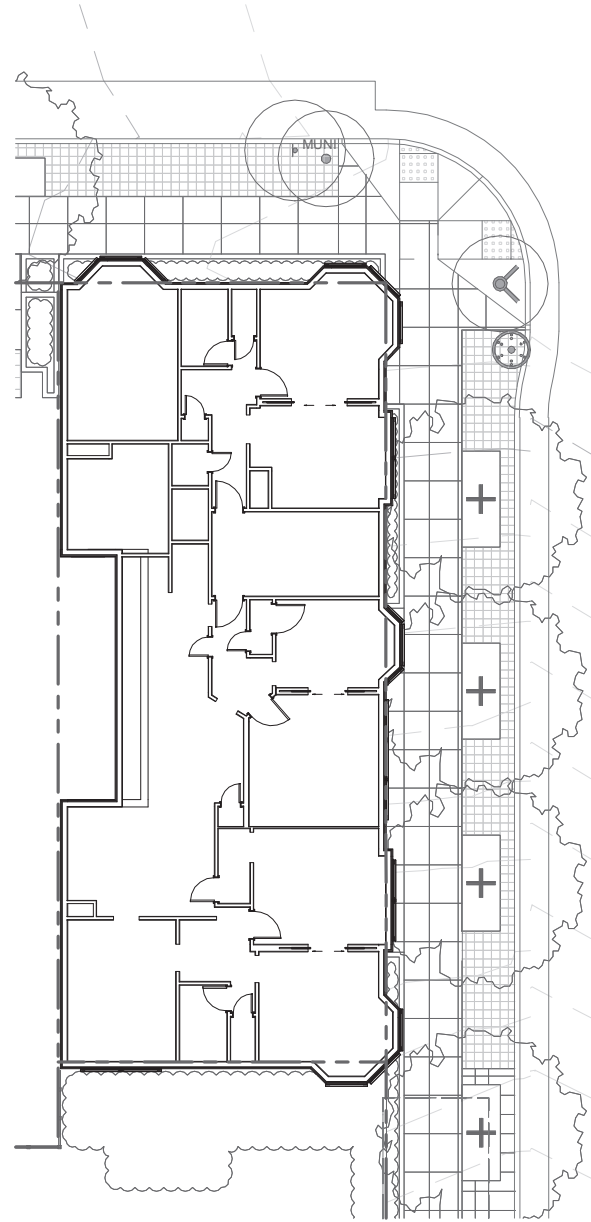
BUILDING PLANS - ROOF - A1

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APRIL 10, 2025

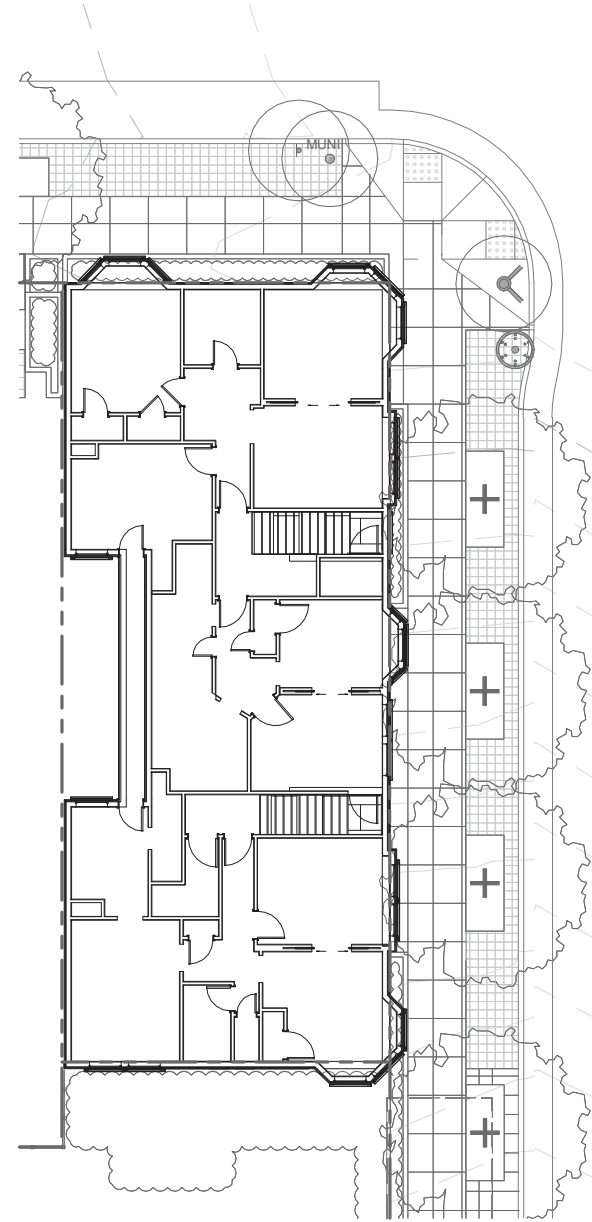
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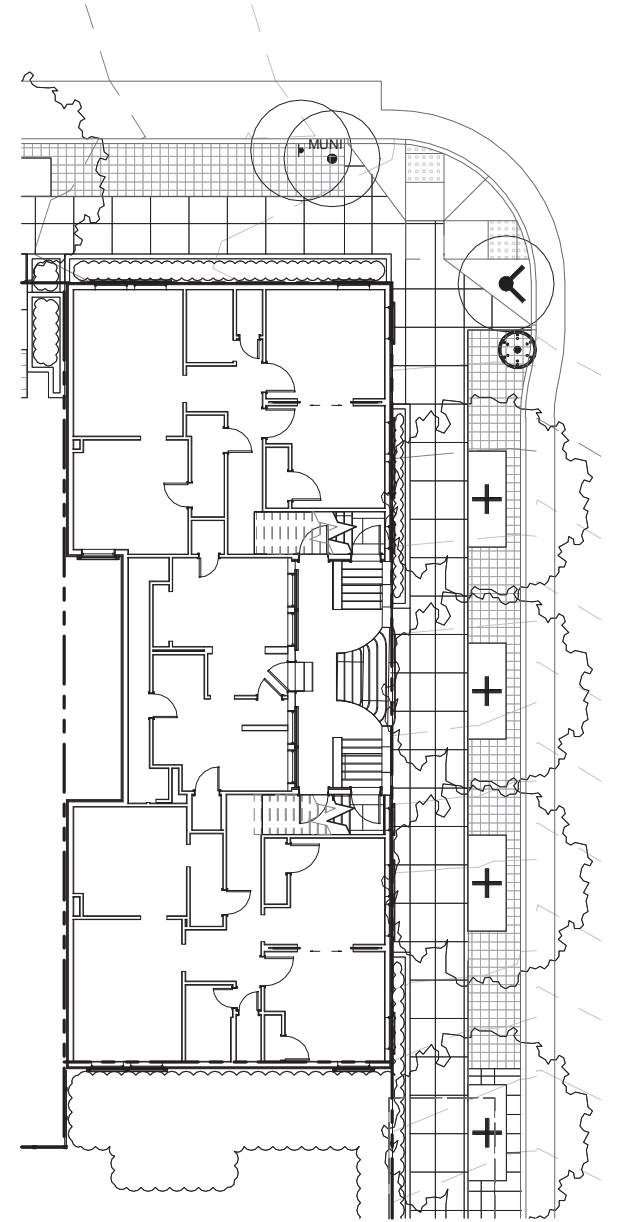
BUILDING PLAN
EXISTING TO REMAIN -
ROOF



BUILDING PLAN
EXISTING TO REMAIN -
FLOOR 3



BUILDING PLAN
EXISTING TO REMAIN -
FLOOR 2



BUILDING PLAN
EXISTING TO REMAIN -
FLOOR 1

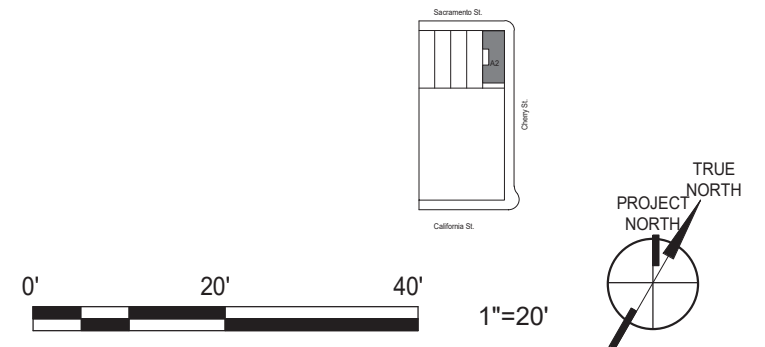
3700 CALIFORNIA STREET SAN FRANCISCO, CA

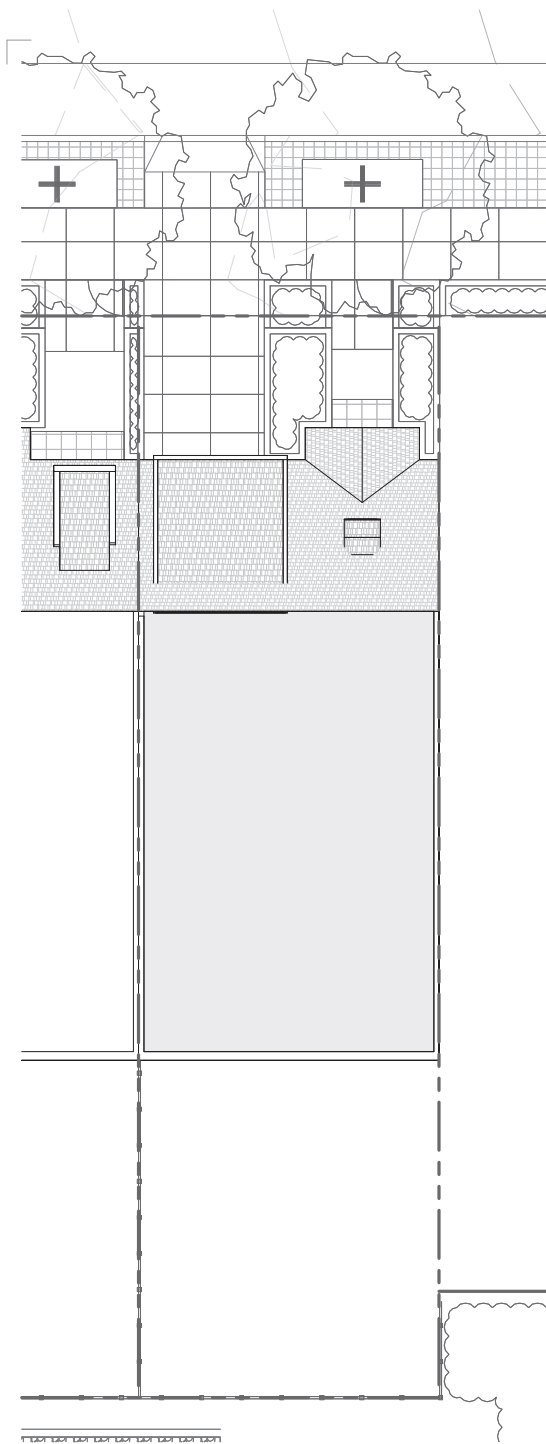


BUILDING PLANS - FLOOR 1, 2, 3 - A2

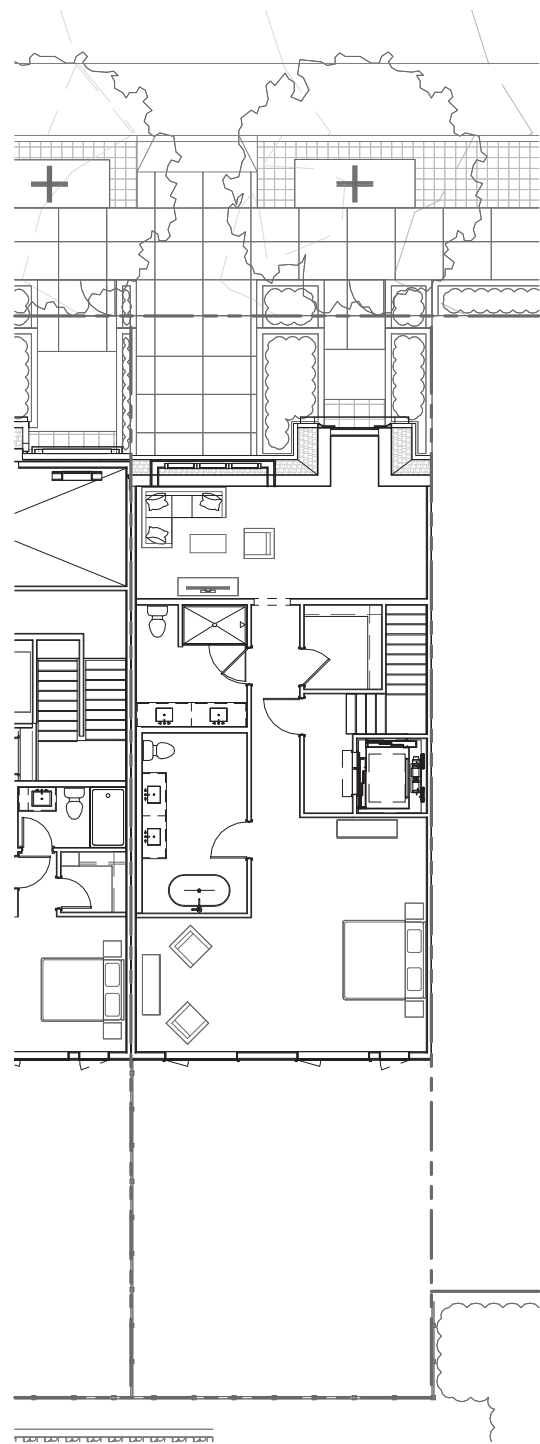
PUD/CU SUBMITTAL
APRIL 10, 2025

A2.01-A2

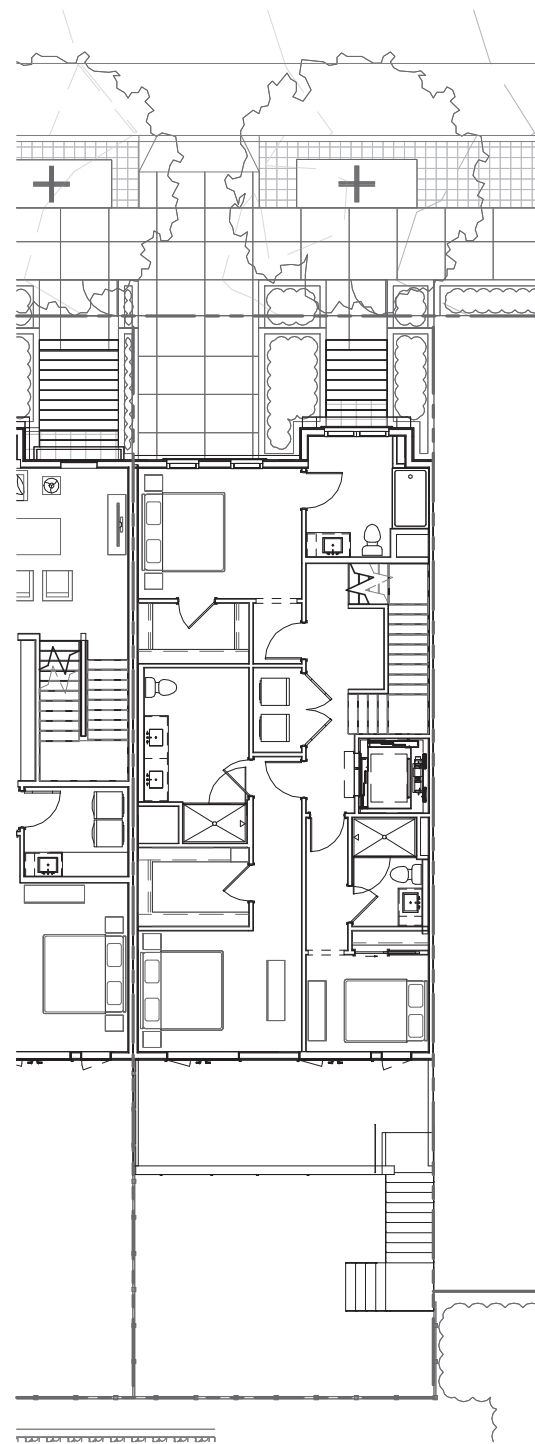




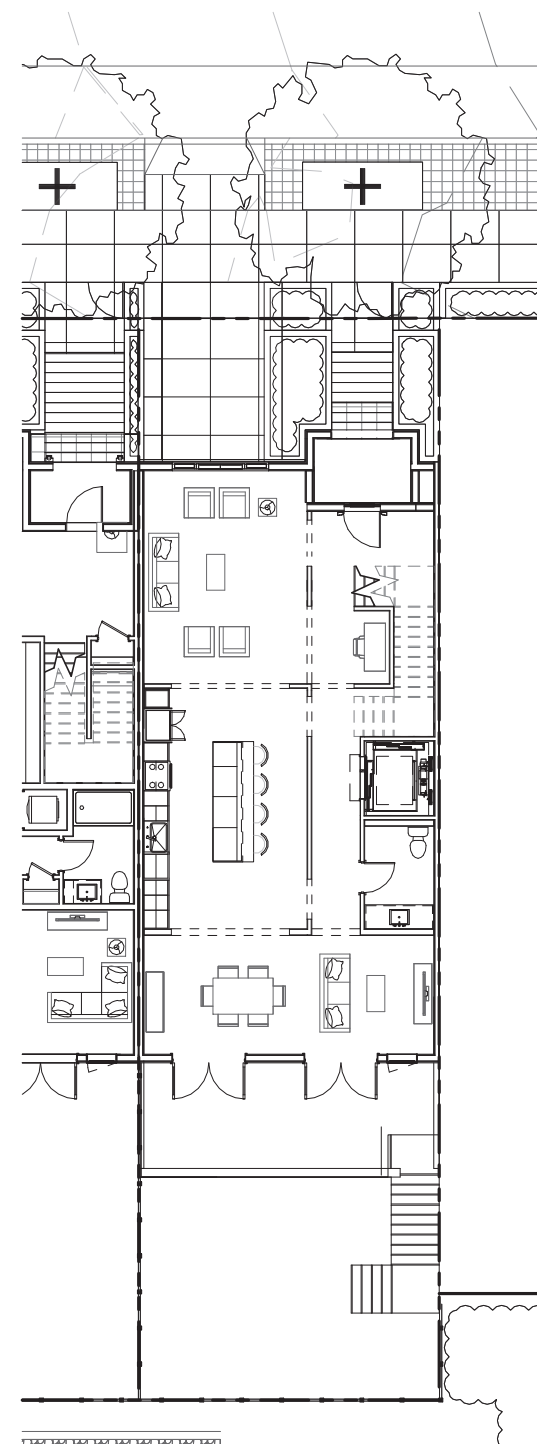
BUILDING PLAN
ROOF



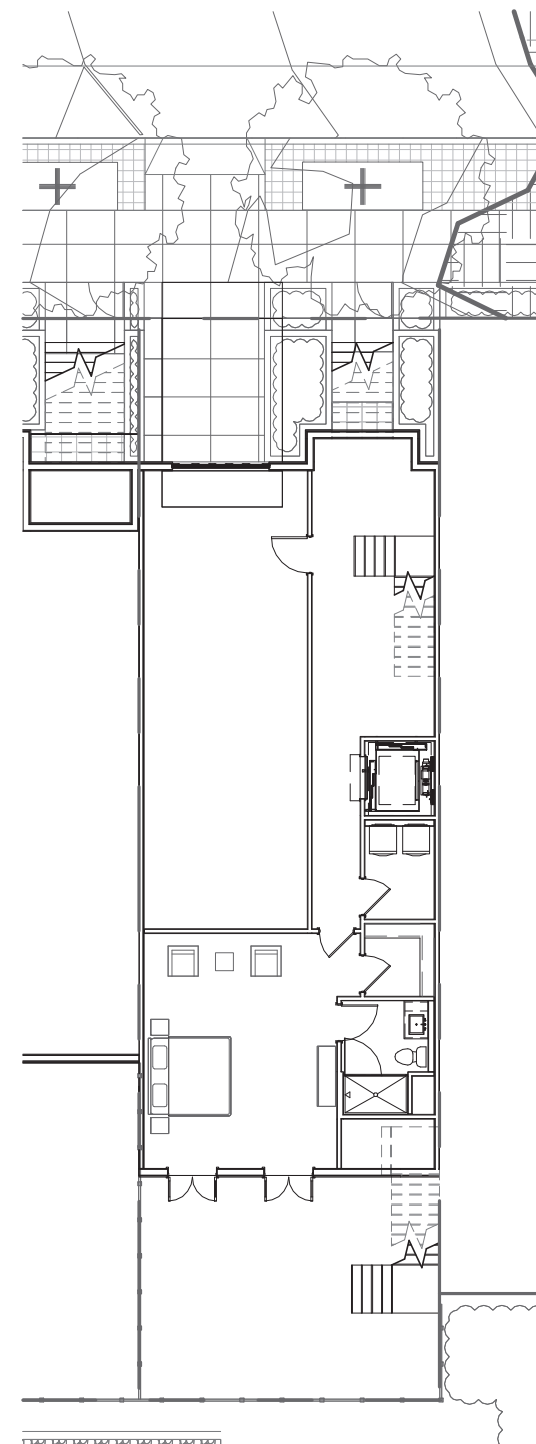
BUILDING PLAN
FLOOR 3



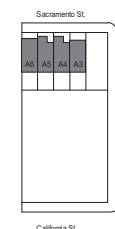
BUILDING PLAN
FLOOR 2



BUILDING PLAN
FLOOR 1



BUILDING PLAN
GARAGE

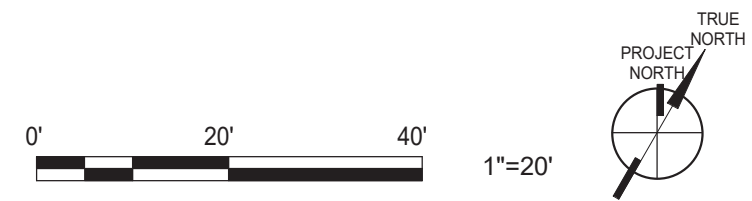
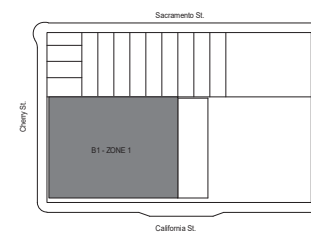


1/16"=1'

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BLOCK B

<u>Building</u>	<u>Building...</u>	<u># Units</u>	<u>SFR</u>	<u>Studio</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
B1	Multi	200		9	66	90	30	5
B2	Multi	38			10	21	7	
B3	SFR	1	1					
B4	SFR	1	1					
B5	SFR	1	1					
B6	SFR	1	1					
B7	SFR	1	1					
B8	SFR	1	1					
B9	SFR	1	1					
B10	SFR	1	1					
B11	SFR	1	1					
B12	SFR	1	1					
B13	SFR	1	1					
Total:		249	11	9	76	111	37	5
%		100%	4%	4%	31%	45%	15%	2%



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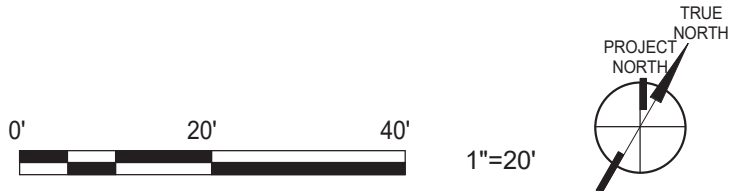
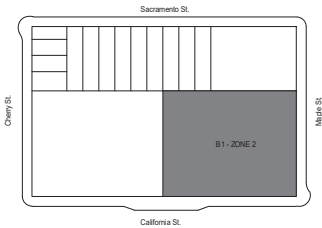
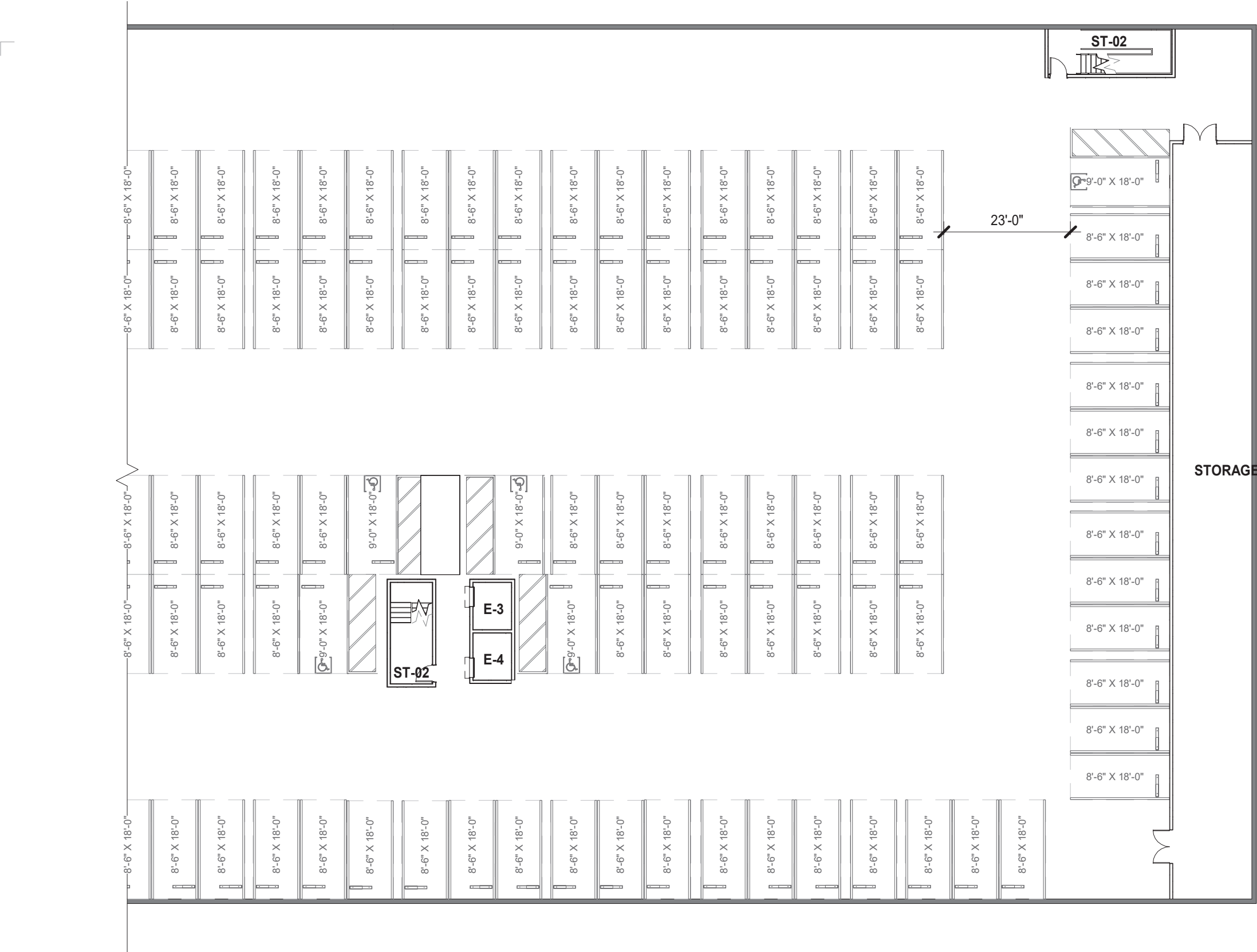


BUILDING PLAN - GARAGE - ZONE 1 - B1

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A2.00-1-B1

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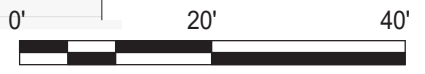
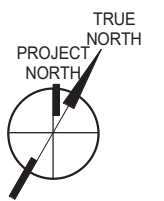
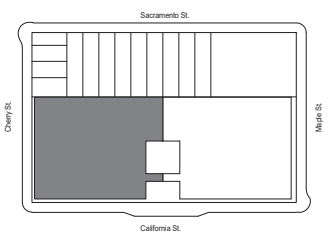


BUILDING PLAN - GARAGE - ZONE 2 - B1

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APRIL 10, 2025

A2.00-2-B1

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1"=20'

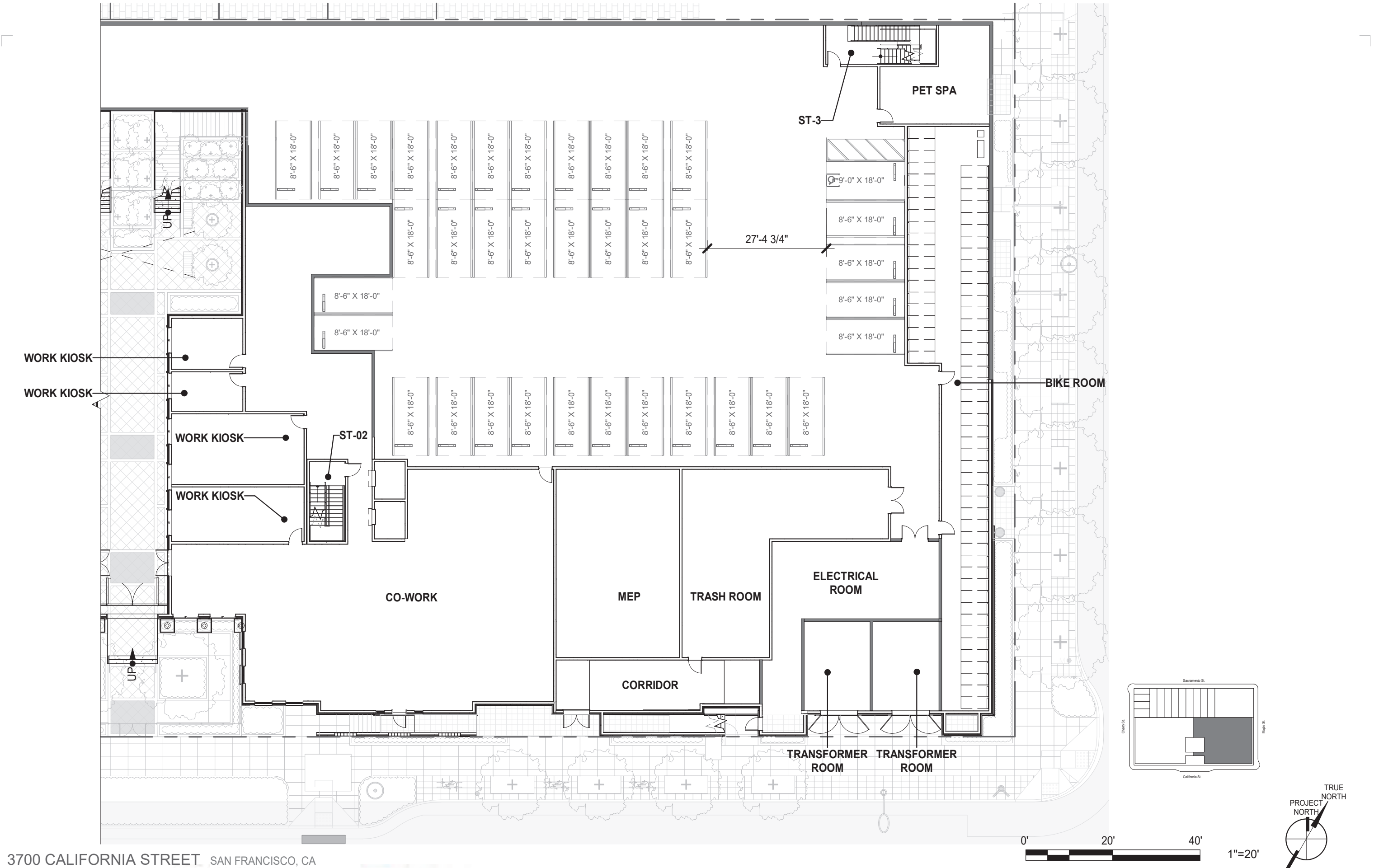
3700 CALIFORNIA STREET SAN FRANCISCO, CA

BUILDING PLAN - FLOOR 1 - ZONE 1 - B1

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APRIL 10, 2025

A2.01-1-B1

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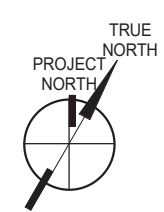
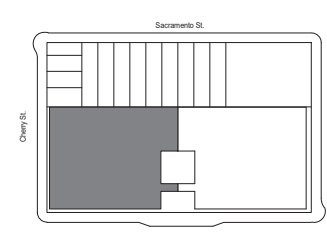
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BUILDING PLAN - FLOOR 1 - ZONE 2 - B1

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APRIL 10, 2025

A2.01-2-B1

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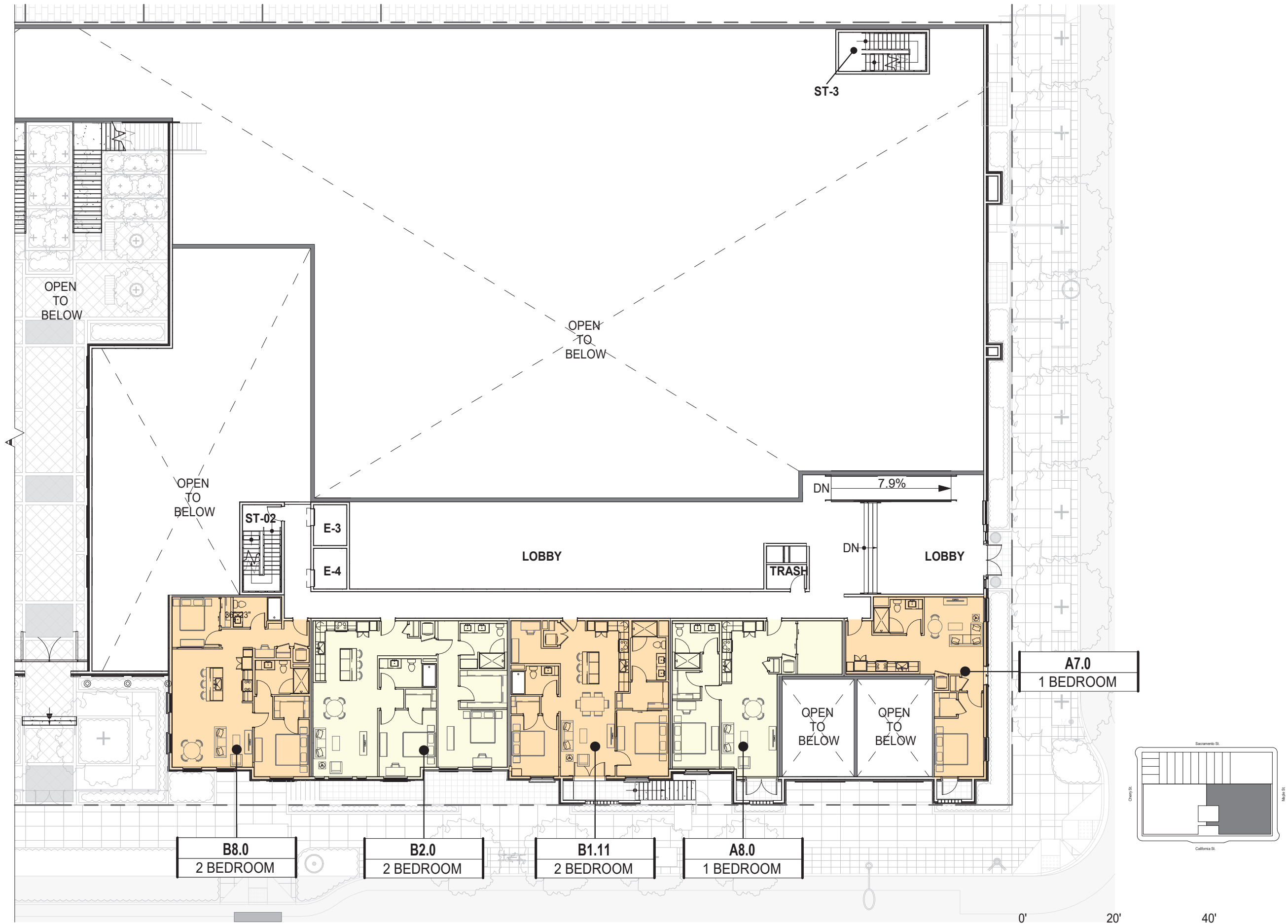


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BUILDING PLAN - FLOOR 2 - ZONE 1 - B1

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A2.02-1-B1



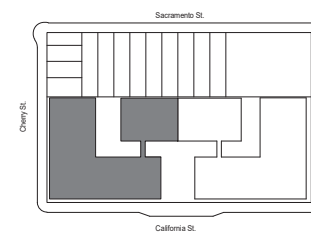
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BUILDING PLAN - FLOOR 2 - ZONE 2 - B1

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A2.02-2-B1

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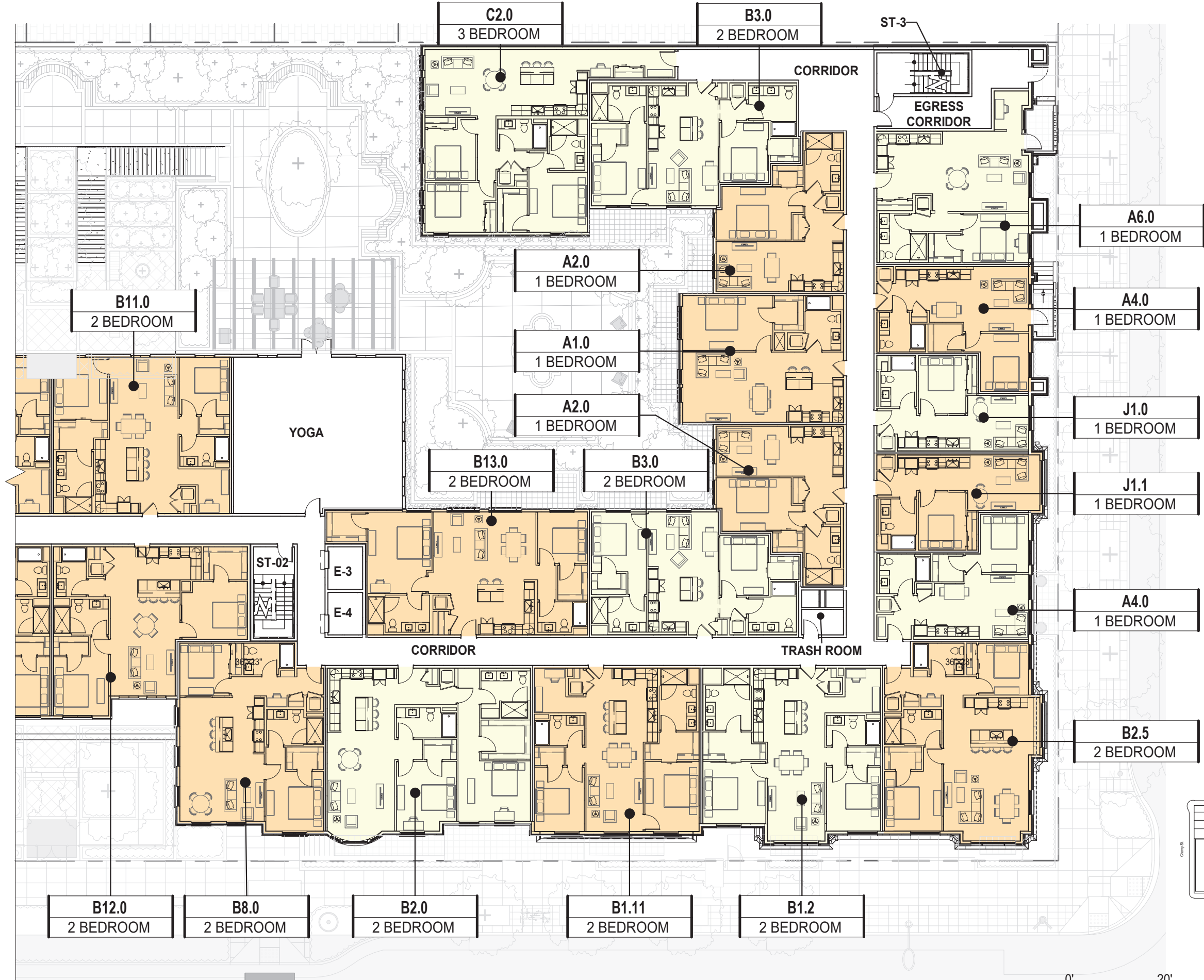
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BUILDING PLAN - FLOOR 3 - ZONE 1 - B1

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A2.03-1-B1

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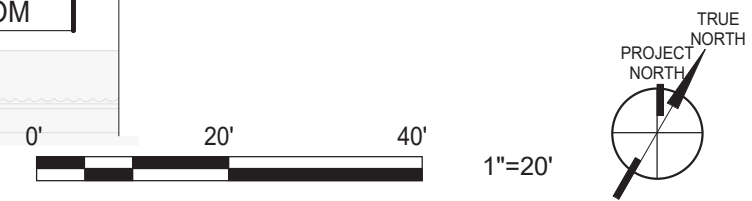
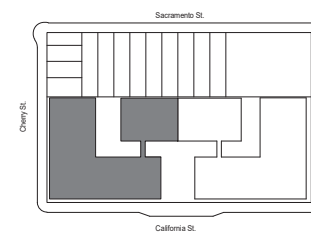


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BUILDING PLAN - FLOOR 3 - ZONE 2 - B1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.03-2-B1



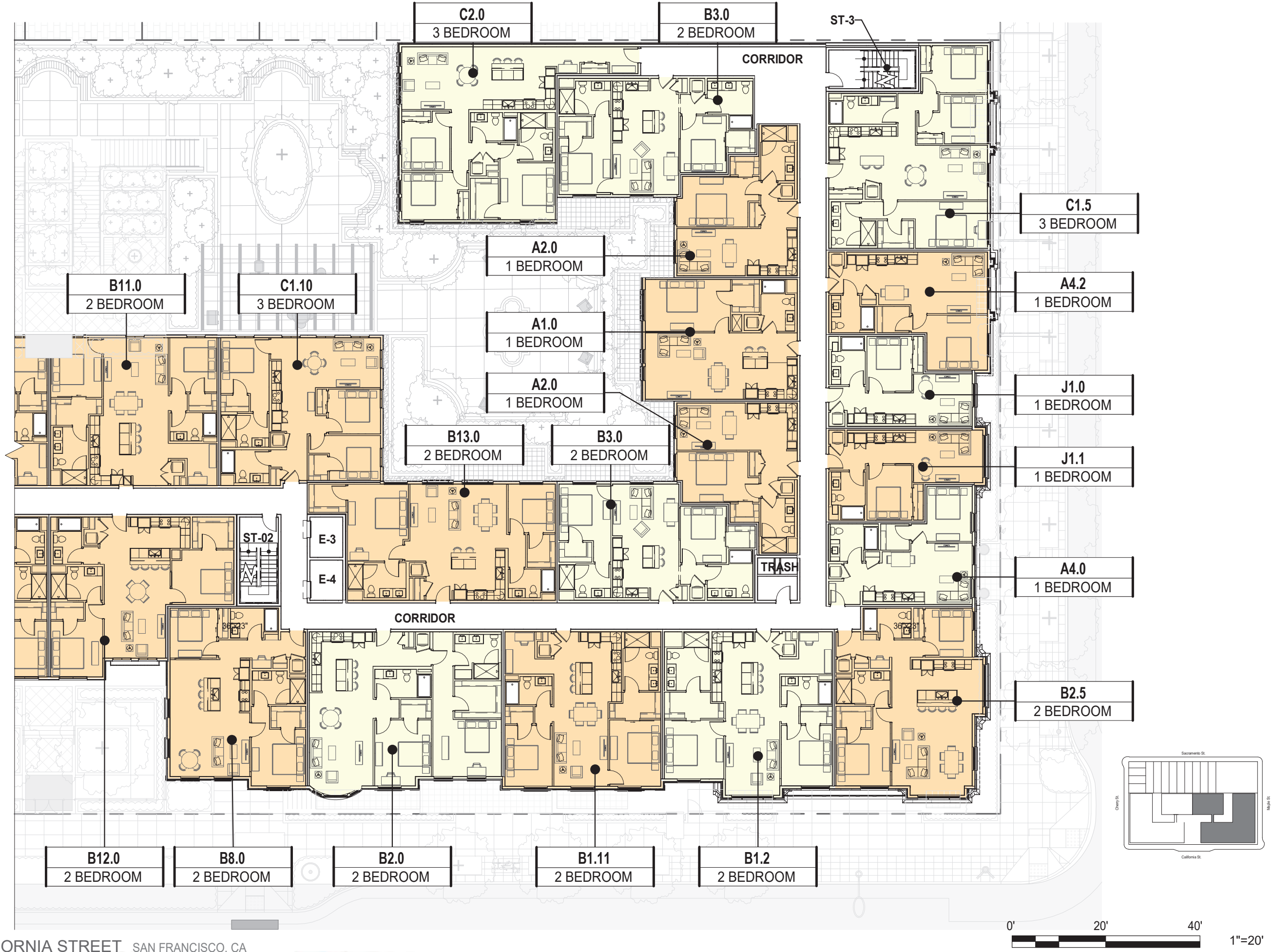
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BUILDING PLAN - FLOOR 4 - ZONE 1 - B1

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A2.04-1-B1

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BUILDING PLAN - FLOOR 4 - ZONE 2 - B1

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APRIL 10, 2025

A2.04-2-B1

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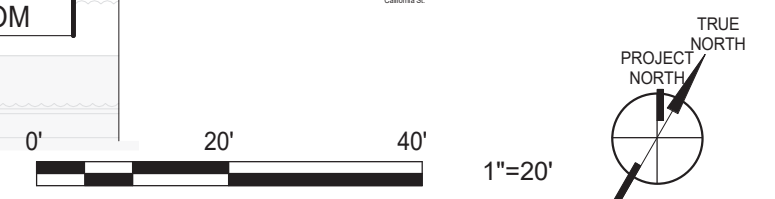
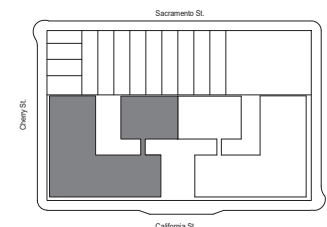


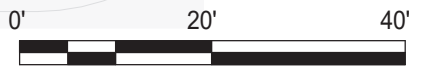
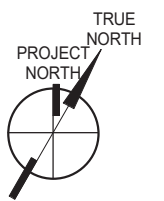
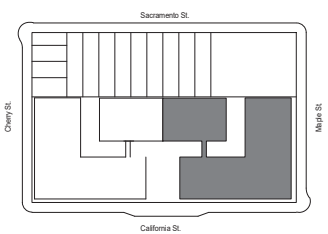
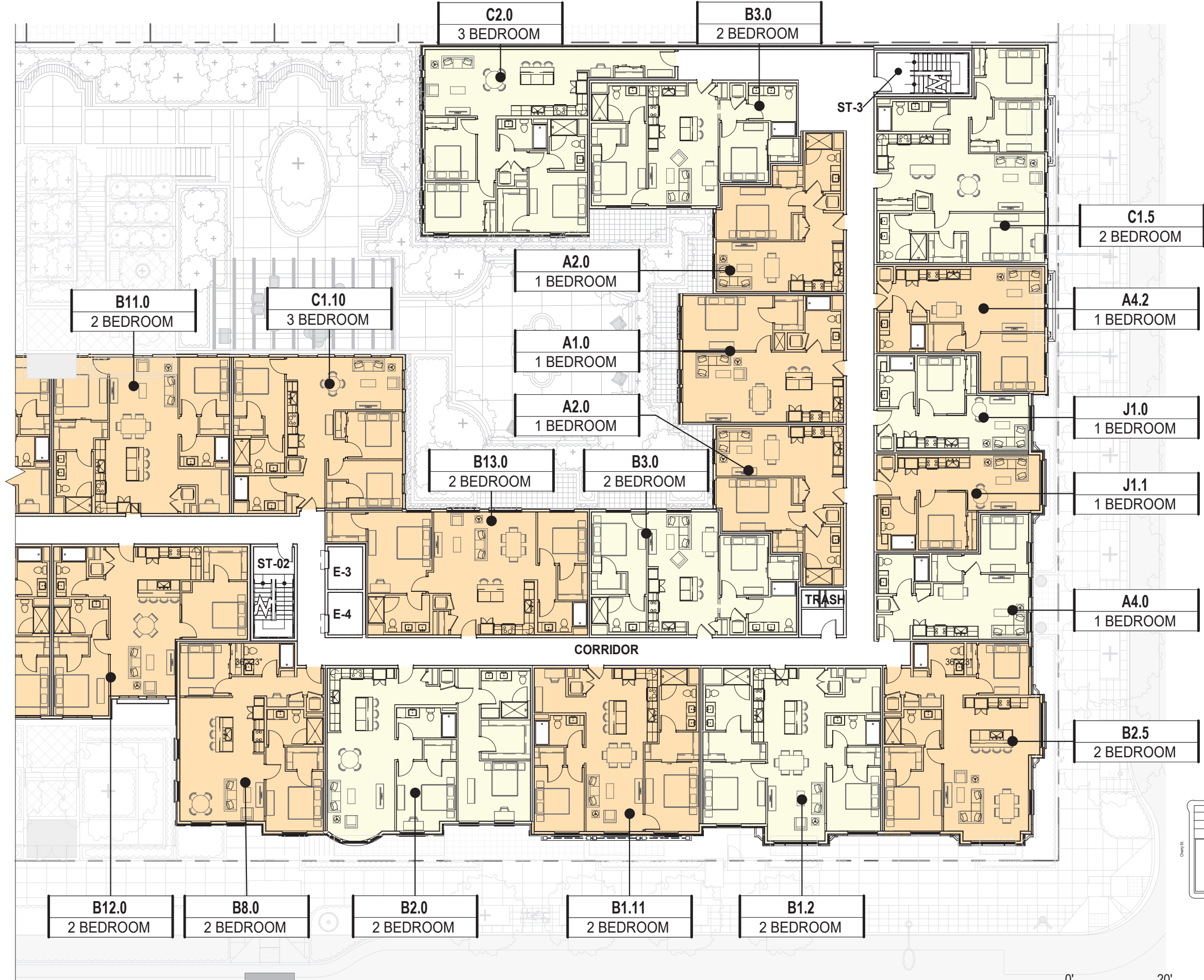
3700 CALIFORNIA STREET SAN FRANCISCO, CA

BUILDING PLAN - FLOOR 5 - ZONE 1 - B1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.05-1-B1





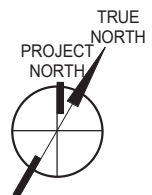
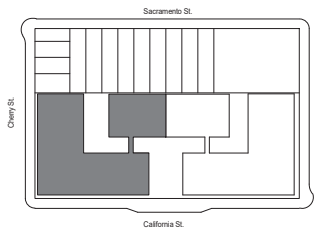
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BUILDING PLAN - FLOOR 5 - ZONE 2 - B1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.05-2-B1

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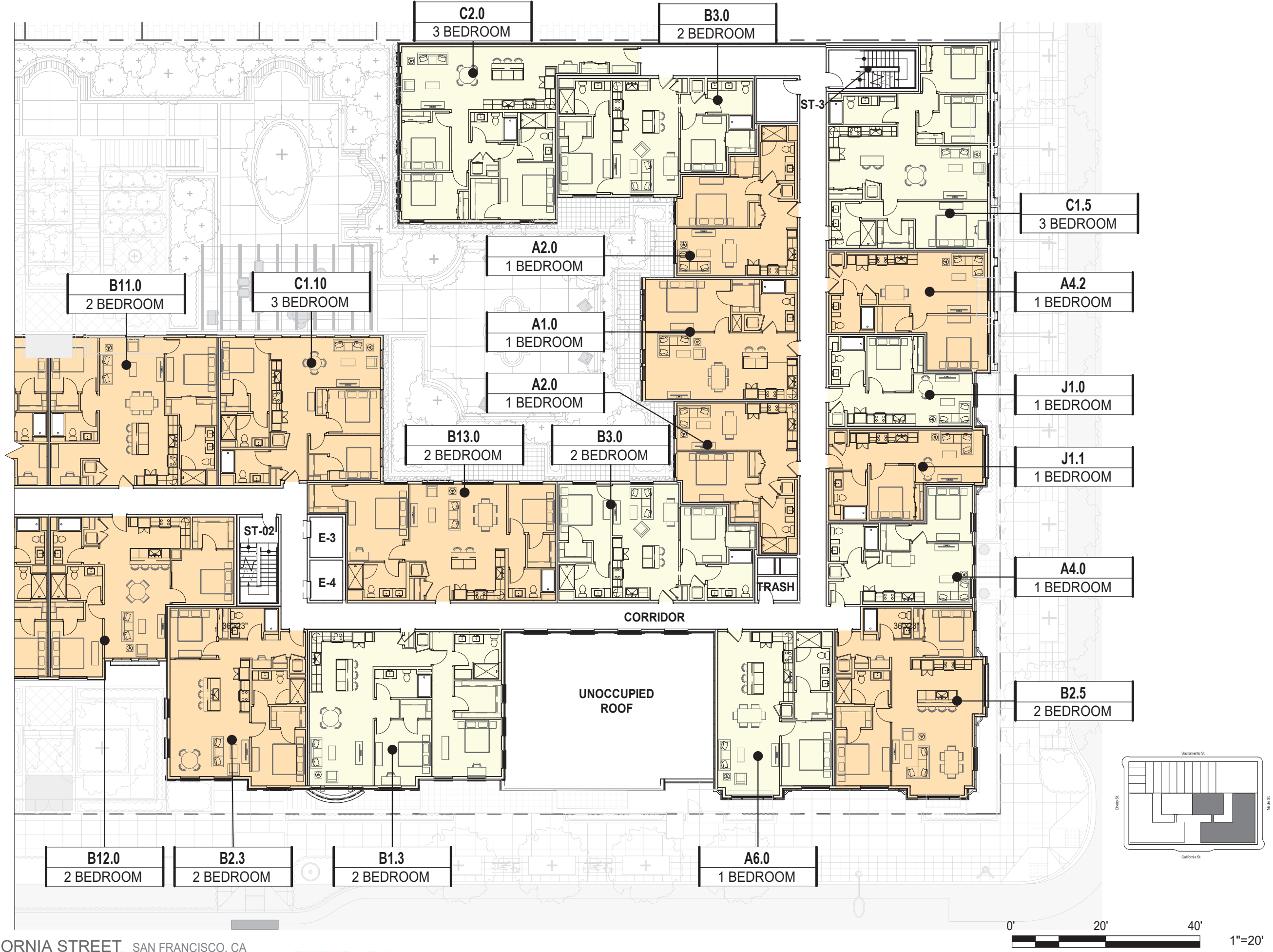


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BUILDING PLAN - FLOOR 6 - ZONE 1 - B1

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APRIL 10, 2025

A2.06-1-B1



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BUILDING PLAN - FLOOR 6 - ZONE 2 - B1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.06-2-B1

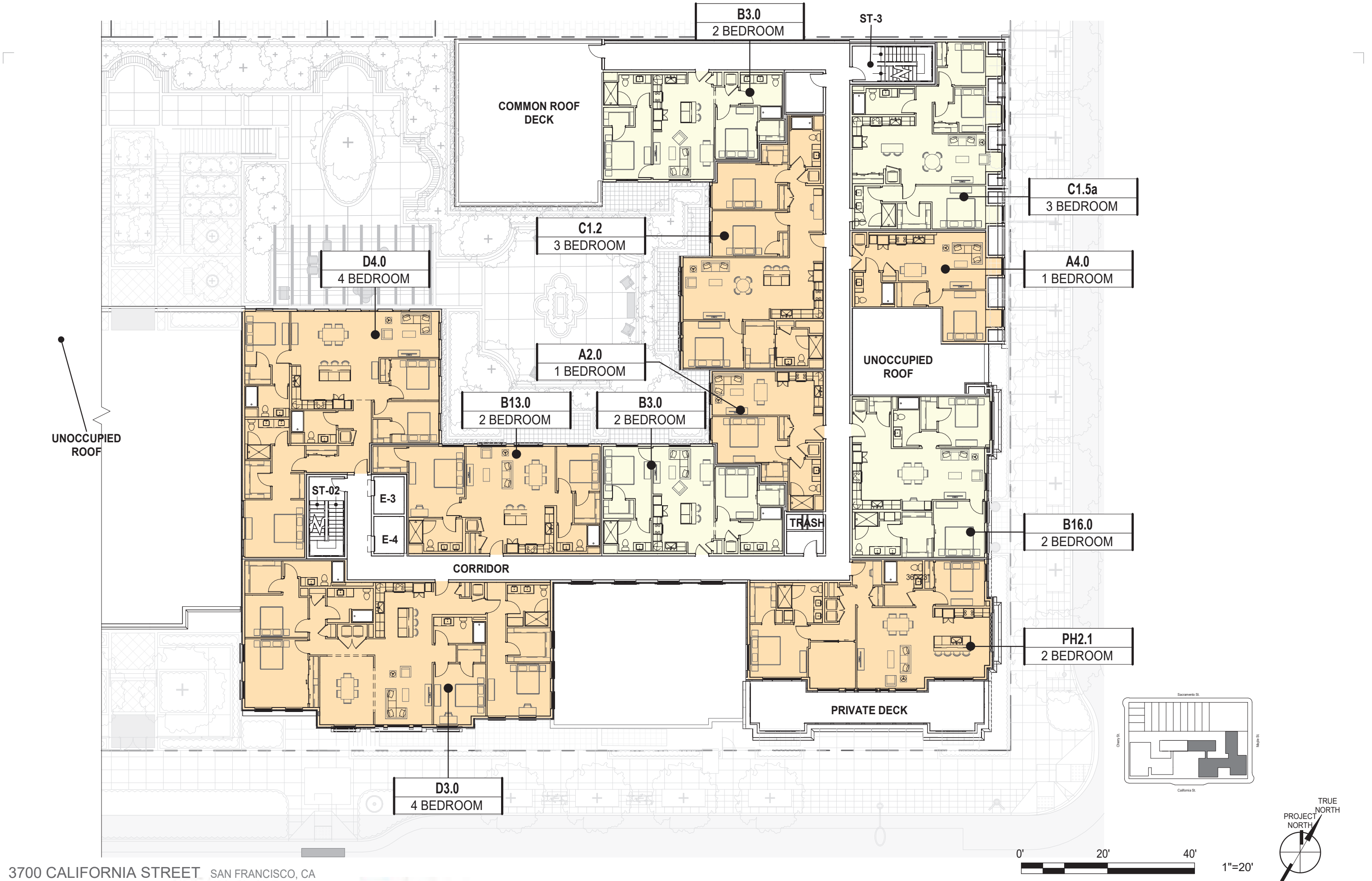


3700 CALIFORNIA STREET SAN FRANCISCO, CA

BUILDING PLAN - FLOOR 7 - ZONE 1 - B1

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APRIL 10, 2025

A2.07-1-B1

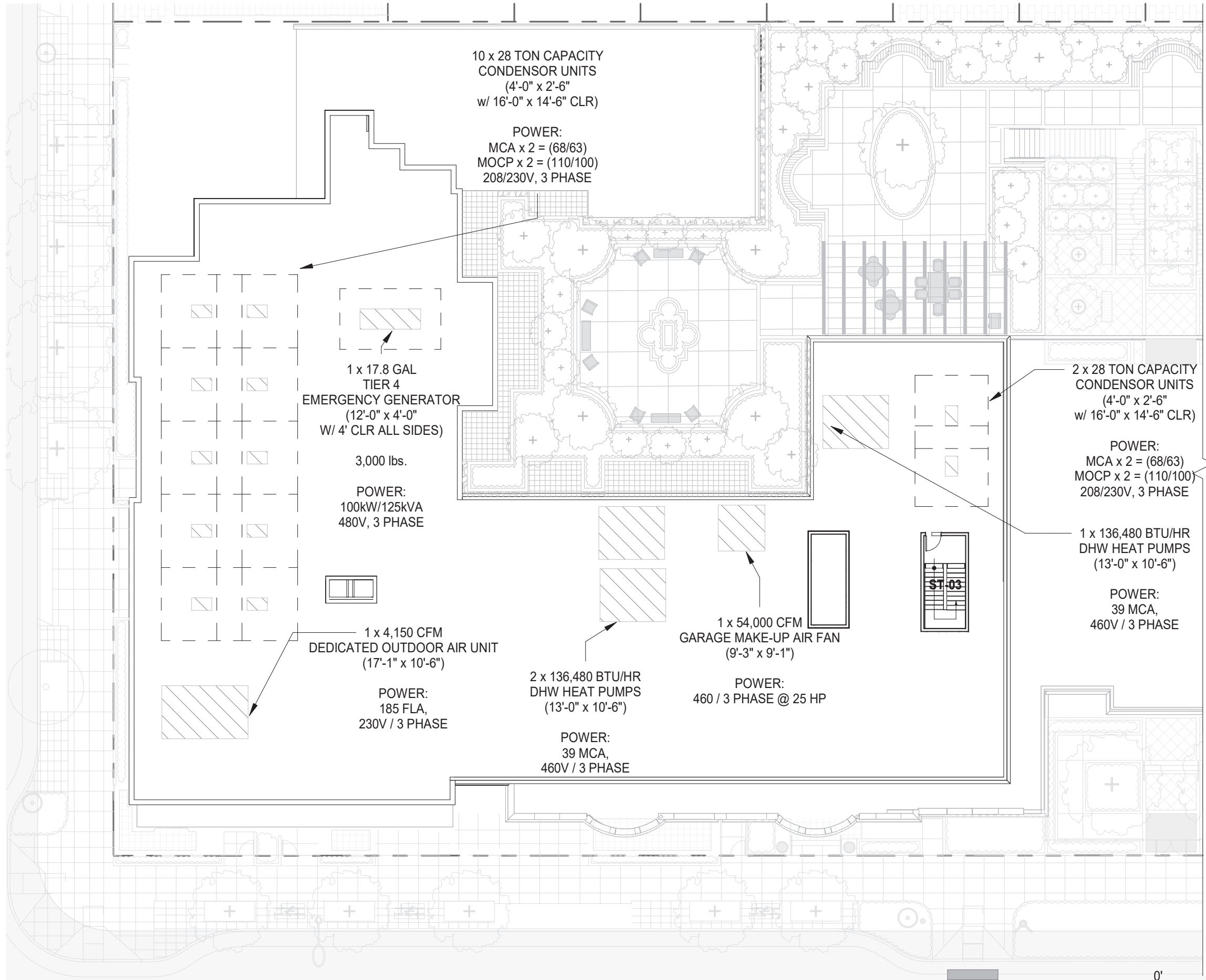


3700 CALIFORNIA STREET SAN FRANCISCO, CA

BUILDING PLAN - FLOOR 7 - ZONE 2 - B1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.07-2-B1



10 x 28 TON CAPACITY
CONDENSOR UNITS
(4'-0" x 2'-6"
w/ 16'-0" x 14'-6" CLR)

POWER:
MCA x 2 = (68/63)
MOCP x 2 = (110/100)
208/230V, 3 PHASE

1 x 17.8 GAL
TIER 4
EMERGENCY GENERATOR
(12'-0" x 4'-0"
W/ 4' CLR ALL SIDES)

3,000 lbs.

POWER:
100kW/125kVA
480V, 3 PHASE

1 x 4,150 CFM
DEDICATED OUTDOOR AIR UNIT
(17'-1" x 10'-6")

POWER:
185 FLA,
230V / 3 PHASE

2 x 136,480 BTU/HR
DHW HEAT PUMPS
(13'-0" x 10'-6")

POWER:
39 MCA,
460V / 3 PHASE

1 x 54,000 CFM
GARAGE MAKE-UP AIR FAN
(9'-3" x 9'-1")

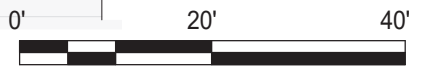
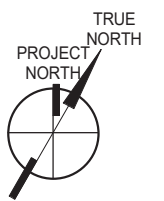
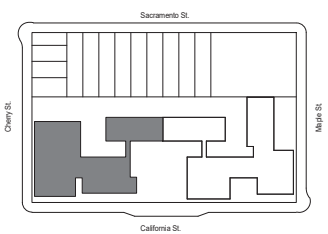
POWER:
460 / 3 PHASE @ 25 HP

2 x 28 TON CAPACITY
CONDENSOR UNITS
(4'-0" x 2'-6"
w/ 16'-0" x 14'-6" CLR)

POWER:
MCA x 2 = (68/63)
MOCP x 2 = (110/100)
208/230V, 3 PHASE

1 x 136,480 BTU/HR
DHW HEAT PUMPS
(13'-0" x 10'-6")

POWER:
39 MCA,
460V / 3 PHASE



1"=20'

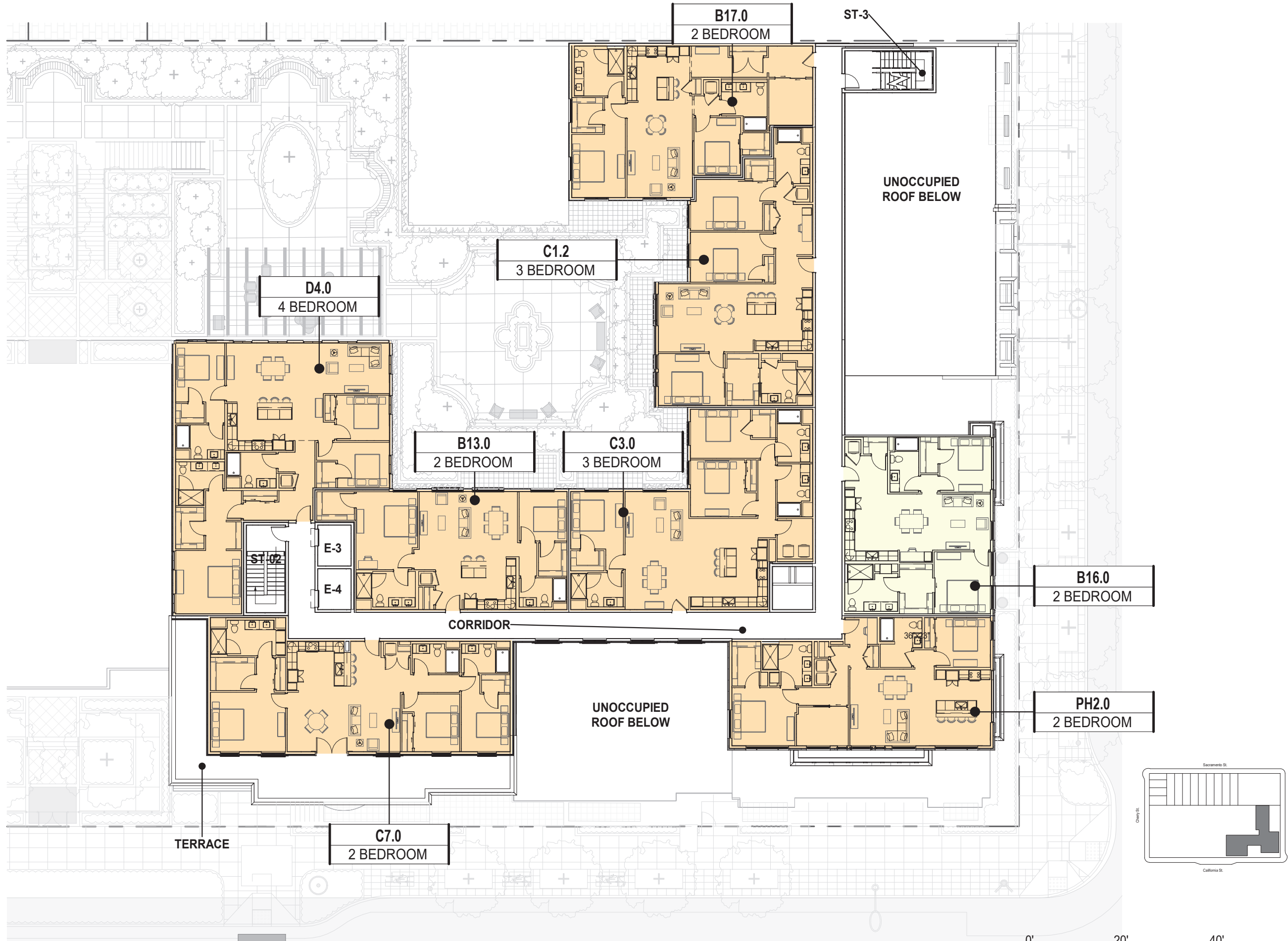
3700 CALIFORNIA STREET SAN FRANCISCO, CA

BUILDING PLAN - FLOOR 8 - ZONE 1 - B1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.08-1-B1

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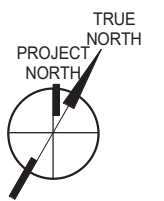
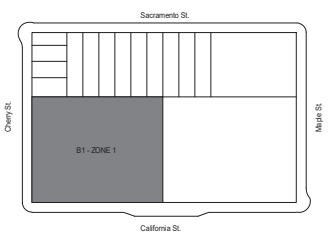
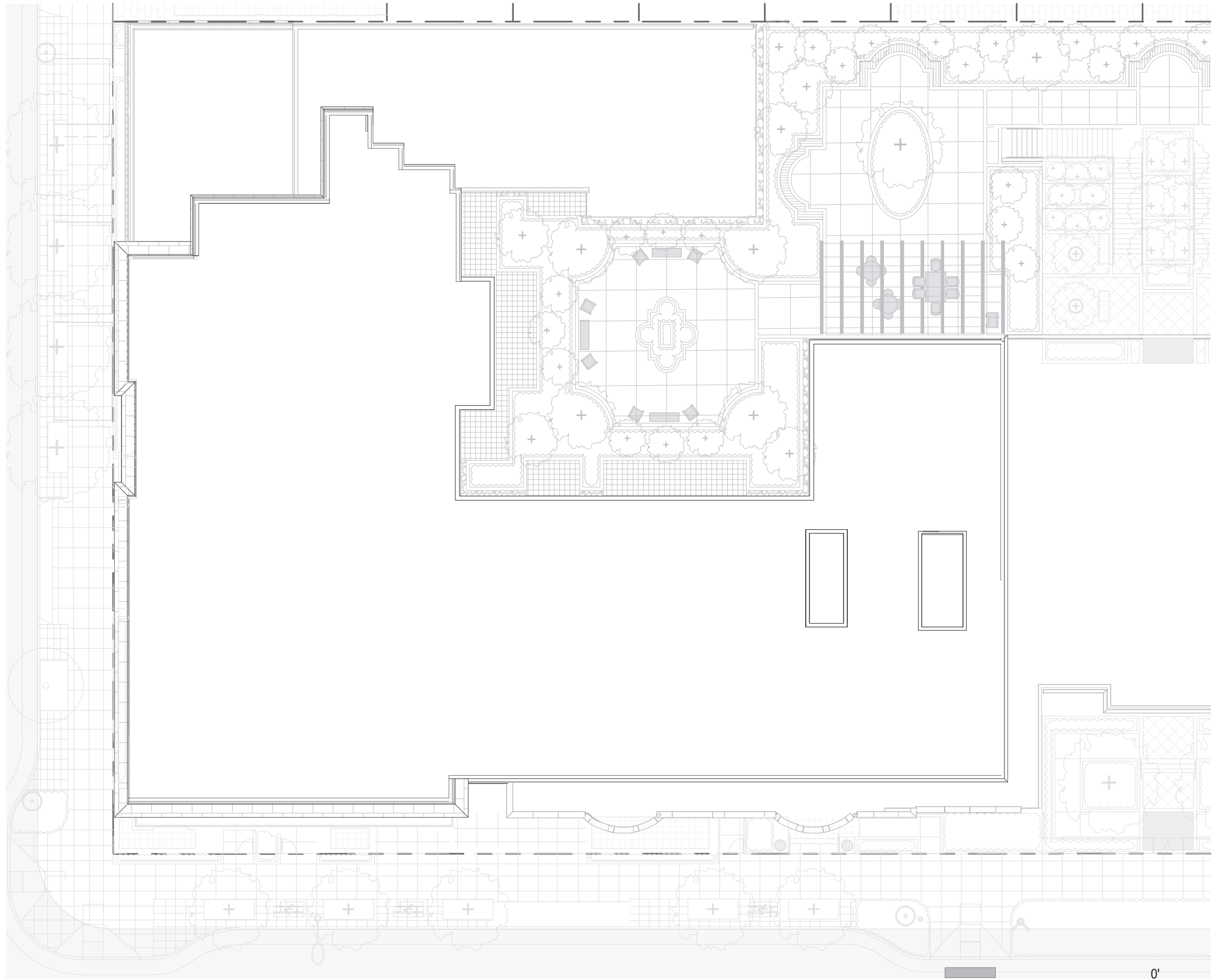


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BUILDING PLAN - FLOOR 8 - ZONE 2 - B1

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A2.08-2-B1



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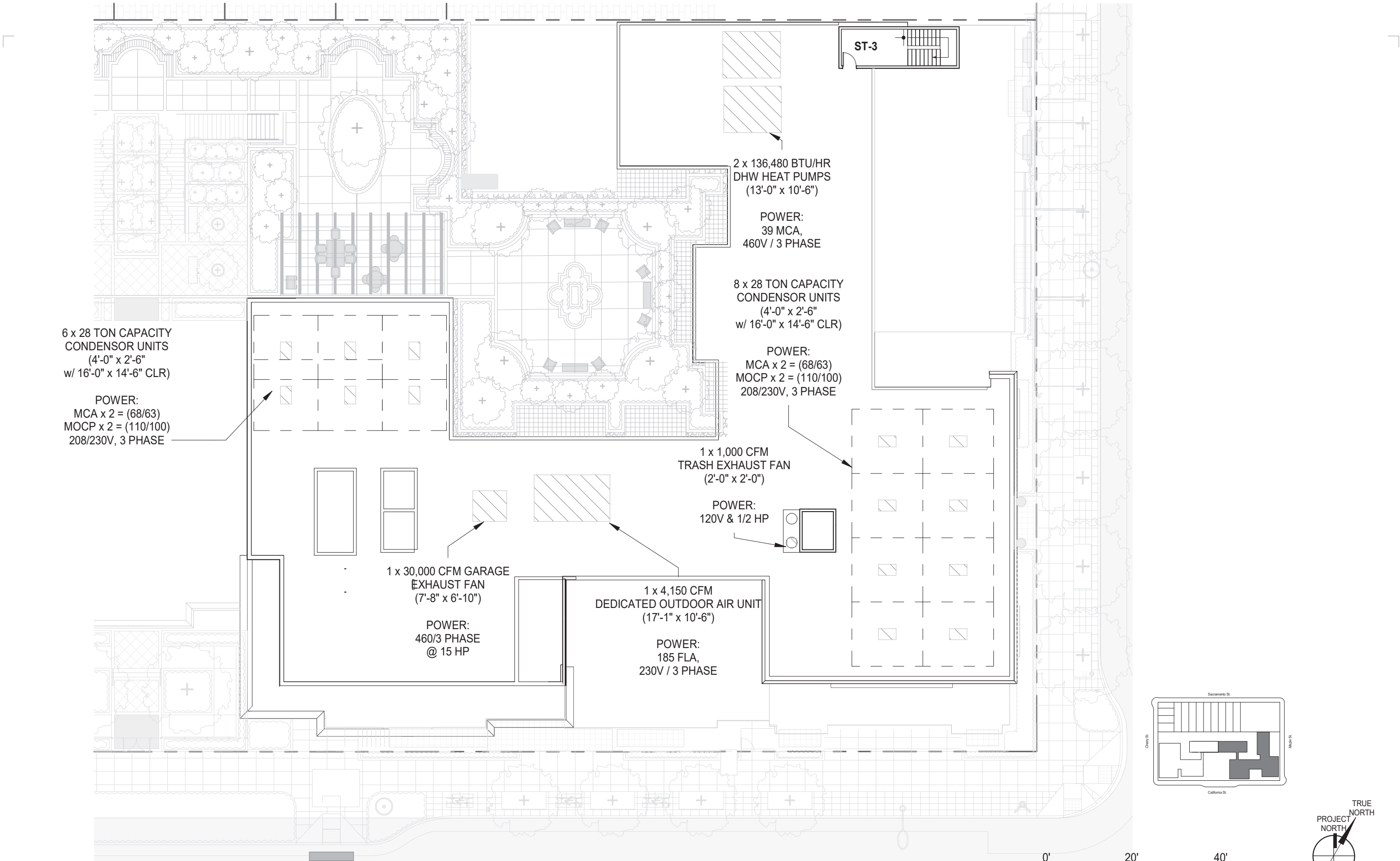


BUILDING PLAN - ROOF - ZONE 1 - B1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.09-1-B1

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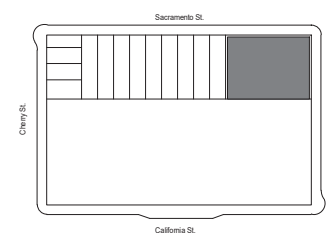
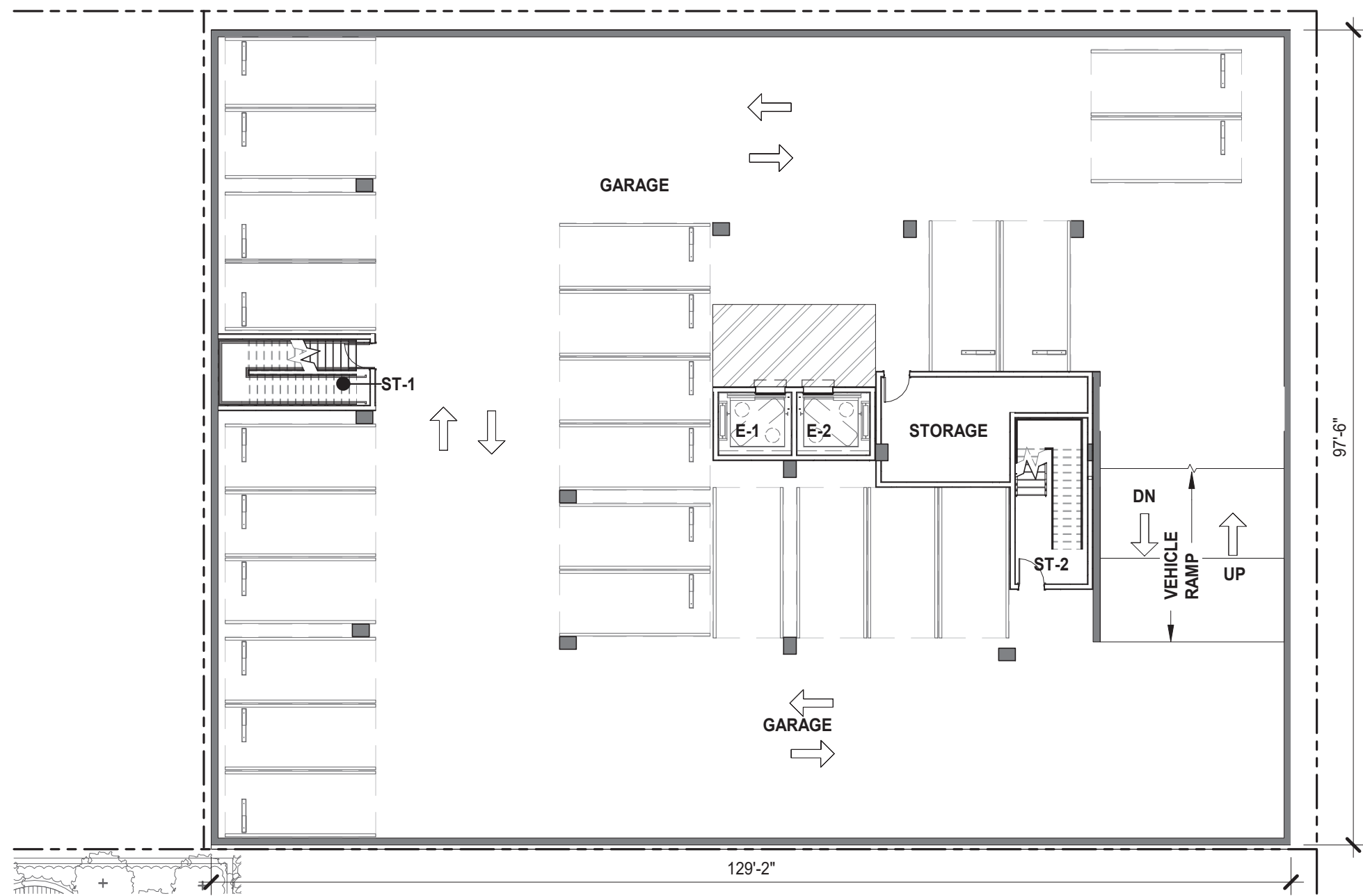


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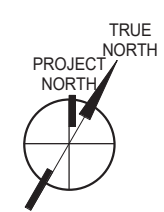
BUILDING PLAN - ROOF - ZONE 2 - B1

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A2.09-2-B1



1/16"=1'



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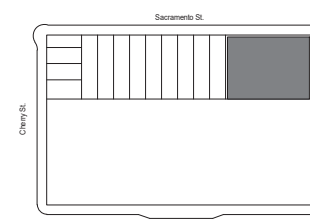
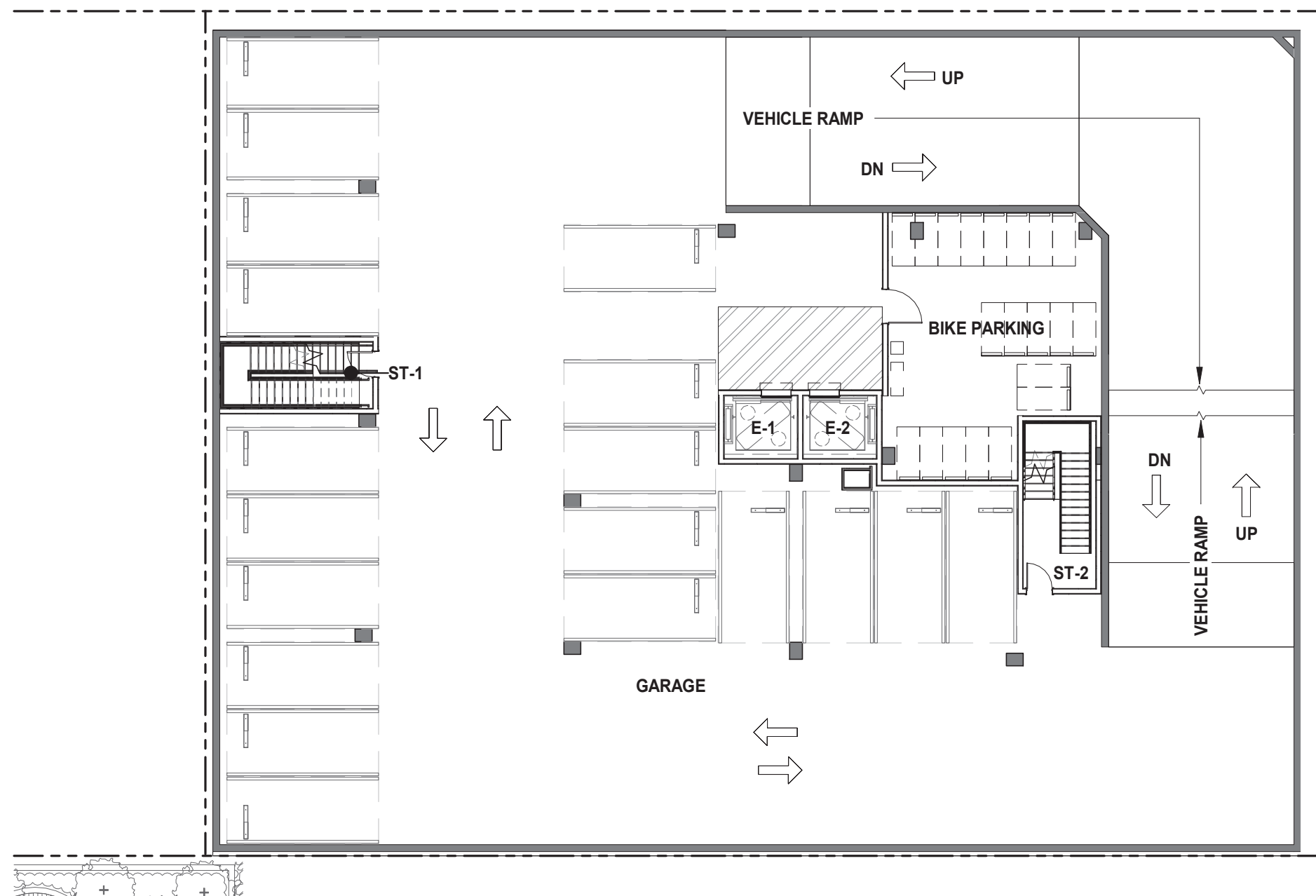


BUILDING PLAN - GARAGE 3 - B2

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A2.G3-B2

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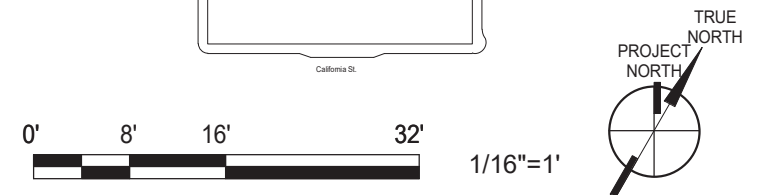
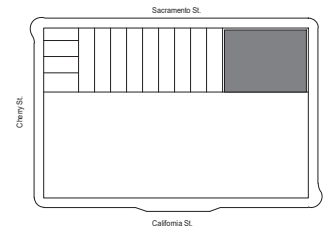
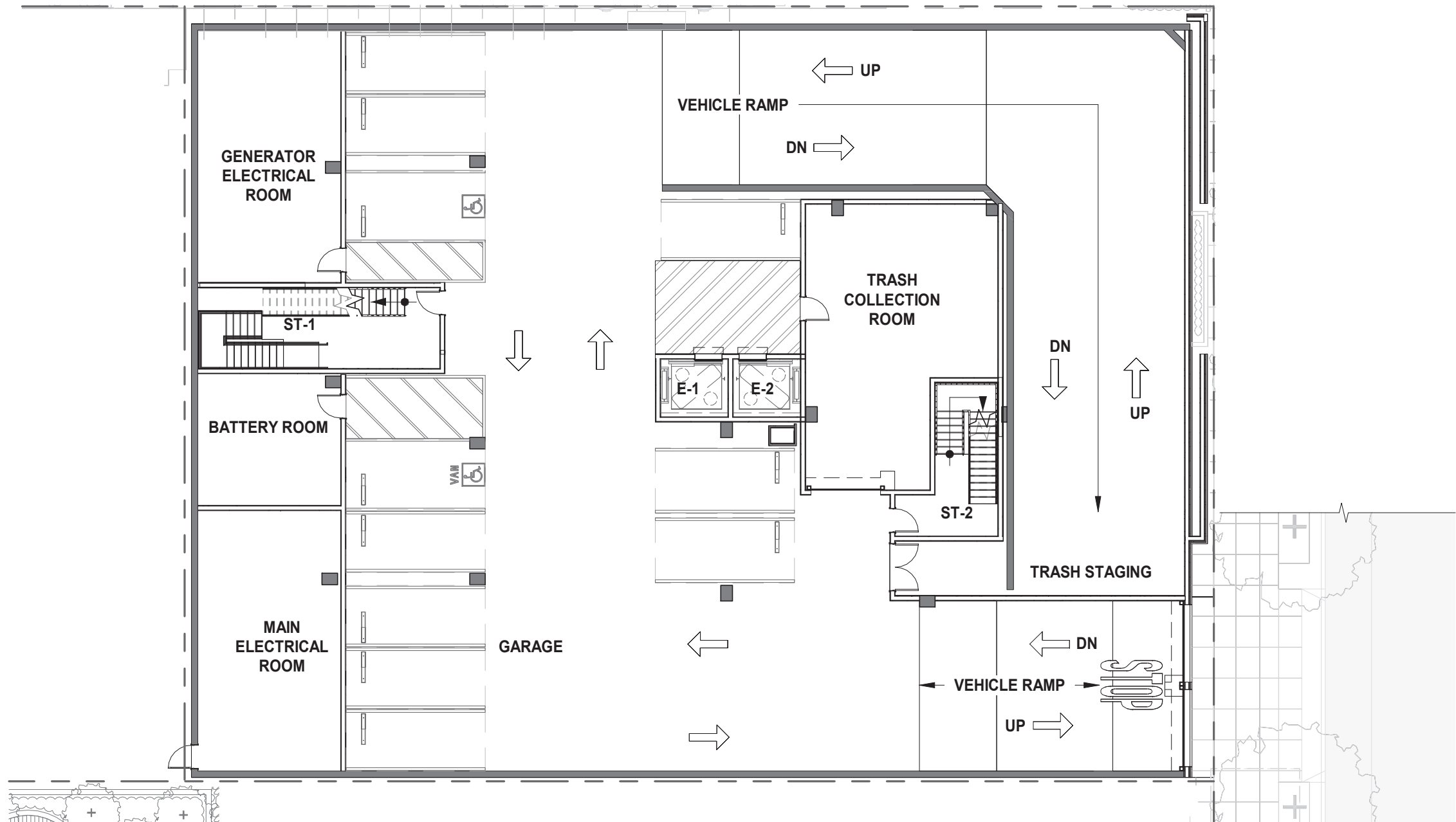


BUILDING PLAN - GARAGE 2 - B2

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A2.G2-B2

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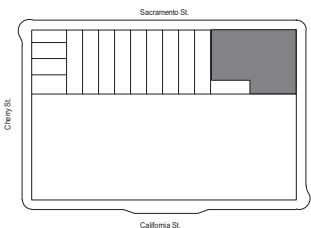
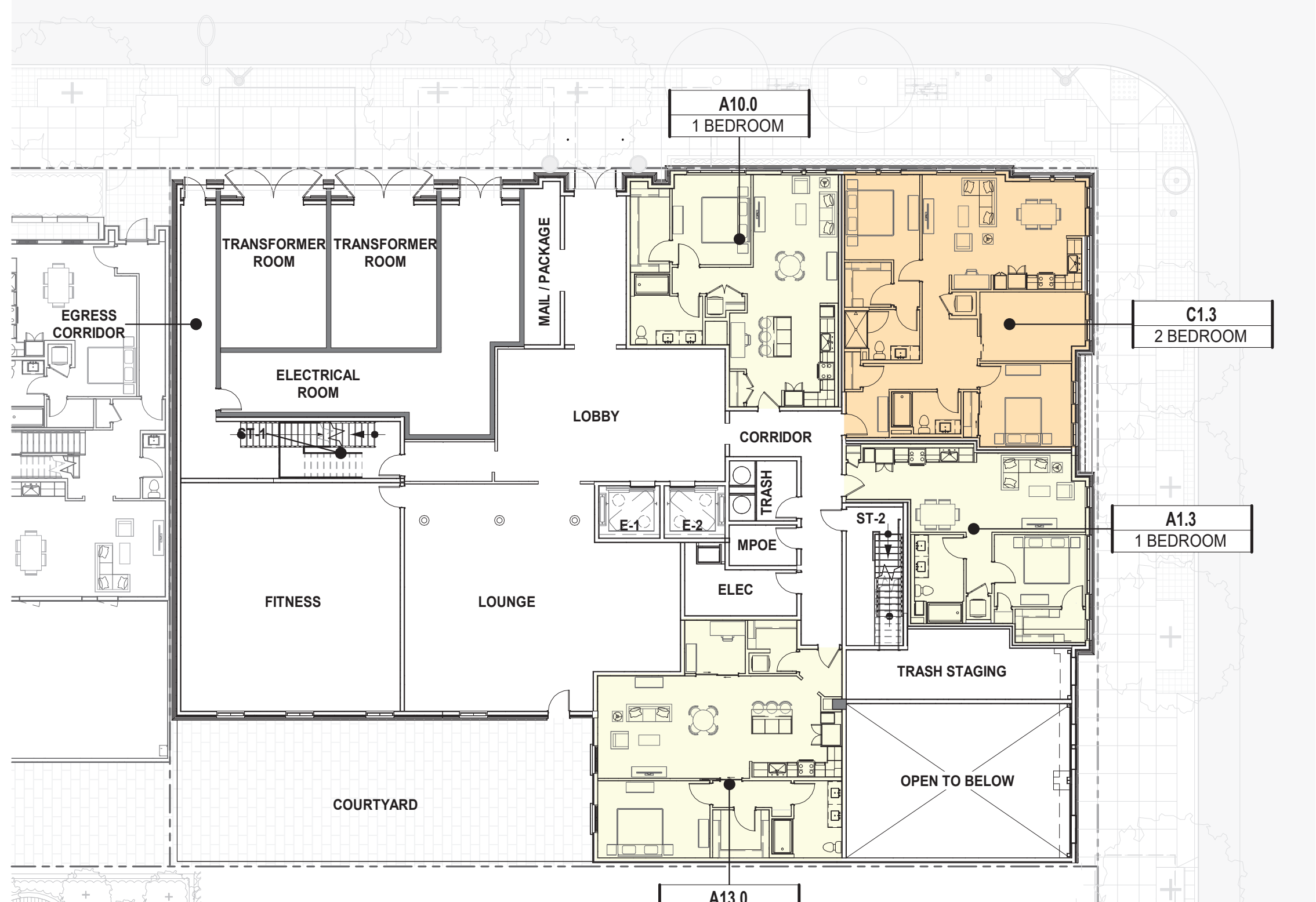


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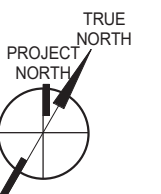
BUILDING PLAN - GARAGE 1 - B2

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.G1-B2



1/16"=1'



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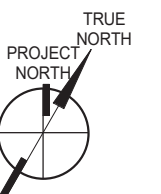
BUILDING PLAN - FLOOR 1 - B2

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.01-B2



1/16"=1'

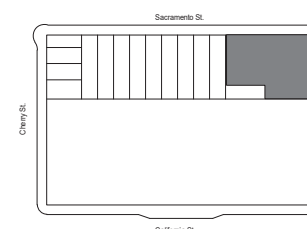


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BUILDING PLAN - FLOOR 2 - B2

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.02-B2

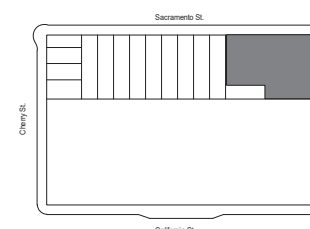


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BUILDING PLAN - FLOOR 3 (FLOOR 4 SIM.) - B2

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A2.03-B2

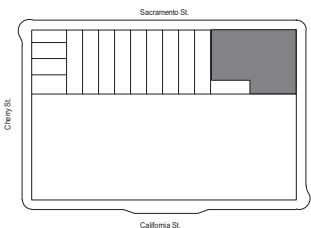


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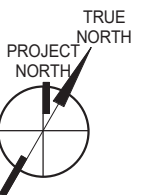
BUILDING PLAN - FLOOR 5 - B2

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.04-B3



1/16"=1'

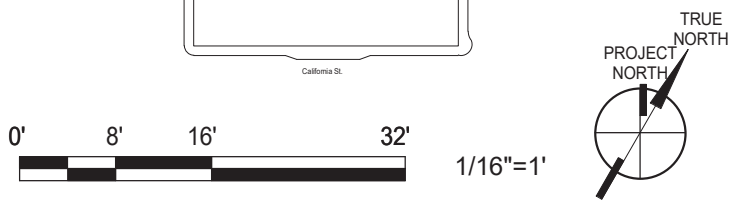
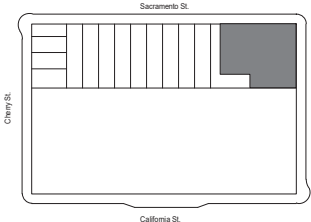


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BUILDING PLAN - FLOOR 6 - B2

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APRIL 10, 2025

A2.05-B2

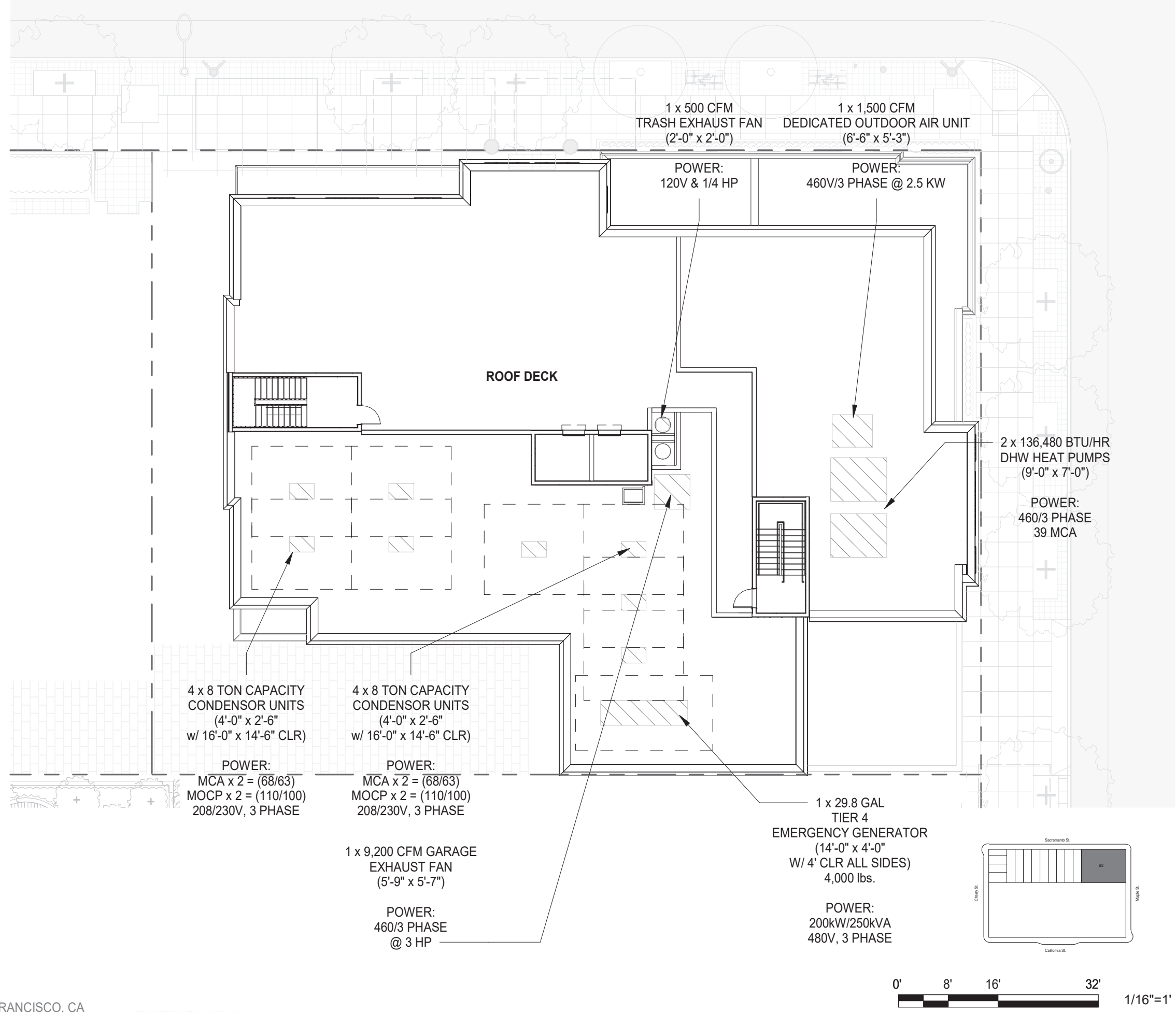


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BUILDING PLAN - FLOOR 7 - B2

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A2.06-B2



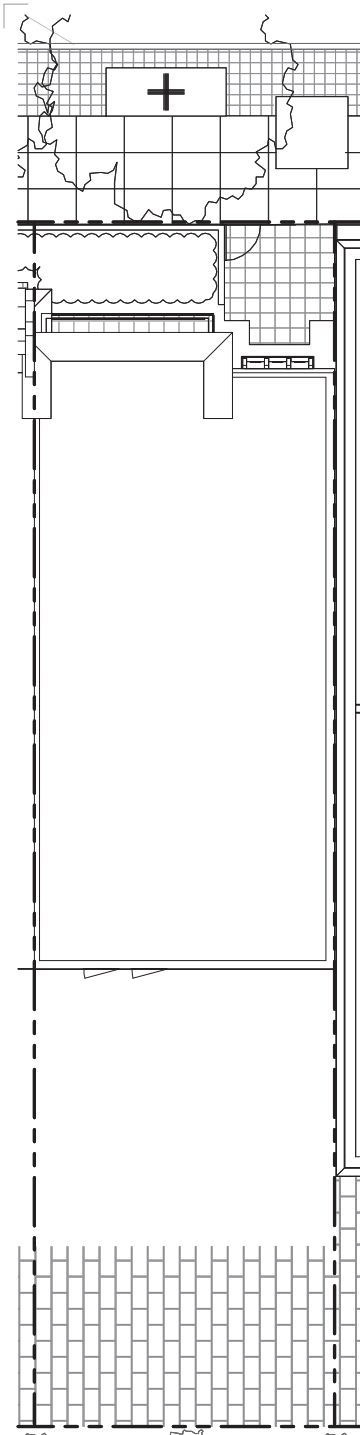
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BUILDING PLAN - ROOF - B2

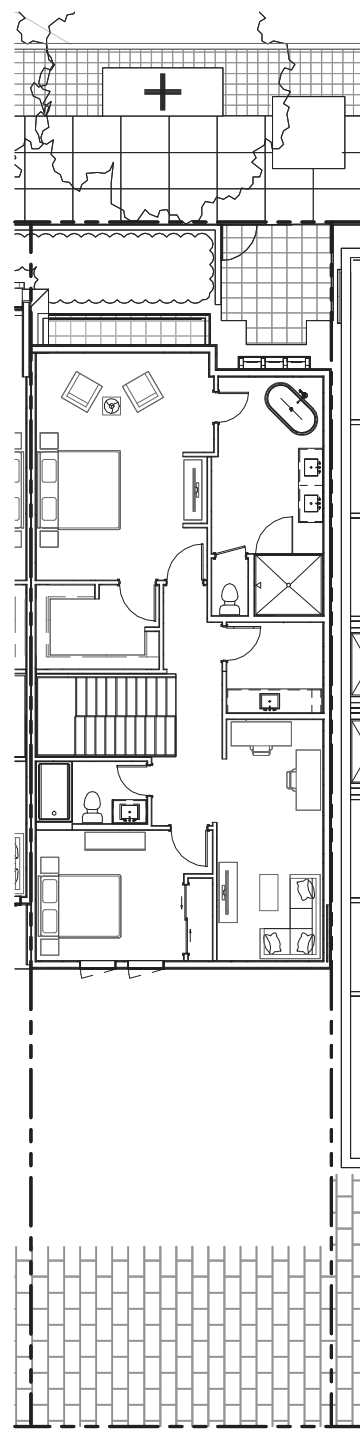
PUD/CU SUBMITTAL
APRIL 10, 2025

A2.07-B2

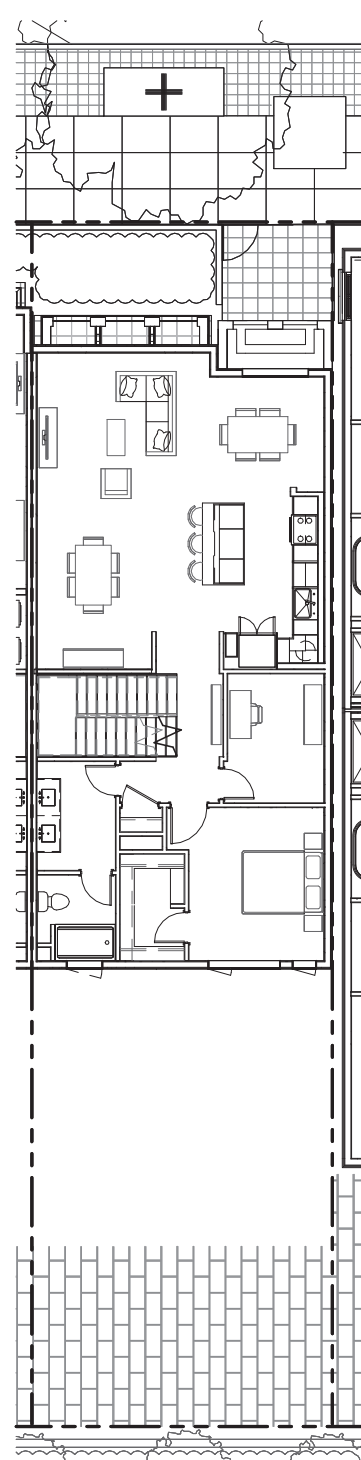
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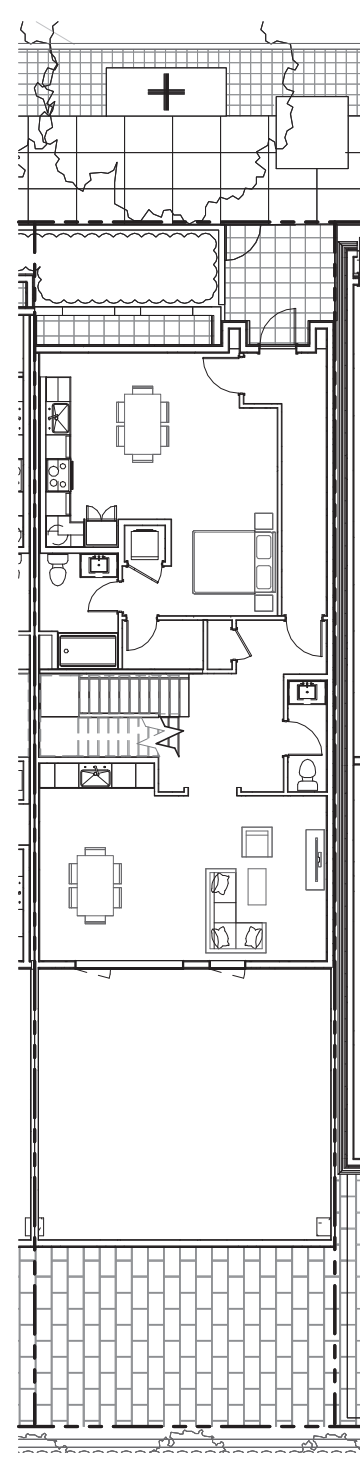
BUILDING PLAN - ROOF



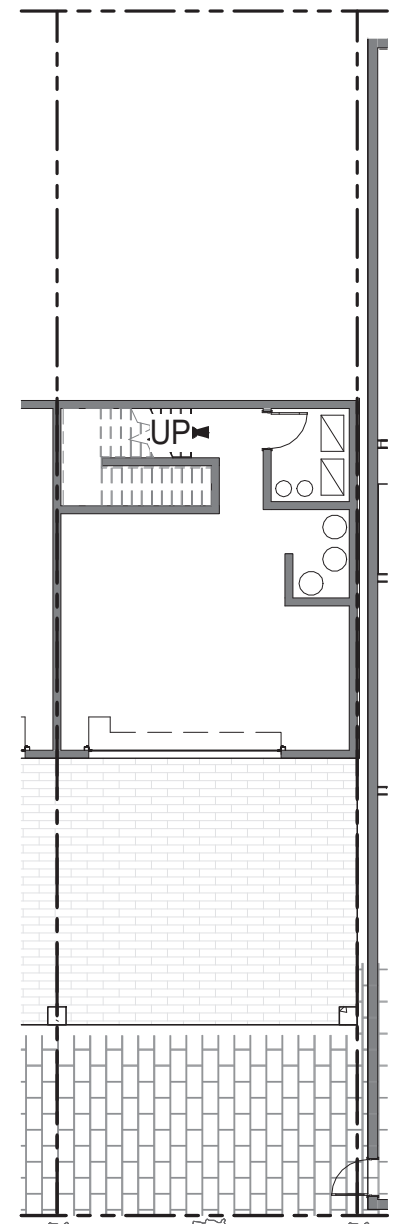
BUILDING PLAN - FLOOR 3



BUILDING PLAN - FLOOR 2



BUILDING PLAN - FLOOR 1



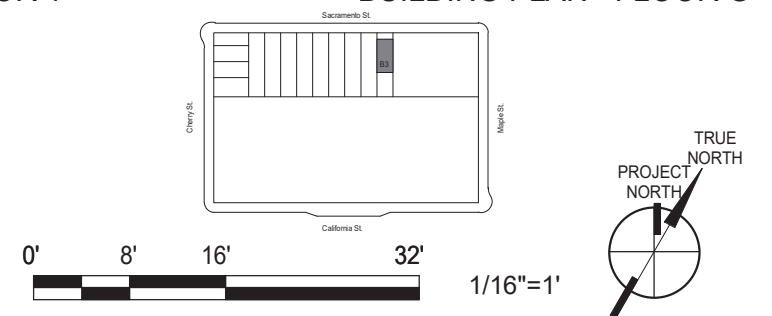
BUILDING PLAN - FLOOR G

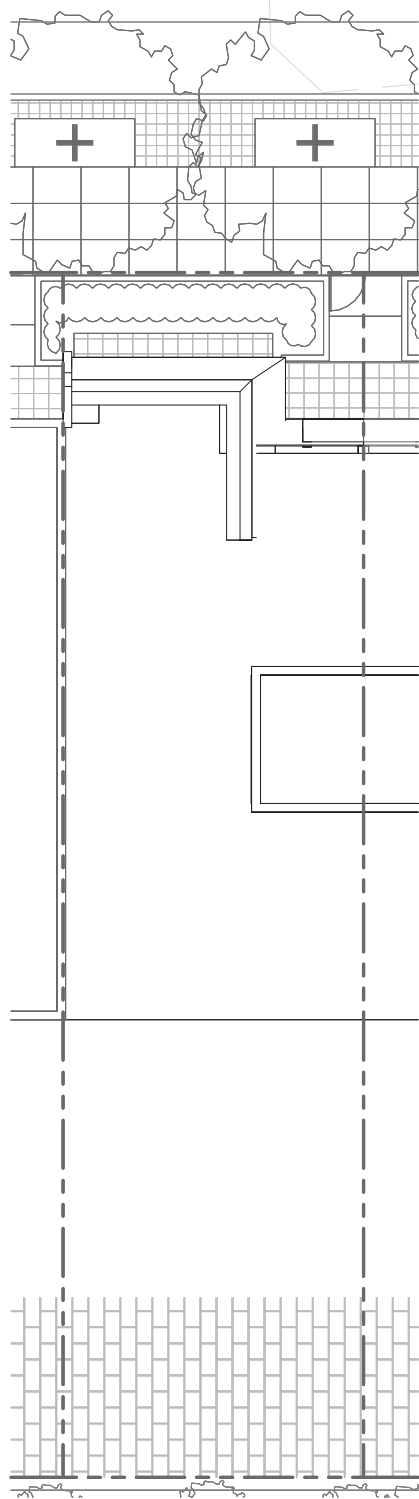
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BUILDING PLANS - FLOOR G-3 - B3

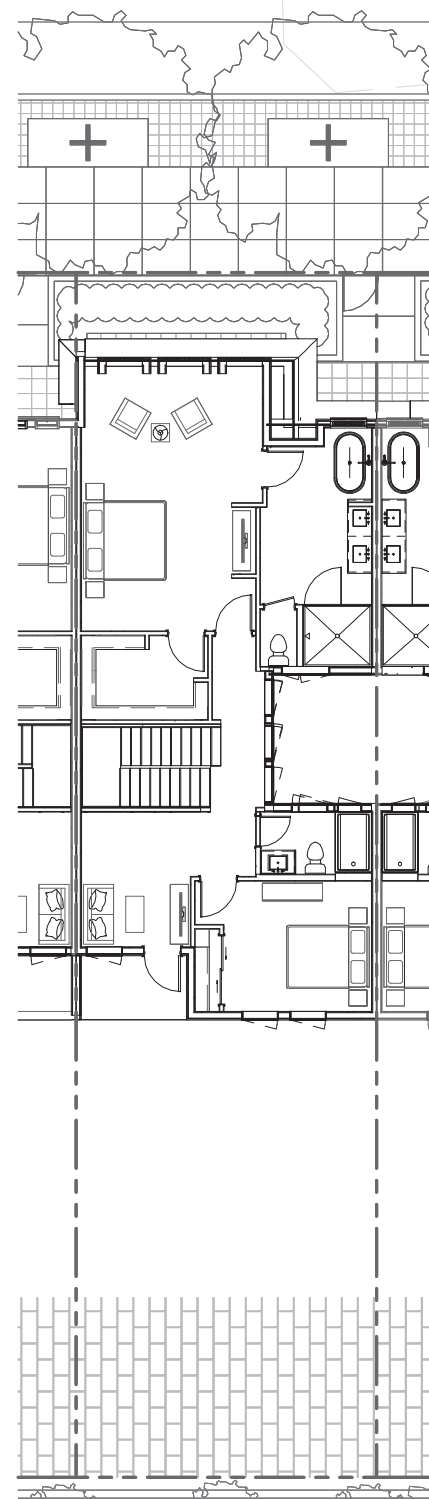
PUD/CU SUBMITTAL
APRIL 10, 2025

A2.01-B3

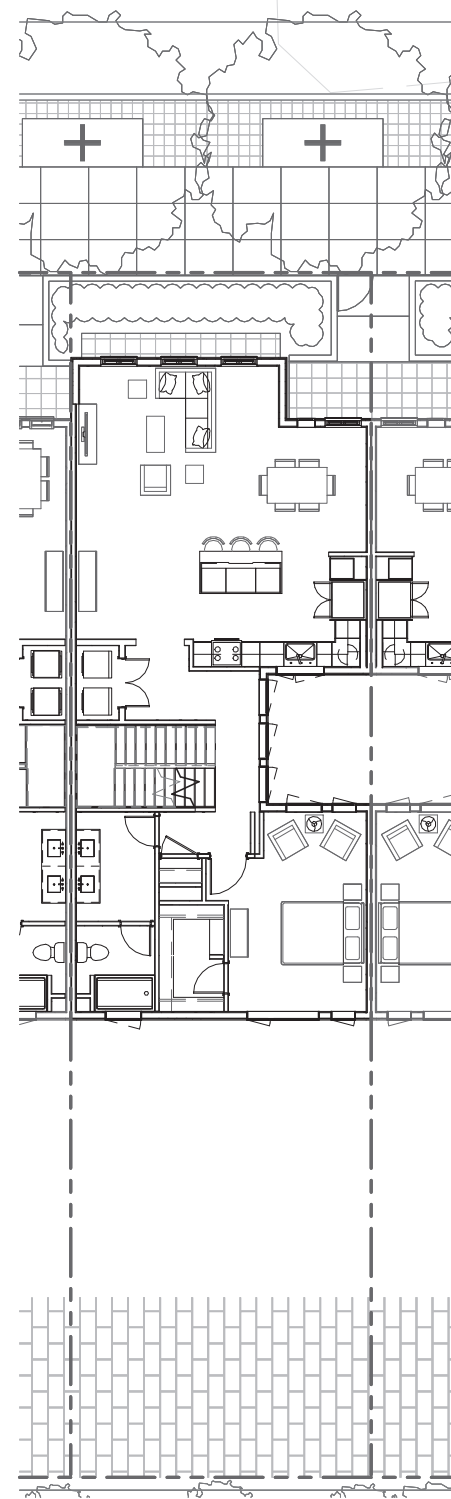




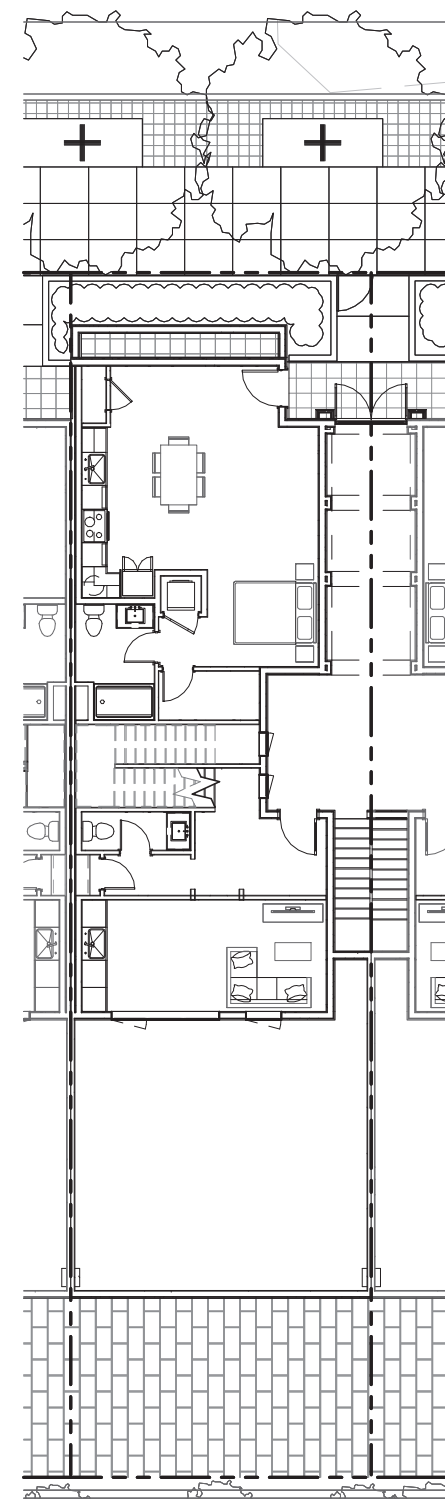
BUILDING PLAN - ROOF



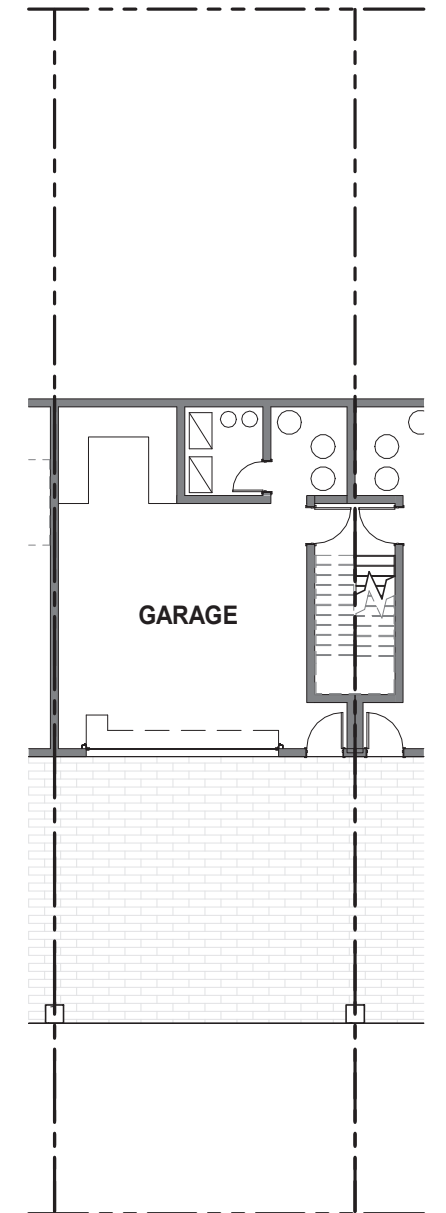
BUILDING PLAN - FLOOR 3



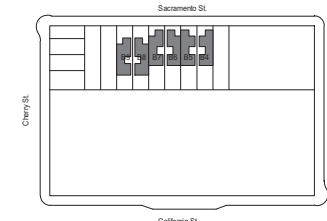
BUILDING PLAN - FLOOR 2



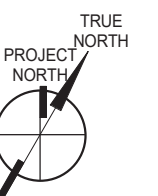
BUILDING PLAN - FLOOR 1



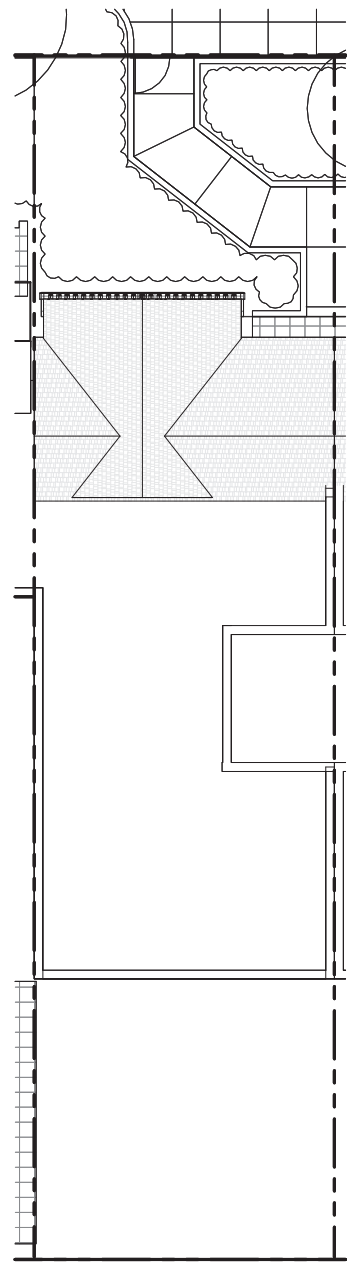
BUILDING PLAN - FLOOR G



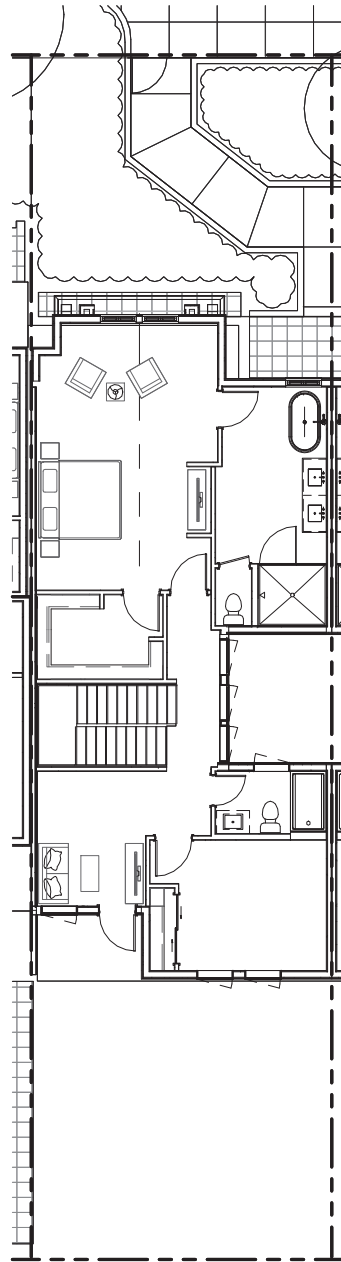
1/16"=1'



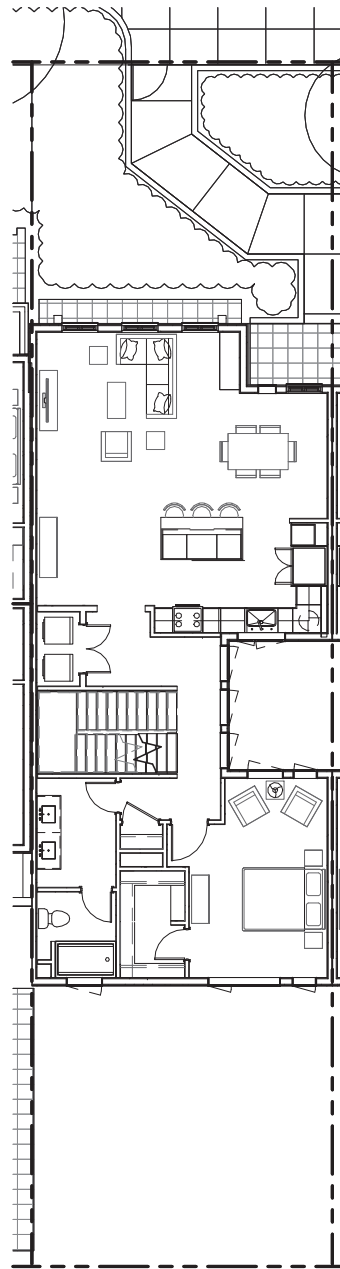
3700 CALIFORNIA STREET SAN FRANCISCO, CA



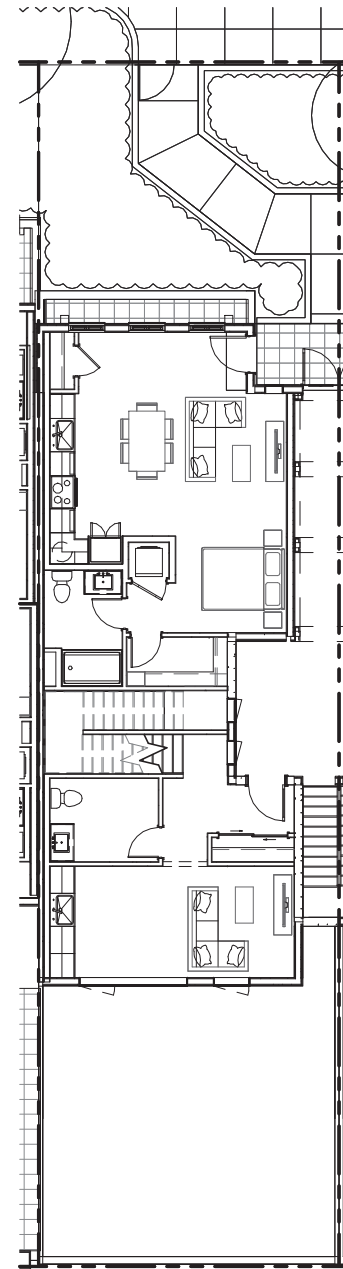
BUILDING PLAN - ROOF



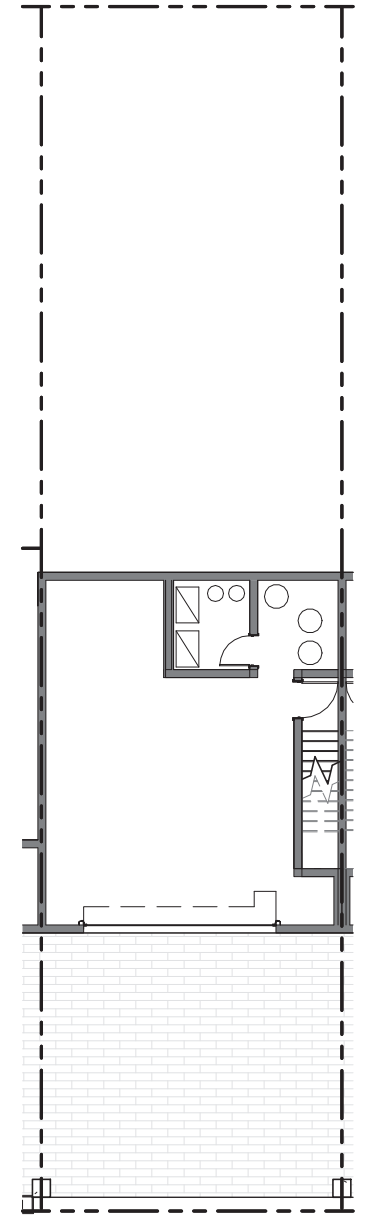
BUILDING PLAN - FLOOR 3



BUILDING PLAN - FLOOR 2



BUILDING PLAN - FLOOR 1



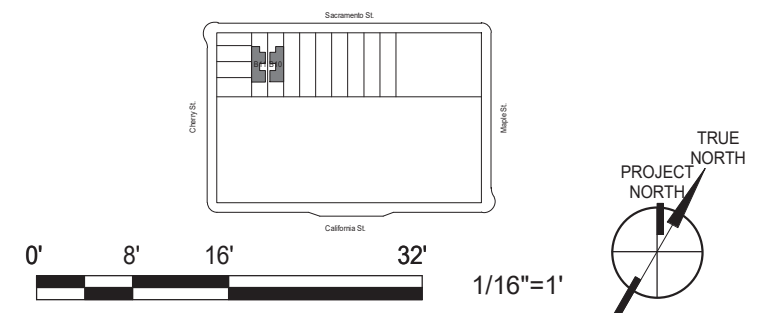
BUILDING PLAN - FLOOR G

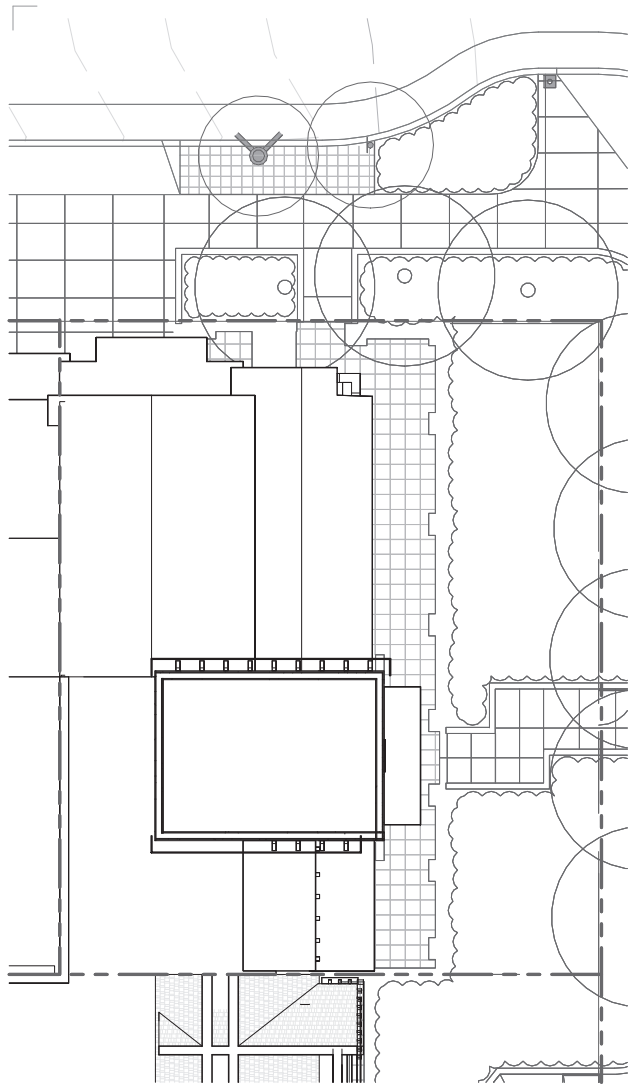
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BUILDING PLANS - FLOOR G-3 - B10 (B11 SIM.)

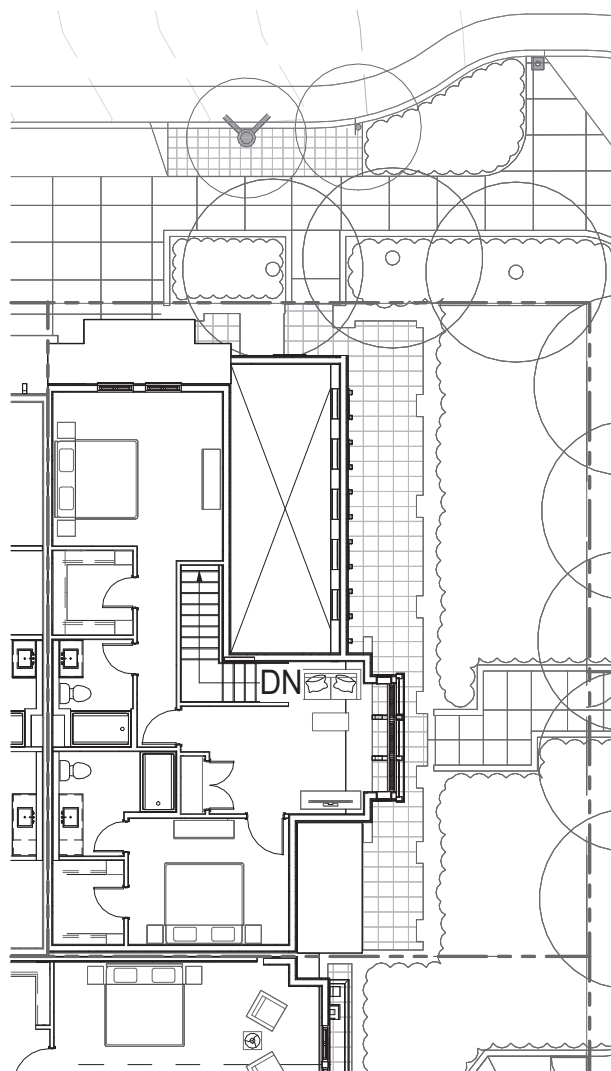
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A2.01-B10-B11

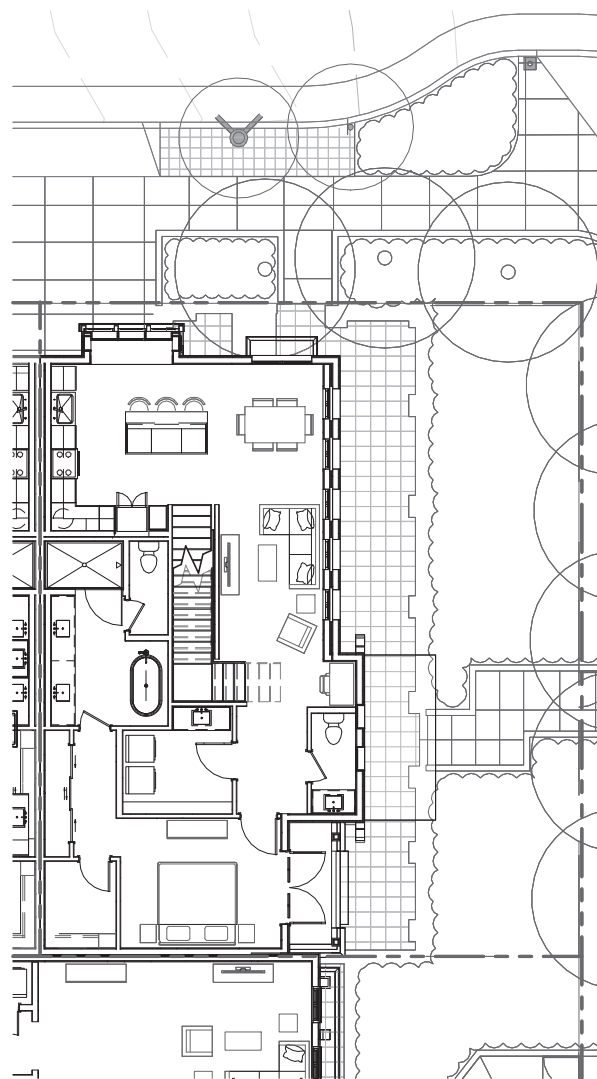




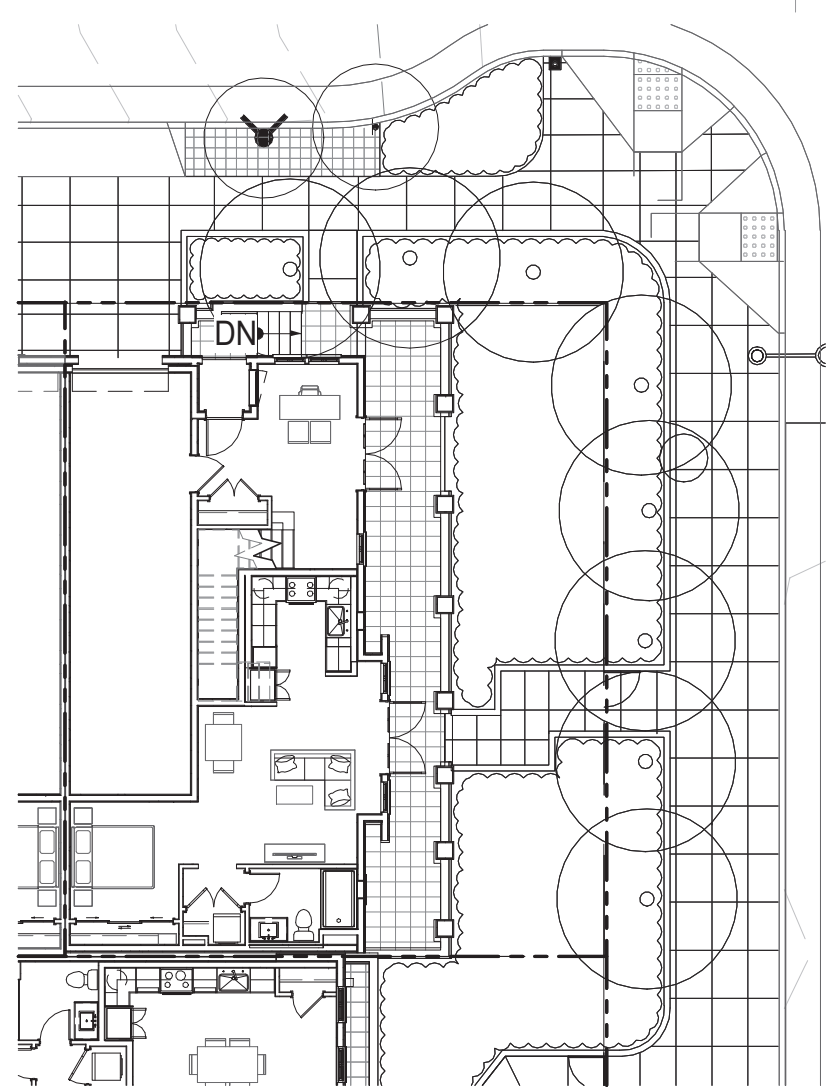
BUILDING PLAN - ROOF



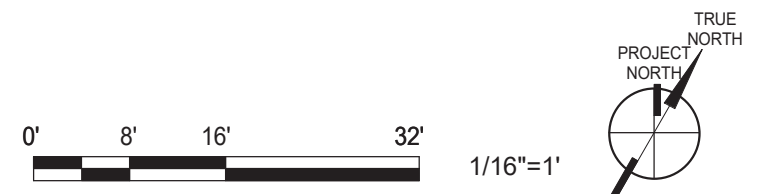
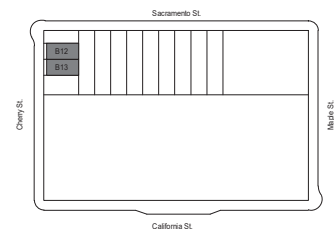
BUILDING PLAN - FLOOR 3



BUILDING PLAN - FLOOR 2



BUILDING PLAN - FLOOR 1



3700 CALIFORNIA STREET SAN FRANCISCO, CA

LEVEL	PROGRAM	GROSS INTERIOR AREA, SF ¹								EXEMPTED AREA, SF (PER SF PLANNING SEC. 102(b) (1), (2), (3), (4), (6), (8), (11), 124(b))			FLOOR AREA, GROSS, SF (SF PLANNING SEC. 102)	
		RESIDENTIAL - SENIOR HOUSING (SF PLANNING SEC. 102, 202(f)(1), TABLE 209.2)			INSTITUTIONAL - RESIDENTIAL CARE FACILITY (SF PLANNING SEC. 102, TABLE 209.2)			PUBLIC RESTAURANT	PARKING, MECHANICAL, UTILITY, OTHER	TOTAL INTERIOR AREA ¹	RESIDENTIAL RM-2	PARKING, MECHANICAL, UTILITY, OTHER		EXEMPTED SUBTOTAL
		UNITS, NET	COMMON (LOBBY, AMENITY, ADMIN., CORRIDORS, CORES, STAIRS, ETC.)	RESI. SUBTOTAL	UNITS, NET	COMMON (LOBBY, AMENITY, ADMIN., CORRIDORS, CORES, STAIRS, ETC.)	INST. SUBTOTAL							
ROOF	MECH.			0			0		1,899	1,899				0
7	RESI. UNITS - IL ²	30,612	7,134	37,746			0		205	37,951	37,746	205		0
6	RESI. UNITS - IL ² , AMENITY	32,049	10,354	42,403			0		205	42,608	42,403	205		0
5	RESI. UNITS - IL ²	35,303	7,456	42,759			0		205	42,964	42,759	205		0
4	INST. UNITS - AL ³ , AMENITY			0	31,854	11,991	43,845		205	44,050	0	205		43,845
3	LOBBY, AMENITY, RESI UNITS - IL ²	18,940	27,650	46,590			0	3,182	283	50,055	46,590	283		3,182
2	INST. UNITS - MC ⁴ , AMENITY		7,346	7,346	9,348	10,278	19,626	1,630	26,005	54,607	7,346	26,005		21,256
1	PARKING, BOH. AMENITY		25,274	25,274			0		35,450	60,724	25,274	35,450		0
TOTAL		116,904	85,214	202,118	41,202	22,269	63,471		64,457	334,858	202,118	64,457	266,575	68,283

- NOTES:
- 1. EXTERIOR BALCONIES, TERRACES, AND ROOF DECKS ARE EXCLUDED
 - 2. IL: INDEPENDENT LIVING
 - 3. AL: ASSISTED LIVING
 - 4. MC: MEMORY CARE

FLOOR AREA, GROSS SF ALLOWED (SF PLANNING SEC. 102, 125(a),TABLE 209.2)						
SITE AREA	=	69,949	X	1.8	=	125,908.20
+ CORNER PREMIUM: SACRAMENTO / MAPLE = 125' X 125' = 15,625 X 25%					=	3,906.25
+ CORNER PREMIUM: CALIFORNIA / MAPLE = 125' X 125' = 15,625 X 25%					=	3,906.25
TOTAL						133,721

BUILDING	BUILDING TYPE	# UNITS	STUDIO	1 BR	2 BR
C1	MULTIFAMILY RESIDENTIAL- SENIOR HOUSING - INDEPENDENT LIVING	158	10	97	51
		%	6%	61%	32%
C1	INSTITUTIONAL - RESIDENTIAL CARE FACILITY - ASSISTED LIVING	48	14	23	11
		%	29%	48%	23%
C1	INSTITUTIONAL - RESIDENTIAL CARE FACILITY - MEMORY CARE	26	25	0	1
		%	96%	0%	4%
	TOTAL:	74			

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ARCHITECTS

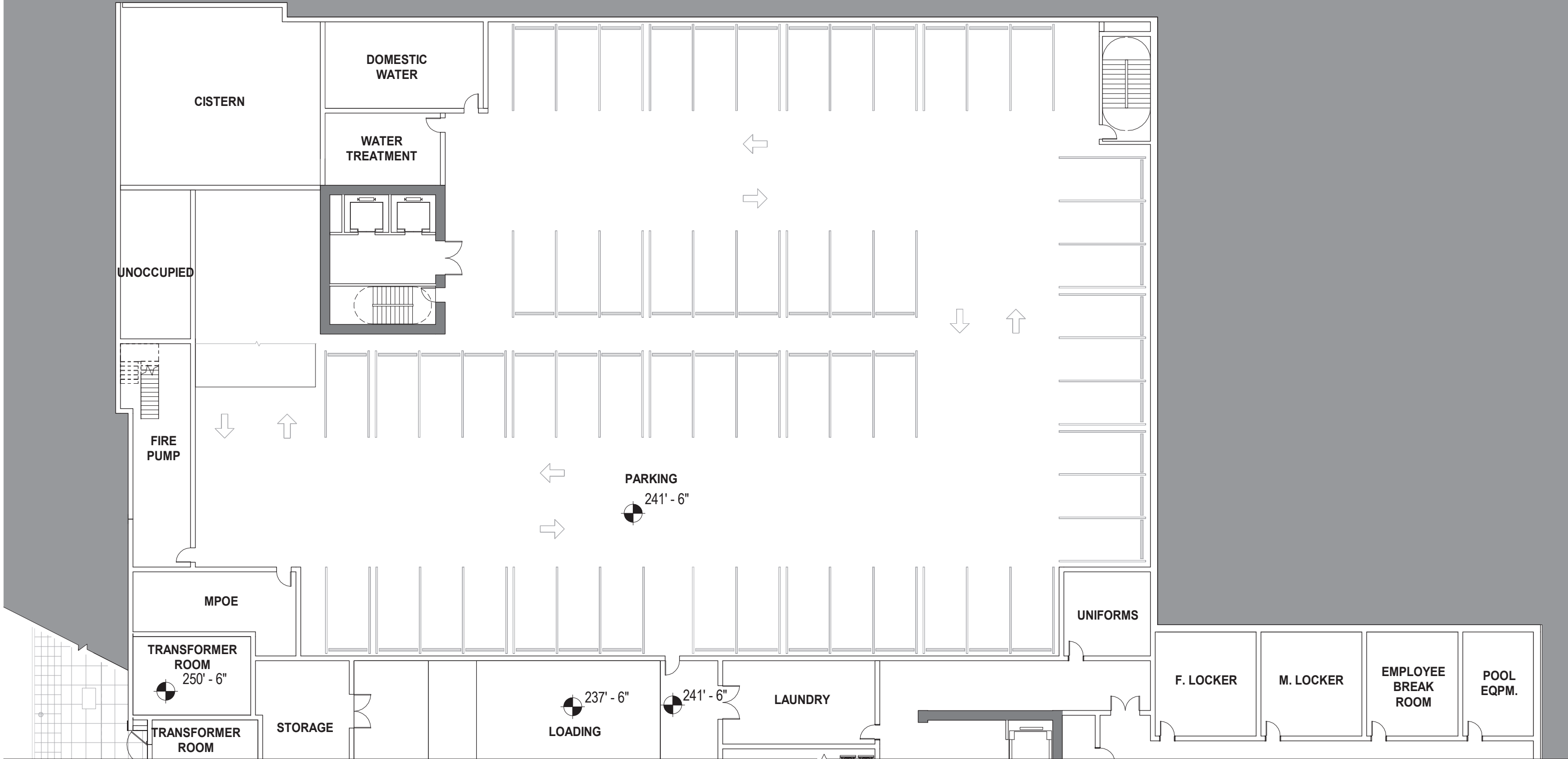


The
Guzzardo
Partnership Inc.
Landscape Architects | Land Planners

BLOCK C UNIT COUNT & GROSS FLOOR AREA

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APRIL 10, 2025

A0.01-C



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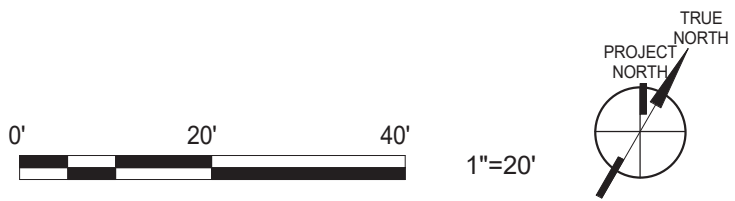
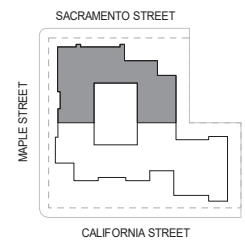
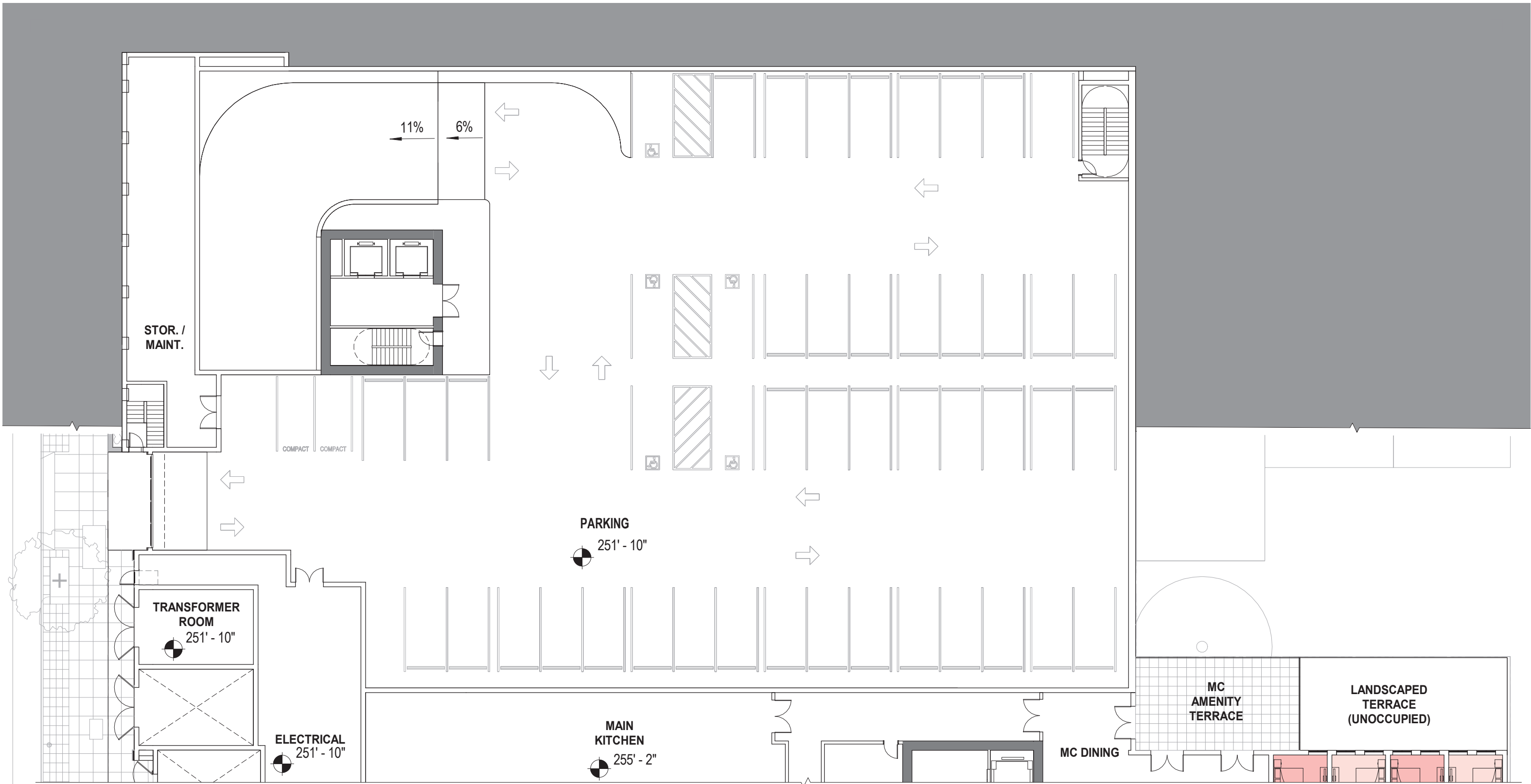


BUILDING PLAN - FLOOR 1 - C1 - ZONE 1

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APRIL 10, 2025

A2.01-1-C1

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BUILDING PLAN - FLOOR 2 - C1 - ZONE 1

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A2.02-1-C1

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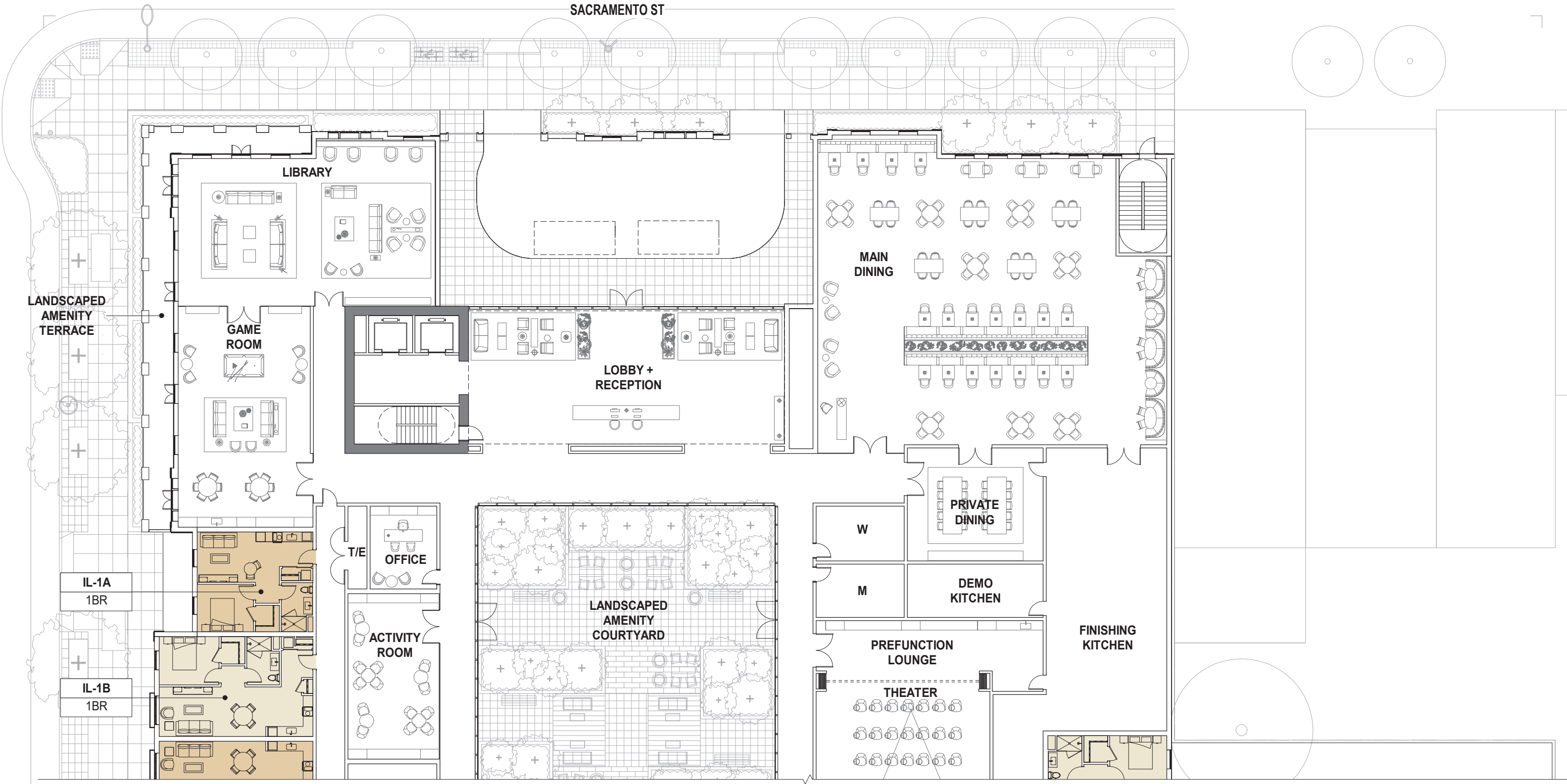


BUILDING PLAN - FLOOR 2 - C1 - ZONE 2

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A2.02-2-C1

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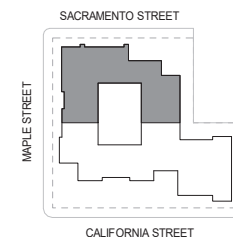
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BUILDING PLAN - FLOOR 3 - C1 - ZONE 1

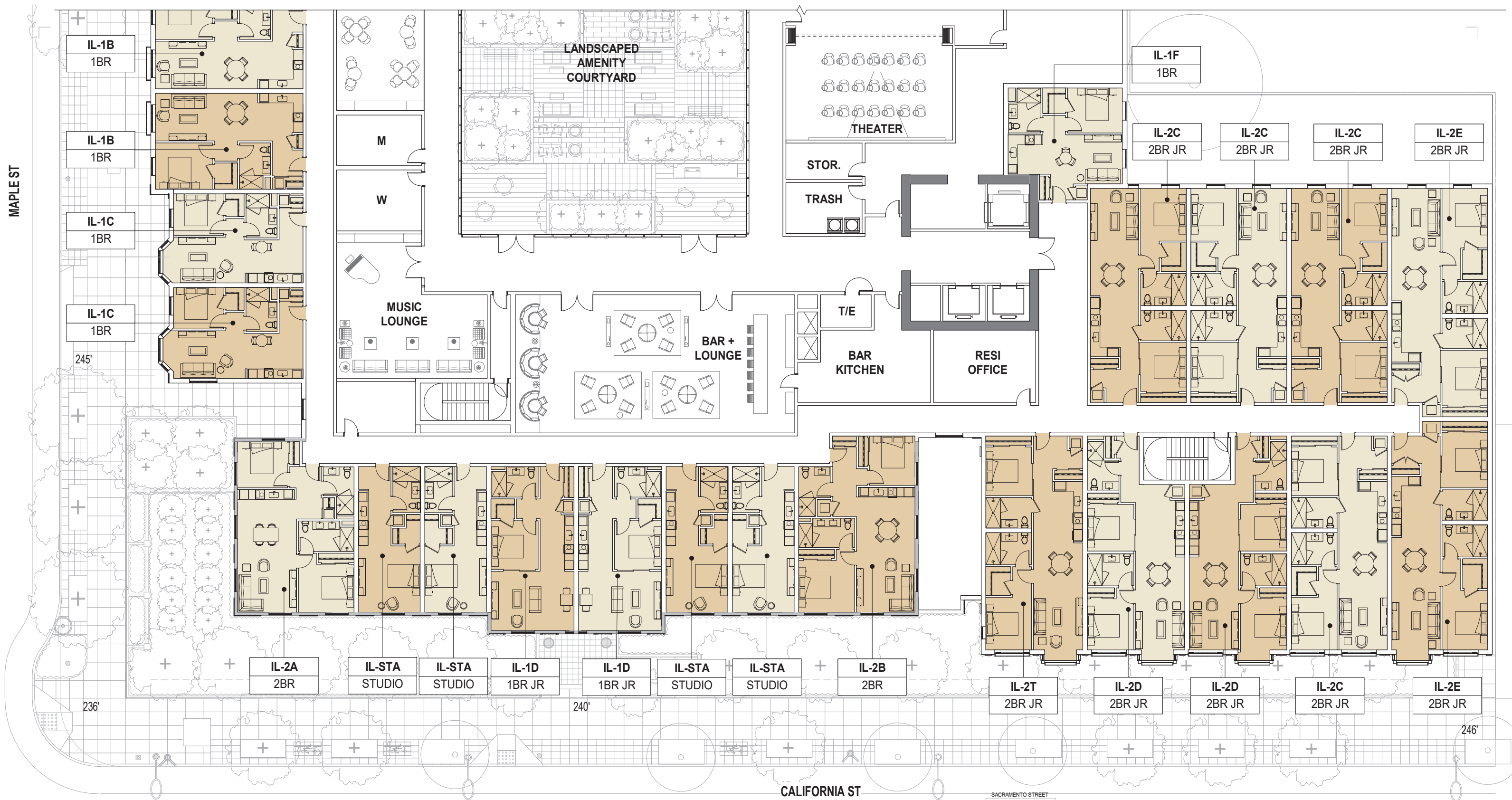
PUD/CU SUBMITTAL
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A2.03-1-C1



1"=20'





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BUILDING PLAN - FLOOR 3 - C1 - ZONE 2

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A2.03-2-C1

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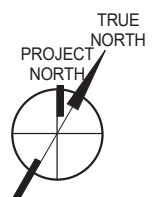
BUILDING PLAN - FLOOR 4 - C1 - ZONE 1

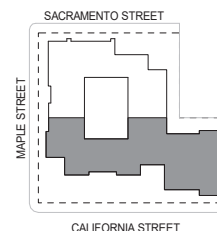
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A2.04-1-C1

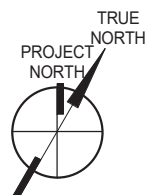


1"=20'





1"=20'



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BUILDING PLAN - FLOOR 4 - C1 - ZONE 2

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APRIL 10, 2025

A2.04-2-C1

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3700 CALIFORNIA STREET SAN FRANCISCO, CA



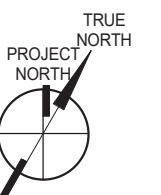
BUILDING PLAN - FLOOR 5 - C1 - ZONE 1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.05-1-C1



1"=20'





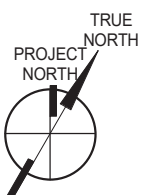
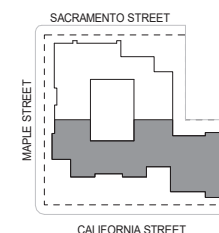
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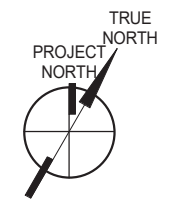
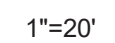


BUILDING PLAN - FLOOR 5 - C1 - ZONE 2

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.05-2-C1





**The
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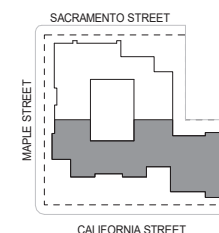
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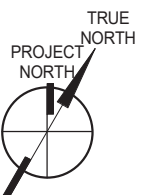
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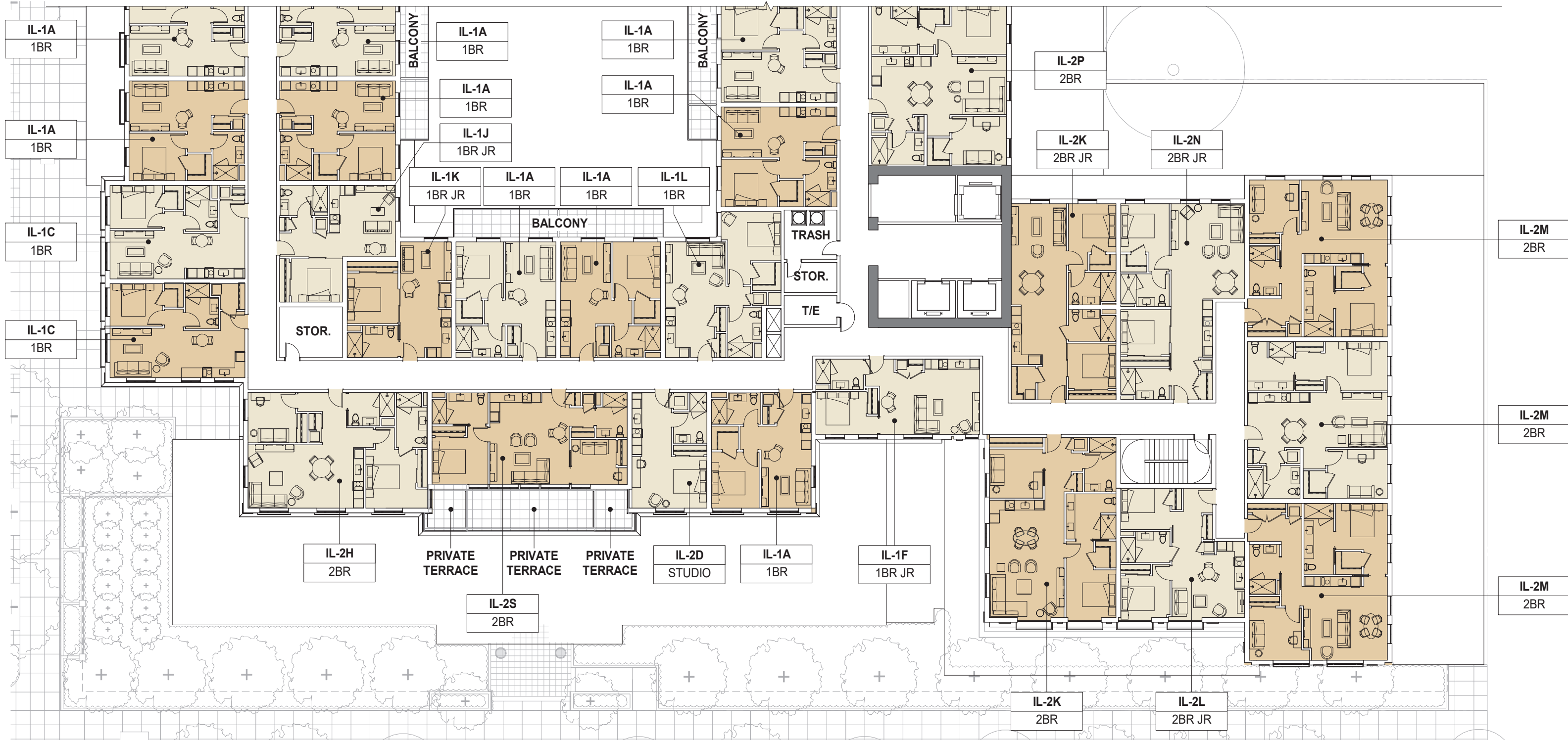
PUD/CU SUBMITTAL
APRIL 10, 2025

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1"=20'





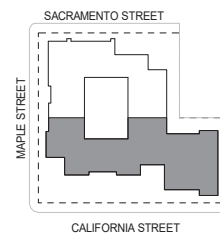
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BUILDING PLAN - FLOOR 7 - C1 - ZONE 2

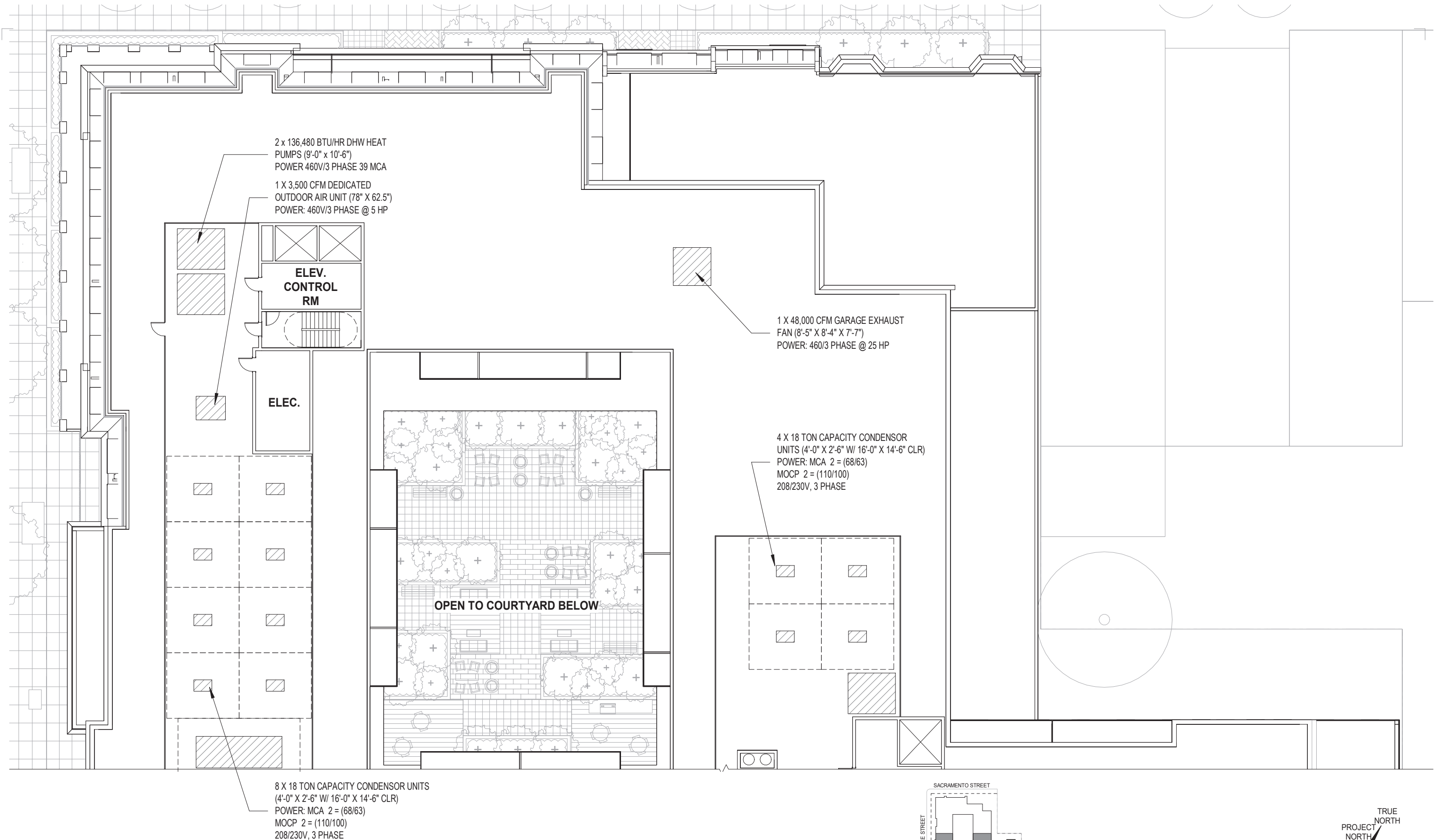
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APRIL 10, 2025

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1"=20'





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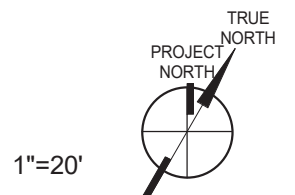
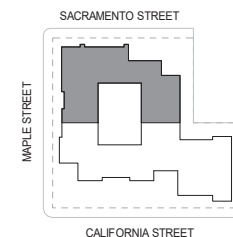
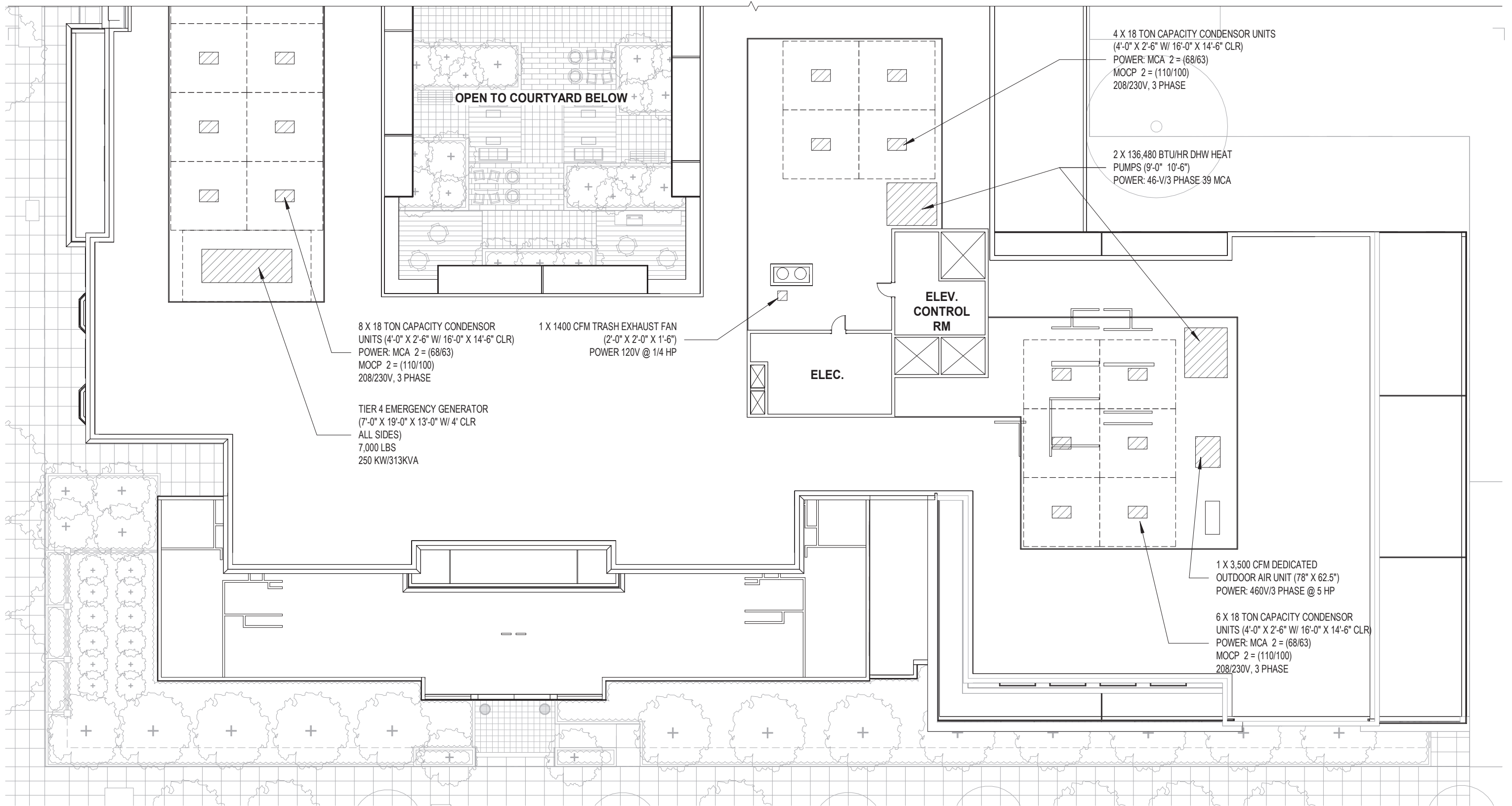


BUILDING PLAN - ROOF - C1 - ZONE 1

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.08-1-C1

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3700 CALIFORNIA STREET SAN FRANCISCO, CA



BUILDING PLAN - ROOF - C1 - ZONE 2

PUD/CU SUBMITTAL
APRIL 10, 2025

A2.08-2-C1

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AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

<i>Record No.:</i>	2017-003559ENV	<i>Block/Lot:</i>	1015/001, 052, 053; 1016/001-009; 1017/027, 0281015/001, 052, 053; 1016/001-009; 1017/027, 028
<i>Project Title:</i>	3700 California Street Project	<i>Lot Size:</i>	4.9 acres
<i>BPA Nos:</i>	Not Applicable	<i>Project Sponsor:</i>	Lisa Congdon, 3700 California, LLC
<i>Zoning:</i>	RM-2 (Residential, Mixed – Moderate Density); RH-2 (Residential, House – Two Family) Zoning District 80-E Height and Bulk District	<i>Lead Agency:</i>	San Francisco Planning Department
		<i>Staff Contact:</i>	Sherie George – 628.652.7558

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Text shown in underline/~~striketrough~~ represents revisions to the mitigation and monitoring program made in the April 10, 2025 Addendum to the final Environmental Impact Report (EIR), which addresses the modified project. These revisions clarify, expand, or update the measures presented in the final EIR. The revised measures do not provide new information that would result in any new significant impact not already identified in the final EIR, or a substantial increase in the severity of an impact identified in the final EIR. The revised measures would not result in a new significant impact, and the project sponsor has agreed to adopt revised mitigation and monitoring program.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Cultural Resources and Tribal Cultural Resources Mitigation Measures				
Mitigation Measure M-CR-1: Historic Preservation Plan and Protective Measures for 3698 California Street	X			
Mitigation Measure M-CR-2: Archaeological Testing	X	X	X	
Mitigation Measure M-TCR-1: Tribal Cultural Resources Program		X		
Noise and Vibration Mitigation Measures				
Mitigation Measure M-NO-1: Construction Noise Control	X	X		
Mitigation Measure M-NO-2: Vibration-Sensitive Equipment at 3838 California Street	X	X		
Air Quality Mitigation Measures				
Mitigation Measure M-AQ-3: Construction Emissions Minimization	X	X		
Biological Resources Mitigation Measures				
Mitigation Measure M-BI-1: Preconstruction Nesting Bird Surveys and Buffer Areas	X	X		
Paleontological (Geology and Soils) Mitigation Measures				
Mitigation Measure M-GE-4: Inadvertent Discovery of Paleontological Resources	X			


NOTES:

* Prior to the Pre-Construction Environmental Compliance letter issuance and any ground disturbing activities at the project site

** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

Adopted Improvement Measure	Period of Compliance			Compliance with Improvement Measure Completed
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Cultural Resources Improvement Measures				
Improvement Measure I-CR-A: Historic Resource Interpretation	X	X	X	
Noise Improvement Measures				
Improvement Measure I-NO-A: Stationary Equipment Noise Controls			X	

Adopted Improvement Measure	Period of Compliance			Compliance with Improvement Measure Completed
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Biological Resources Improvement Measures				
Improvement Measure I-BI-A: Preconstruction Survey for Bee Populations	X			
Transportation and Circulation Improvement Measures				
Improvement Measure I-TR-A: Project Construction Updates		X		
Improvement Measure I-TR-B: Monitoring and Abatement of Queues		X		

 I agree to implement the attached mitigation measure(s) as a condition of project approval.

CALIFORNIA 3700 LLC
a Delaware limited liability company

By: California 3700 Dev Co LP,
a Delaware limited partnership
Its Sole Member

By: Prado GP 3700 Cal LLC,
a Delaware limited liability company
its General Partner

By: Prado Alpha Fund LP,
a Delaware limited partnership
its Managing Member

By: Prado Alpha GP, LLC,
a Delaware limited liability company
Its: General Partner

By: TPG MGR LLC,
a California limited liability company,
its Manager

By: 

Property Owner or Legal Agent (Signature)

Daniel J. Safier, Manager

Printed Name

April 9, 2025

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Cultural Resources and Tribal Cultural Resources Mitigation Measures				
<p>Project Mitigation Measure M-CR-1: Historic Preservation Plan and Protective Measures for 3698 California Street</p> <p>A historic preservation plan and protective measures shall be prepared and implemented to aid in preserving and protecting those historical resources that would be retained and rehabilitated as part of the project. The historic preservation plan shall be prepared by a qualified historic preservation architect who meets the Secretary of Interior's Professional Qualification Standards (36 CFR, Part 61), and the project sponsor shall ensure that the contractor follows the plan. The preservation and protection plan, specifications, monitoring schedule, and other supporting documents shall be incorporated into the building or site permit application plan sets for Block 1017, and all documentation shall be reviewed and approved by the planning department’s preservation staff.</p> <p>Implementation of the historic preservation plan shall ensure that the proposed rehabilitation and adaptive reuse meet all requirements by establishing measures to protect retained building façades and character defining features from construction equipment that could inadvertently damage historic resources. Specifically, the preservation plan shall incorporate construction specifications that require the construction contractor(s) to use all feasible means to avoid damage to the historic building, including, but not necessarily limited to, staging equipment and materials as far as possible from the historic building to avoid direct impact damage, maintaining a buffer zone when possible between heavy equipment and historical resources, appropriately shoring excavation sidewalls to prevent the movement of adjacent structures, designing and installing new adjacent foundations so as to minimize any uplift of soils, ensuring adequate drainage from adjacent sites, covering the roofs of adjacent structures to avoid damage from falling objects, and ensuring appropriate security to minimize risks related to vandalism and fire. The consultant shall conduct regular periodic inspections of the historic building during ground disturbing activities on the project site. Shall damage to the building occur, the building shall be remediated to its preconstruction condition at the conclusion of ground disturbing activity on the site and fixed during rehabilitation of the resource.</p>	Project sponsor and qualified historic preservation specialist shall implement the requirements of the plan.	Prior to the issuance of building or demolition permits for Block 1017.	Qualified historic preservation specialist to prepare historic preservation plan and present to the planning department preservation staff.	Ongoing during all demolition, site preparation and construction activities on Block 1017.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p>Project Mitigation Measure M-CR-2: Archaeological Testing</p> <p>Based on a reasonable presumption that archaeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archaeological consultant from the rotational Qualified Archaeological Consultants List (QACL) maintained by the planning department archaeologist. After the first project approval action, or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the planning department archaeologist to obtain the names and contact information for the next three archaeological consultants on the QACL. The archaeological consultant shall undertake an archaeological testing program, as specified herein. In addition, the consultant shall be available to conduct an archaeological monitoring and/or data recovery program if required pursuant to this measure. The archaeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant, as specified herein, shall be submitted first and directly to the ERO for review and comment and considered draft reports and subject to revision until final approval by the ERO. Archaeological monitoring and/or data recovery programs required by this measure could suspend construction of the proposed project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means for reducing potential effects on a significant archaeological resource, as defined in CEQA Guidelines section 15064.5 (a) and (c), to a less-than-significant level.</p>	Project sponsor and archeological consultant at the direction of the ERO	Prior to issuance of site permits	Planning department	Considered complete after archeological consultant is retained and archeological consultant has approved scope by the ERO for the archeological testing program

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p><i>Consultation with Descendant Communities:</i> On discovery of an archaeological site associated with descendant Native Americans, the overseas Chinese, or other potentially interested descendant group, an appropriate representative of the descendant group and the ERO shall be contacted. The term "archaeological site" is intended here to minimally include any archaeological deposit, feature, burial, or evidence of burial. An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current California Native American Contact List for the City tribes traditionally and County culturally affiliated with the geographic area of San Francisco maintained by the California Native American Heritage Commission <u>a project</u>; in the case of the overseas Chinese, this applies to individuals listed by the Chinese Historical Society of America. An appropriate representative of other descendant groups shall be determined in consultation with the planning department archaeologist. The representative of the descendant group shall be given an opportunity to monitor archaeological field investigations of the archaeological site and offer recommendations to the ERO regarding appropriate treatment of the archaeological site, recovered data from the archaeological site, and, if applicable, interpretative treatment of the associated archaeological site. <u>The local Native American representative or appropriate representative of the descendant group at their discretion shall provide a cultural sensitivity training to all project contractors. The ERO and project sponsor shall work with the tribal representative or other representatives of descendant communities to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Representatives shall be compensated for their work as identified in the agreed upon scope of work.</u> A copy of the final archaeological resources report shall be provided to the representative of the descendant group.</p>	Project sponsor and archeological consultant at the direction of the ERO	In the event that an archeological site is uncovered during the construction period	Planning department	Considered complete after Final Archeological Resources Report is approved and provided to descendant group

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p><i>Archaeological Testing Program.</i> The archaeological consultant shall prepare and submit to the ERO for review and approval an archaeological testing plan (ATP). The archaeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property type of the expected archaeological resource(s) that could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archaeological testing program will be to determine, to the extent possible, the presence or absence of archaeological resources and whether any archaeological resource encountered on the project site constitutes a historical resource under CEQA.</p> <p>At the completion of the archaeological testing program, the archaeological consultant shall submit a written report of the findings to the ERO. If, based on the archaeological testing program, the archaeological consultant finds that significant archaeological resources may be present, the ERO, in consultation with the archaeological consultant, shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archaeological testing, archaeological monitoring, and/or an archaeological data recovery program. No archaeological data recovery shall be undertaken without the prior approval of the ERO or the planning department archaeologist. If the ERO determines that a significant archaeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor, either:</p> <p>A) The proposed project shall be redesigned so as to avoid any adverse effect on the significant archaeological resource, or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive rather than research significance and that interpretive use of the resource is feasible.</p>	Project sponsor and archeological consultant at the direction of the ERO	Prior to soil disturbance	Planning department	Considered complete after approval of Archeological Testing Report

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p><i>Archaeological Monitoring Program.</i> If the ERO, in consultation with the archaeological consultant, determines that an archaeological monitoring program shall be implemented, the archaeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> ▪ The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soil-disturbing activities commencing. The ERO, in consultation with the archaeological consultant, shall determine what project activities shall be archaeologically monitored. In most cases, any soil-disturbing activities, such as demolition, excavation, grading, utility installation, foundation work, pile driving (foundation, shoring, etc.), and site remediation, shall require archaeological monitoring because of the risk these activities pose to potential archaeological resources and their depositional context; ▪ The archaeological consultant shall undertake a training program for workers who are involved in soil-disturbing activities; this will include an overview of the expected resource(s), how to identify evidence of the expected resource(s), and the appropriate protocol to be implemented in the event of apparent discovery of an archaeological resource; ▪ The archaeological monitor(s) shall be present on the project site, according to a schedule agreed upon by the archaeological consultant and the ERO, until the ERO has, in consultation with project archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits; ▪ The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; ▪ If an intact archaeological deposit is encountered, all soil-disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile installation/construction activities and equipment until the deposit is evaluated. If, in the case of pile installation or deep foundation activities (foundation, shoring, etc.), the archaeological monitor has cause to believe that the pile installation or deep foundation activities may affect an archaeological resource, the pile installation or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archaeological consultant shall immediately notify the ERO of the encountered archaeological deposit. The archaeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit and present the findings of this assessment to the ERO. <p>Whether or not significant archaeological resources are encountered, the archaeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>	Project sponsor and archeological consultant at the direction of the ERO	During soil disturbing activities	Planning department	Considered complete after completion of the archeological monitoring program

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<u>Paleoenvironmental Analysis of Paleosols.</u> When a submerged paleosol is identified, irrespective of whether cultural material is present, samples shall be extracted and processed for dating, flotation for paleobotanical analysis, and other applicable special analyses pertinent to identification of possible cultural soils and for environmental reconstruction. The results of analysis of collected samples shall be reported on in results reports.	Archeological consultant	During testing and/or construction	Planning Department / project sponsor	Considered complete when samples are collected, processed, analyzed, and reported
<p><i>Archaeological Data Recovery Program.</i> The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ADRP). The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archaeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, shall be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> ▪ <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. ▪ <i>Cataloging and Laboratory Analysis.</i> Description of selected cataloging system and artifact analysis procedures. ▪ <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. ▪ <i>Interpretive Program.</i> Consideration of an onsite/offsite public interpretive program during the course of the archaeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ <i>Final Report.</i> Description of proposed report format and distribution of results. ▪ <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 	Project sponsor and archeological consultant at the direction of the ERO	Following discovery of significant archeological resources	Planning department	Considered complete after FARRARR is reviewed and approved

~~Human Remains and Associated or Unassociated Funerary Objects.~~ The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco ~~and, in (Medical Examiner).~~ The ERO also shall be notified immediately upon the discovery of human remains. In the event of the Medical Examiner's determination that the human remains are Native American remains, ~~notification of the the Medical Examiner shall notify the California State Native American Heritage Commission (NAHC), which shall will~~ appoint a Most Likely Descendant (MLD). The MLD ~~shall will~~ complete his or her inspection of the remains and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code section 5097.98. The Environmental Review Officer (ERO)(a)).

The landowner may consult with the project archeologist and project sponsor and shall also be notified immediately upon discovery of human remains. The project sponsor, consult with the MLD and the ERO on preservation in place or recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Per PRC 5097.98 (b)(1), the Agreement shall address and take into consideration, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and associated or unassociated funerary objects.

~~Nothing in existing state regulations or~~ If the MLD agrees to scientific analyses of the remains and/or funerary objects, the archeological consultant shall retain possession of the remains and funerary objects until completion of any such analyses unless otherwise specified in the Agreement, after which the remains and funerary objects shall be reinterred or curated as specified in this mitigation measure ~~compels the project sponsor~~ Agreement. Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the ERO to accept recommendations provisions of an MLD PRC 5097.98. However, if the ERO, project sponsor, landowner and the MLD are unable to reach an agreement on specific treatment of Agreement, the remains and associated or unassociated funerary objects, the landowner, ERO, in cooperation with the and project sponsor, shall ensure that the remains and associated or unassociated funerary objects /or mortuary materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code section 5097.98), consistent with state law.

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the archaeological testing program project's archeological treatment documents, and in any related agreement established between the project sponsor, the Medical Examiner, and the ERO.

The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted and the remains shall then be curated or respectfully reinterred by arrangement on a case-by-case basis.

Project sponsor and archeological/ archeological consultant at the direction of in consultation with the ERO, Medical Examiner, and NAHC, and MLD as warranted

Following In the discovery of event that human remains are uncovered during the construction period

Planning department Medical Examiner, NAHC and MLD as warranted, Planning Department and project sponsor

Considered complete on finding by the ERO that all state State laws regarding human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, sufficient opportunity has been provided to the archeological consultant for scientific/historical analysis of human remains/ funerary objects, and after FARR is reviewed and approved approval of Archeological Results Report, and disposition of human remains has occurred as specified in Agreement.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<u>Cultural Resources Public Interpretation Plan.</u> The project archeological consultant shall submit a Cultural Resources Public Interpretation Plan (CRPIP) if a significant archeological resource is discovered during a project. As directed by the ERO, a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, local artists, or community group may also be required to assist the project archeological consultant in preparation of the CRPIP. If the resource to be interpreted is a tribal cultural resource, the CRPIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The CRPIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The CRPIP shall be sent to the ERO for review and approval. The CRPIP shall be implemented prior to occupancy of the project.	Archeological consultant at the direction of the ERO will prepare CRPIP. Measure laid out in CRPIP are implemented by sponsor and consultant.	Following completion of treatment and analysis of significant archeological resource by archeological consultant.	Planning Department / project sponsor	CRPIP is complete on review and approval of ERO. Interpretive program is complete on notification to ERO from the project sponsor that program has been implemented.
<u>Final Archaeological Resources Report.</u> The archaeological consultant shall submit a draft final archaeological resources report (FARRARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological testing/monitoring/data recovery program(s) undertaken. The draft FARRARR shall include a curation and deaccession plan for all recovered cultural materials. The draft FARRARR shall also include an interpretation plan for public interpretation of all significant archaeological features. Copies of the draft FARRARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the consultant shall also prepare a public distribution version of the FARR. Copies of the FARRARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive <u>one (1)</u> copy, and the ERO shall receive a copy of the transmittal of the FARRARR to the NWIC. The environmental planning division of the planning department shall receive <u>one bound and one (1) bound hardcopy</u> of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF <u>copy on CD version</u> of the FARR, along with copies ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (California Department of Parks and Recreation CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or high interpretive value, the ERO may require additional content for the final report. The PDF ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or a different format or distribution plan <u>another stable storage device</u> . If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.	Archeological consultant at the direction of the ERO	Following completion of additional measures by archeological consultant as determined by the ERO	Planning department	Considered complete upon distribution of approved <u>FARRARR</u>

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<u>Curation. Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility or Native American cultural material shall be returned to local Native American tribal representatives at their discretion. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.</u>	<u>Project archeologist prepares collection for curation and project sponsor pays for curation costs.</u>	<u>In the event a significant archeological resource is discovered and upon acceptance by the ERO of the ARR</u>	<u>Planning Department / project sponsor</u>	<u>Considered complete upon acceptance of the collection by the curatorial facility</u>
<u>Project Mitigation Measure M-TCR-1: Tribal Cultural Resources Program</u> <u>Preservation in Place. In the event of the identification or discovery of a tribal cultural resource, the Environmental Review Officer (ERO), the project sponsor, and the local Native American representative, shall consult to determine whether preservation in place would be feasible and effective. Coordination shall take place with local Native American representatives, including the Association of Ramaytush Ohlone and other interested Ohlone parties. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the project sponsor in consultation with local Native American representatives and the ERO shall prepare a tribal cultural resource preservation plan (TCRPP). If the tribal cultural resource is an archeological resource of Native American origin, the archeological consultant shall prepare an archeological resource preservation plan (ARPP) in consultation with the local Native American representative, which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to Planning for review and approval.</u>	Project sponsor archeological consultant, and ERO, in consultation with the local Native American representatives	<u>Prior to issuance of the Pre-Construction Environmental Compliance Letter or During construction if TCR is identified during construction</u>	Planning Department / project sponsor	Considered complete upon completion and approval of TCRPP and ARPP, as required, and project redesign if required.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p>Mitigation Measure M-CR-3: Tribal Cultural Resources Interpretive Program. If the Environmental Review Officer (ERO) determines that preservation in place of a tribal cultural resource (TCR), pursuant to Mitigation Measure M-CR-2, Archaeological Testing, is both feasible and effective, then the archaeological consultant shall prepare an archaeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archaeological consultant shall be required when feasible. If the ERO determines that preservation in place of a TCR is not a sufficient or feasible option, then the project sponsor shall implement an interpretive program of the TCR, in consultation with affiliated local Native American tribal representatives. An interpretive plan produced in consultation with affiliated Native American tribal representatives, at a minimum, and approved by the ERO would be required (including the Association of Ramaytush Ohlone), shall prepare a Tribal Cultural Resources Public Interpretation Plan (TCRIP) to guide the interpretive Tribal Cultural Resource interpretive program. The TCRIP may be prepared in tandem with the Cultural Resources Public Interpretation Plan (CRPIP) if required. The TCRIP shall be submitted to ERO for review and approval prior to implementation of the program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installations, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists; oral histories with local Native Americans; artifact displays and interpretation; and educational panels or other informational displays. oral histories with local Native Americans, cultural displays, educational panels, or other interpretive elements agreed upon by the ERO, sponsor, and local Native American representatives. Upon approval of the TCRIP and prior to project occupancy, the interpretive program shall be implemented by the project sponsor. The ERO and project sponsor shall work with the tribal representative to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Tribal representatives shall be compensated for their work as identified in the agreed upon scope of work.</p>	<p>Project sponsor archeological consultant, and ERO, in consultation with the affiliated local Native American tribal representatives representative</p>	<p>If significant archeological resources are present during implementation of the project TCRIP prior to issuance of the Pre-Construction Environmental Compliance Letter or During construction if tribal cultural resource is identified during construction; prior to issuance of an occupancy permit for installation and maintenance of interpretation program</p>	<p>Planning department / project sponsor</p>	<p>Considered TCRIP is complete upon project redesign, completion on review and approval of ARPP, or interpretive ERO. Interpretive program of is complete on notification to ERO by the TCR, if required project sponsor that program has been implemented</p>
Noise and Vibration Mitigation Measures				

<p>Project Mitigation Measure M-NO-1: Construction Noise Control</p> <p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant to ensure that maximum feasible noise attenuation will be achieved for the duration of construction activities. Prior to commencement of demolition and construction activities, the project sponsor shall submit the construction noise control plan to the San Francisco Planning Department for review and approval. Noise attenuation measures shall be implemented to meet a goal of not increasing noise levels from construction activities by more than 10 dBA above the ambient noise level at sensitive receptor locations. Noise measures may include, but are not limited to, those listed below.</p> <ul style="list-style-type: none"> • Require that all construction equipment powered by gasoline or diesel engines have sound control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation. • Prohibit gasoline or diesel engines from having unmuffled exhaust systems. • Ensure that equipment and trucks for project construction use the best available noise control techniques (e.g., improved mufflers, redesigned equipment, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds) wherever feasible. According to the Federal Highway Administration, the use of shields or barriers around noise sources can reduce noise by 5 to 10 dBA, depending on the type of barrier used. • Use “quiet” gasoline-powered or electrically powered compressors as well as electric rather than gasoline- or diesel-powered forklifts for small lifting, where feasible. • Locate stationary noise sources, such as temporary generators, concrete saws, and crushing/processing equipment, as far from nearby receptors as possible; muffle and enclose noise sources within temporary enclosures and shield with barriers, which could reduce construction noise by as much as 5 dB; or implement other measures, to the extent feasible. • Undertake the noisiest activities during times of least disturbance to surrounding residents and occupants, such as midday or early afternoon when residents are more likely to be at work and less likely to be sleeping, as feasible. • In response to noise complaints received from people in the project area, monitor the effectiveness of noise attenuation measures by taking noise measurements. A plan for noise monitoring shall be provided to the City for review prior to the commencement of each construction phase. <p>The construction noise control plan must include the following measures for responding to and tracking complaints pertaining to construction noise:</p> <ul style="list-style-type: none"> • A procedure and phone numbers for notifying the Department of Building Inspection, health department, or the police department of complaints (during regular construction hours and off hours). • Signs posted onsite and around the project site at major intersections immediately adjacent to the project site for the duration of project construction describing noise complaint procedures and providing a complaint hotline number that shall be answered at all times during construction. Signs shall include construction work hours. 	Project sponsor	Prior to the issuance of building permits; implementation ongoing during construction.	Project sponsor to submit the Construction Noise Control Plan to the planning department for review and approval. A single Noise Control Plan or multiple Noise Control Plans may be produced to address project construction phasing.	Considered complete upon approval and implementation of the Construction Noise Control Plan.
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Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<ul style="list-style-type: none"> Designation of an onsite construction complaint and enforcement manager, with telephone contact information, for the project. This information shall be visible on all signs posted at and around the project site for the duration of project construction. <p>A plan for notification of neighboring residents and nonresidential building managers within 300 feet of the project construction area at least 30 days in advance of activities that could increase daytime ambient noise levels at sensitive receptor locations by 10 dBA or more. The notification must include the associated control measures that will be implemented to reduce noise levels.</p>				
<p>Project Mitigation Measure M-NO-2: Vibration-Sensitive Equipment at 3838 California Street</p> <p>If vibration-sensitive equipment at 3838 California Street is not present in the building prior to the start of project construction, the sponsor shall submit documentation to the San Francisco Planning Department, verifying that this equipment is not present, and the remainder of this mitigation measure shall not be required.</p> <p>A community liaison shall be designated and made available to respond to vibration complaints from building occupants at 3838 California Street. Contact information for the community liaison shall be posted in a conspicuous location so that it is clearly visible to building occupants most likely to be disturbed. Through the community liaison, the project sponsor shall provide notification to property owners and occupants of 3838 California Street of construction activities involving equipment that can generate vibration capable of interfering with vibration-sensitive equipment 10 days prior to the start of project construction, informing them of the estimated start date and duration of vibration-generating construction activities. These equipment types include a large bulldozer, or similar equipment, operating within 135 feet of the building; a jackhammer operating within 75 feet of the building; or a loaded truck operating within 125 feet of the building. The community liaison shall manage concerns and complaints resulting from construction vibration. Reoccurring disturbances shall be evaluated by a qualified noise and vibration consultant to ensure that there are no exceedances of the 65 VdB vibration level threshold for vibration-sensitive equipment. If concerns prior to construction or complaints during construction related to equipment interference are identified, the community liaison shall work with the project sponsor and the affected building occupants to resolve the concerns. To resolve concerns raised by building occupants, the community liaison shall convey the details of the complaint(s) to the project sponsor so that specific measures can be implemented, such as scheduling certain construction activities outside the hours of operation of specific vibration-sensitive equipment and/or conducting ground-borne vibration monitoring to document that no exceedances of the 65 VdB impact level occur at specific distances and/or locations. Ground-borne vibration monitoring, if appropriate to resolve concerns, shall be conducted by a qualified noise and vibration consultant.</p>	Project sponsor and community liaison	Notification to occur 10 days prior to the start of project construction and ongoing.	Project construction notification materials would be posted with a copy provided to the planning department by the project sponsor and/or team at least on an annual basis.	Ongoing throughout the construction phase.
Air Quality Mitigation Measures				

Mitigation Measure M-AQ-3: Construction Emissions Minimization

The project sponsor shall comply with all of the following:

A. Engine Requirements.

1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either: (1) U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 ~~and be equipped with a Level 3 Verified Diesel Emissions Control Strategies (VDECS) or~~ (2) Tier 4 Interim or Tier 4 Final off-road emission standards.¹
2. Where access to alternative sources of ~~grid~~ power areis available, portable diesel engines shall be prohibited.
3. All diesel engines, whether for off-road or on-road equipment ~~or vehicles~~, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The project sponsor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. If the majority of the project sponsor's construction staff speak a language other than these, then the signs shall be posted in that language as well.
4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.
5. Any other best available technology in the future may be included, provided that the project sponsor submits documentation to the department demonstrating that (1) the technology would result in emissions reductions and (2) it would not increase other pollutant emissions or result in other additional impacts, such as noise. This may include new alternative fuels or engine technology for off-road or other construction equipment (such as electric or hydrogen fuel cell equipment) that is not available as of 2022.

B. Waivers.

1. The Environmental Review Officer (ERO) ~~or their designee~~ may waive the equipment requirements of Subsection (A)(1) if: a particular piece of ~~Tier 4 Interim or Tier 4 Final~~ off-road equipment is ~~not available or~~ technically not feasible; the equipment would not produce desired emissions reduction because of ~~due to~~ expected operating modes; or a compelling emergency requires the use off-road equipment that is not Tier 4 compliant use of the equipment would create a safety hazard or impaired visibility for the operator. In seeking an exception waiver, the project sponsor shall demonstrate that with approval of the waiver, the project would not exceed a cancer risk of 7.0 in 1 million at sensitive receptor locations. If the ERO grants the waiver, the contractor must shall use the next cleanest piece of off-road equipment, or another alternative means that results in comparable reductions of particulate matter, according to Table AQ-1, below. Emerging

Project sponsor

Prior to the issuance of building permits; implementation ongoing during construction

Planning department

Ongoing during construction activities

technologies with verifiable emissions reductions supported by substantial evidence may also be employed in lieu of the step-down schedule below.

2. The ERO may waive the ~~alternative source of power~~ requirement of Subsection (A)(2) ~~regarding if an alternative source of power if an alternative sources~~ is limited or infeasible at the project site. If the ERO grants the waiver, the ~~project sponsor~~~~contractor~~ must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

Table AQ-1—Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS ⁴
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuels

How to use the table: If the ERO determines that the equipment requirements listed in Section A.1, above, cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

⁴ VDECS are a Verifiable Diesel Emissions Control Strategy

C. Construction Emissions Minimization Plan. Before starting onsite ~~construction activities requiring the use of off-road equipment~~, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the requirements of Section A.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. ~~VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date.~~
2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the project sponsor's contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. ~~A~~

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p>signed certification statement shall be submitted to the planning department before starting on-site construction activities requiring off road equipment.</p> <p>3. The project sponsor shall make the Plan available to the public for review onsite during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i> After start of construction activities, the project sponsor shall submit reports every six months to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates, and duration of each construction phase, and the specific information required in the Plan.</p>				
<p>¹ See 40 CFR Part 1039 and Title 13 CCR Sections 2403 to 2784.</p> <p>Biological Resources Mitigation Measures</p>				

<p>Project Mitigation Measure M-BI-1: Preconstruction Nesting Bird Surveys and Buffer Areas</p> <p>Nesting birds and their nests shall be protected during construction by implementation of the following measures for each construction phase:</p> <ol style="list-style-type: none"> To the extent feasible, the project sponsor shall conduct initial activities including, but not limited to, vegetation removal, tree trimming or removal, ground disturbance, building demolition, site grading, and other construction activities that may compromise breeding birds or the success of their nests outside of the nesting season (January 15 through August 15). If construction during the bird nesting season cannot be fully avoided, a qualified wildlife biologist shall conduct pre-construction nesting surveys within 14 days prior to the start of construction or demolition at areas that have not been previously disturbed by project activities or after any construction breaks of 14 days or more. Typical experience requirements for a “qualified biologist” include a minimum of four years of academic training and professional experience in biological sciences and related resource management activities and a minimum of two years of experience in biological monitoring or surveying for nesting birds. Surveys of suitable habitat shall be performed in publicly accessible areas within 100 feet of the project site in order to locate any active nests of common bird species and within 250 feet of the project site to locate any active raptor (birds of prey) nests. If active nests are located during the preconstruction nesting bird surveys, a qualified biologist shall evaluate if the schedule of construction activities could affect the active nests; if so, the following measures shall apply, as determined by the biologist: <ol style="list-style-type: none"> If construction is not likely to affect the active nest, construction may proceed without restriction; however, a qualified biologist shall regularly monitor the nest at a frequency determined appropriate for the surrounding construction activity to confirm there is no adverse effect. Spot-check monitoring frequency would be determined on a nest-by-nest basis considering the particular construction activity, duration, proximity to the nest, and physical barriers that may screen activity from the nest. The qualified biologist may revise his/her determination at any time during the nesting season in coordination with the planning department. If it is determined that construction may affect the active nest, the qualified biologist shall establish a no-disturbance buffer around the nest(s) and all project work shall halt within the buffer until a qualified biologist determines the nest is no longer in use. These buffer distances shall be equivalent to the survey distances (100 feet for passerines and 250 feet for raptors); however, the buffers may be adjusted if an obstruction, such as a building, is within line of sight between the nest and construction. Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying construction methods in proximity to active nests shall be done at the discretion of the qualified biologist and in coordination with the planning department, who would notify the California Department of Fish and Wildlife (CDFW). Necessary actions to remove or relocate an active nest(s) shall be coordinated with the planning department and approved by CDFW. Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer 	<p>Project sponsor; qualified biologist; CDFW</p>	<p>Pre- construction surveys during the bird nesting season would occur within 14 days prior to the start of construction. Implementati on ongoing during construction if active nests are observed.</p>	<p>Qualified biologist in coordination with planning department staff if active nests are observed.</p>	<p>Ongoing during construction if active nests are observed.</p>
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Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p>are observed and could compromise the nest, work within the no-disturbance buffer(s) shall halt until the nest occupants have fledged.</p> <p>v. Any birds that begin nesting within the project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels, so exclusion zones around nests may be reduced or eliminated in these cases as determined by the qualified biologist in coordination with the planning department, who would notify CDFW. Work may proceed around these active nests as long as the nests and their occupants are not directly affected.</p> <p>In the event inactive nests are observed within or adjacent to the project site at any time throughout the year, any removal or relocation of the inactive nests shall be at the discretion of the qualified biologist in coordination with the planning department, who would notify and seek approval from the CDFW, as appropriate. Work may proceed around these inactive nests.</p>				
<i>Paleontological (Geology and Soils) Mitigation Measures</i>				

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p>Project Mitigation Measure M-GE-4: Inadvertent Discovery of Paleontological Resources</p> <p>Before the start of any excavation activities, the project applicant shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, who is experienced in teaching non-specialists. The qualified paleontologist shall train all construction personnel who are involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils that are likely to be seen during construction, the proper notification procedures shall fossils be encountered, and the laws and regulations protecting paleontological resources.</p> <p>The qualified paleontologist shall also make periodic visits during earthmoving in high sensitivity sites to verify that workers are following the established procedures.</p> <p>If potential paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease all earthwork or other types of ground disturbance within 25 feet of the find and notify the project sponsor, the qualified paleontologist, and the planning department. The fossil shall be protected by an “exclusion zone” (i.e., an area of approximately 5 feet around the discovery that is marked with caution tape to prevent damage to the fossil). Construction work in the affected areas shall remain stopped or be diverted to allow recovery of fossil remains in a timely manner. The qualified paleontologist shall evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines if the resource is deemed significant (see Society of Vertebrate Paleontology, Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, http://vertpaleo.org/Membership/MemberEthics/SVP_Impact_Mitigation_Guidelines.aspx). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, university or museum storage coordination for any specimen recovered, and a report of findings. If storage of a specimen is required, upon receipt of the fossil collection, a signed repository receipt form shall be obtained and provided to the planning department. Recommendations in the recovery plan that are determined by the planning department to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. The project sponsor shall be responsible for ensuring that the paleontologist’s recommendations regarding treatment and reporting are implemented, including the costs necessary to prepare and identify collected fossils and any curation fees charged for university or museum storage.</p>	Project sponsor and qualified paleontologist.	Before the start of any excavation activities.	If necessary, qualified paleontologist to prepare and submit a recovery plan for planning department review and approval.	Ongoing during construction. Considered complete once ground disturbing activities are complete or once the planning department approves the recovery plan, if required.

NOTES:

^a Definitions of MMRP Column Headings:

- *Adopted Mitigation and Improvements Measures:* Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
- *Implementation Responsibility:* Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project’s sponsor’s contractor/consultant and at times under the direction of the planning department.
- *Mitigation Schedule:* Identifies milestones for when the actions in the mitigation measure need to be implemented.

- **Monitoring/Reporting Responsibility:** Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
- **Monitoring Actions/Completion Criteria:** Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

Adopted Improvement Measure	Period of Compliance			Compliance with Improvement Measure Completed
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Cultural Resources Improvement Measures				
<p>Project Improvement Measure I-CR-A: Historic Resource Interpretation</p> <p>The project sponsor shall provide a permanent display of interpretive materials concerning the history and architectural features of the Marshal Hale hospital building as well as the history of the CPMC California Campus. The historic interpretation shall be supervised by an architectural historian who meets the Secretary of the Interior’s Professional Qualification Standards and conducted in coordination with an exhibit designer. The interpretative materials (which may include, but are not limited to, a display of current and historical photographs, news articles, artifacts associated with the hospital, and video recordings) shall be placed in prominent public settings. A proposal describing the general parameters of the interpretive program shall be approved by the planning department’s preservation staff prior to issuance of a site permit. The substance, media, and other elements of such an interpretive display shall be approved by the planning department’s preservation staff prior to issuance of a temporary certificate of occupancy for Block 1017.</p>	Project sponsor and qualified architectural historian.	For Block 1017 prior to issuance of site permit (for outline) and temporary certificate of occupancy (for substantive content).	Planning department preservation planning staff to review and approve the interpretive display.	Considered complete upon installation of display.
Noise Improvement Measures				
<p>Improvement Measure I-NO-A: Stationary Equipment Noise Controls</p> <p>Prior to approval of each building permit, the project sponsor shall submit documentation to the San Francisco Planning Department, demonstrating that the building’s stationary equipment (such as HVAC equipment) meets the noise limits specified in section 2909 of the San Francisco Police Code (i.e., a 5 dB increase at the property plane and interior limits of 55 dBA and 45 dBA for daytime and nighttime hours, respectively). Acoustical treatments may include, but are not limited to:</p> <ul style="list-style-type: none">• Enclosing HVAC and other noise-generating mechanical equipment• Installing relatively quiet models of air handlers, exhaust fans, and other mechanical equipment• Using mufflers or silencers on equipment exhaust fans• Orienting or shielding equipment to protect sensitive uses to the greatest extent feasible• Increasing the distance between stationary equipment and noise-sensitive receptors (residences, schools, and childcare facilities) <p>Placing barriers around the equipment to facilitate the attenuation of noise.</p>	Project sponsor to provide documentation that building HVAC systems meet requirements.	Prior to the issuance of certificate of occupancy for each building located on the site.	The planning department to review and approve sponsor provided documentation of stationary equipment.	Considered complete after submittal and approval of plans by the planning department

Adopted Improvement Measure	Period of Compliance			Compliance with Improvement Measure Completed
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Biological Resources Improvement Measures				
Improvement Measure I-BI-A: Preconstruction Survey for Bee Populations Prior to construction and tree removal, personnel shall check trees to verify there are no active swarms or colonies present. If found, personnel shall report the findings to the San Francisco Beekeepers Association or other agency/organization approved by the Planning Department, and either wait for the bees to depart or work with the agency/organization to move the bees to safety.	Project sponsor	Before the start of any construction activities or tree removal.	Copies of findings would be reported to the San Francisco Beekeepers Association or other approved agency/organization if swarms or colonies are present.	Considered complete once project construction and tree removal is complete or, there are active swarms or colonies present, once bees depart or are moved to safety.
Transportation and Circulation Improvement Measures				
Improvement Measure I-TR-A: Project Construction Updates To minimize construction impacts on access for nearby residences, institutions, and businesses, the project sponsor shall provide nearby residences and adjacent businesses with regularly updated information regarding construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel or parking lane closures, and sidewalk closures through a newsletter and/or website.	Project sponsor	Ongoing throughout the construction phase.	Copies of project construction update materials would be provided to the planning department at least annually or upon request.	Ongoing throughout the construction phase.

Adopted Improvement Measure	Period of Compliance			Compliance with Improvement Measure Completed
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<p>Improvement Measure I-TR-B: Monitoring and Abatement of Queues</p> <p>A vehicle queue is defined as one or more vehicles blocking any portion of adjacent sidewalks or travel lanes for a consecutive period of 3 minutes or longer on a daily basis. It will be the responsibility of the project sponsor to ensure that recurring vehicle queues or vehicle conflicts do not occur adjacent to the project site. If recurring queuing occurs, the owner/operator of the facility will employ abatement methods as needed to abate the queue. Appropriate abatement methods would vary, depending on the characteristics and causes of the recurring queue as well as the characteristics of the parking and loading facility, the street(s) to which the facility connects, and the associated land uses (if applicable).</p> <p>Suggested abatement methods include, but are not limited to, the following: redesign of facility to improve vehicle circulation and/or onsite queue capacity; ingress/egress restrictions, such right in/right out access limitations; employment of parking attendants to facilitate parking garage ingress and egress; and additional TDM transportation demand management strategies.</p> <p>If the planning director, or his or her designee, determines that a recurring queue or conflict may be present, the planning department will notify the project sponsor in writing. Upon request, the owner/operator will hire a qualified transportation consultant to evaluate the conditions at the site for no less than 7 days. The consultant will prepare a monitoring report to be submitted to the planning department for review. If the planning department determines that a recurring queue or conflict does exist, the project sponsor will have 90 days from the date of the written determination to abate the recurring queue or conflict.</p>	Project sponsor, and owner/operator of the facility.	Ongoing	The project sponsor would prepare a monitoring report for planning department, if recurring queuing occurs.	Project sponsor's obligations deemed complete once effective abatement measures are implemented.

NOTES:

b Definitions of Column Headings:

- *Adopted Improvement Measures:* Full text of the improvement measure(s) copied verbatim from the final CEQA document.
- *Implementation Responsibility:* Entity who is responsible for implementing the improvement measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.
- *Improvement Measure Schedule:* Identifies milestones for when the actions in the improvement measure need to be implemented.
- *Monitoring/Reporting Responsibility:* Identifies who is responsible for monitoring compliance with the improvement measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the improvement measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
- *Monitoring Actions/Completion Criteria:* Identifies the milestone at which the improvement measure is considered complete. This may also identify requirements for verifying compliance.