

3637-3657 Sacramento Street Conditions

1. Design Modifications:

The Project Sponsor shall modify the fourth floor and Sacramento Street façade as follows;

- (a) To reduce the building mass and height profile from the street and further complement the adjacent buildings. The fourth floor shall be set back approximately three feet deep by twenty feet wide at the east and west ends of the building (Units 403 and 407 shown on sheet A2.7 of the plan set), and
- (b) To reduce massing height appearance at the central portion of the proposed building the 60' x 1'-6" x 4' projecting façade cornice at the top of the central portion of the building will be removed and replaced with a new cornice design incorporating a horizontal band at the top of the building.

Regarding the facade, the Project Sponsor shall proportion the windows so they are more in keeping with the neighborhood. De-emphasize the balconies by replacing the glazing with metal railings more like the neighborhood, and use horizontal siding or brick to comport with the neighborhood and better defined termination at the ends of the building. Project sponsor to work with Planning Department's design staff on the above for a design more compatible with neighborhood character.

2. Medical Office Space Size & Use Limitations:

The Project Sponsor will restrict medical space on the second floor to no more than 3,500 square feet per tenant and restrict usage to low impact.

3. Assessment of "Nearby Structures/ Properties"

The Project Sponsor shall perform the following:

- (a) Pre-Construction Assessment: Conduct pre-construction surveys for all immediately adjacent lots, with owner's consent. The surveys shall include photographic and video documentation for these properties. The Project Sponsor will archive and provide these evaluation reports to those property owners.
- (b) During Construction: Provide periodic monitoring of those same properties over the course of construction activities. This monitoring should entail site observations to identify changes in structural conditions throughout the properties and be conducted at least four times throughout the construction project (once prior to construction, twice during construction, and once following construction).
- (c) Post-Construction Assessment: Upon completion of construction, the Project Sponsor shall have a post-construction survey of those same properties. The survey shall include photographic and video documentation for these structures. These evaluation reports shall be provided to those property owners.

4. Vibration Plan

After consultations between the Project Sponsor's contractor and engineer and the Department of Building Inspection, the Project Sponsor shall prepare and submit a vibration plan detailing the procedures to be implemented during construction.

5. Noise Control Plan

The Project Sponsor Shall:

- (a) To the extent it is reasonable feasible, place temporary barriers such as sound blankets or sound curtains around the parameter of the project site during excavation, demolition, shoring and slab foundation.
- (b) After consultations between the Project Sponsor's contractor and the Department of Building Inspection, require that equipment (including trucks) used for project construction have appropriate noise control technology (e.g., improved mufflers, equipment redesign, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds);
- (c) After consultations between the Project Sponsor's contractor and engineer and the Department of Building Inspection, the Project sponsor will prepare and implement a daytime construction-noise monitoring program for the entirety of the construction period. The noise data should also be made available to the community.
- (d) To the extent permissible by law, no backup alarms (beeping noise) from construction equipment allowed on Saturdays, or on weekdays before 9:00 a.m.

6. Dust Control Plan.

After consultations between the Project Sponsor's contractor and engineer and the Department of Public Health, the Project Sponsor shall prepare a SITE-SPECIFIC DUST CONTROL PLAN per SEC. 1242 of the San Francisco Health Code.

Additionally the Project Sponsor shall:

- (a) To the extent reasonably feasible, "shrink wrap" the building, on all sides if possible but at least the front and back of the entire building, at the earliest feasible opportunity.
- (b) Cleaning. Project Sponsor shall perform the following:
 1. Weekly power washing of sidewalks on Sacramento Street to address dust and other cleanliness issues during demolition, excavation, and slab foundation. After this, power washing of sidewalks shall occur quarterly until the end of the project.
 2. Weekly window cleaning for merchants on Sacramento Street and all buildings located on properties that share a lot line with the project during demolition, excavation, and slab foundation. After this, window cleaning shall occur quarterly until the end of the project.
 3. Five power washings of all buildings located on properties (including those on Sacramento and California Street) that share a lot line with the project, with the owners' consent. These shall occur after each of the following phases: demolition, excavation, slab foundation, structure erection, and at the end of the project.

7. Tree Health

The Project Sponsor shall:

- (a) Hire a qualified arborist to visit adjacent sites, in particular at the rear yards of 433 Locust and 3530/32 California Street lots, to denote sensitive areas and suggest ways to preserve existing root structures of adjacent trees.
- (b) Include periodic monitoring during excavation time frame.
- (c) To the extent reasonably feasible, implement arborist-recommended measures designed to preserve the existing trees.

8. Parking During Construction

The Project Sponsor shall:

- (a) Provide free parking from 8am - 5pm, Monday- Saturday, in their parking lot at Locust and California for patrons or clients of businesses on the 3600 block of Sacramento who present a parking ticket validated by one of those businesses.
- (b) During demolition and excavation, project sponsor shall provide valet parking services from the hours of 9am-4pm, also based on a validation system, from a business on the 3600 block of Sacramento St.
- (c) Provide Construction workers parking in their parking lot at Locust and California.

9. Construction Equipment

The Project Sponsor shall:

- (a) Stage dump trucks and cement mixers out of the area, so that to the extent possible by law only one truck or pourer is on site at any time. A construction staging plan showing the proposed off-site staging area and proposed truck routes shall be submitted to the Department of Building Inspection as part of the demolition permit process.
- (b) Insure that no heavy equipment is parked on Sacramento Street overnight, other than on or immediately in the street frontage in front of the two parcels at 3637-57 Sacramento.
- (c) Limit street construction “no parking” signs on Sacramento Street to the street frontage of the parcels plus the space needed for any pedestrian ramps to create accessible safe pedestrian access across the project frontage.
- (d) Direct its contractors not to park construction equipment or vehicles on the North side of California Street between Locust and Spruce Streets.

10. Hours of Construction:

The Project Sponsor shall limit construction hours to the following:

- (a) Construction hours will be 7:00 a.m. to 6:00 p.m. Monday - Saturday, with Saturdays limited to “interior-only” work, i.e. after windows are installed.
- (b) During the demolition and excavation portions, hours will be restricted to 9:00 a.m- 4:00p.m. Monday - Friday for significant noise-generating activities.

11. Community Liaison:

The Project Sponsor shall hire a construction management firm, or use a community liaison with experience in construction management, to help promptly address community issues that arise during the entirety of the construction period. The liaison will also distribute notices describing construction stages and timing so that neighbors and merchants can plan accordingly.

12. Assistance For Affected Businesses for the 3600 block of Sacramento and including any other businesses within 150 feet of the project site:

Project Sponsor shall:

- (a) Provide temporary office space to the therapists who regularly see patients on the 3600 Block of Sacramento Street, during the demolition and excavation phases of the project. The office space will be located at 350 Sansome Street, San Francisco and will be provided free of charge to the therapists.
- (b) Work with Patrick Richards Salon at 3631 Sacramento Street to address his concerns since his business will be greatly impacted by the construction.