



TENTATIVE MAP DECISION

Date: April 22, 2019

Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 9965			
Project Type: 73 Residential and 1 Commercial units mixed use New Condominium			
Address#	StreetName	Block	Lot
2290 - 2298	03RD ST	4059	009
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=DPW-BSM,
 email=adrian.verhagen@sfdpw.org, c=US
 Date: 2019.04.22 15:13:36 -07'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed **Alex Westhoff**
Digitally signed by Alex Westhoff
 Date: 2020.01.16 11:13:37 -08'00'

Date

Planner's Name
 for, Corey Teague, Zoning Administrator

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow the demolition of the existing commercial building and parking lot and the construction of a 6-story, 68-foot tall mixed use building containing 71 dwelling units, approximately 1,700 square feet of ground floor retail space, and 42 ground floor parking spaces located at 2290 3rd St, Block 4059, and Lot 009, pursuant to Planning Code **Sections 134(f) and 329** within the **UMU** District, Life Science and Medical Special Use District, and a **68-X** Height and Bulk District; in general conformance with plans, dated **August 1, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2005.0408X** and subject to conditions of approval reviewed and approved by the Commission on **August 8, 2013** under Motion No. **18946**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 8, 2013** under Motion No. **18946**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **18946** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Large Project Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Large Project 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 415-575-6863, www.sf-planning.org.
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org.
6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2004.0160E) attached as Exhibit C are necessary to avoid

potential significant effects of the proposed project and have been agreed to by the project sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING AND TRAFFIC

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

10. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **one (1)** car share space 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 415-575-6863, www.sf-planning.org.

11. **Bicycle Parking.** The project shall provide no fewer than 71 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5, as currently proposed for amendment by Board File No. 130528.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

12. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the project shall provide no more than **fifty-three (53)** off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

PROVISIONS

13. **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.

Affordable Units

14. **Number of Required Units.** Pursuant to Planning Code Section 419 (Tier B), the project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. Pursuant San Francisco Charter Section 16.110 (g) the 20% on-site requirement stipulated in Planning Code Section 419 (Tier B) is reduced by 4% (20% of 20%) to 16%. The project contains 71 units; therefore, 11 affordable units are required. The project Sponsor will fulfill this requirement by providing the 11 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

15. **Unit Mix.** The project contains 20 studios, 22 one-bedroom, 25 two-bedroom, and 4 three-bedroom units; therefore, the required affordable unit mix is 3 studios, 3 one-bedroom, 4 two-bedroom, and 1 three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

16. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

17. **Phasing.** If any building permit is issued for partial phasing of the Project, the project Sponsor shall have designated not less than sixteen percent (16%) of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

18. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

19. **Other Conditions.** The project is subject to the requirements of the Inclusionary Affordable Housing Program under Sections 415 et seq. and 419 of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first-time home buyer households, as defined in the Procedures Manual. The units shall be priced to be affordable to households whose gross annual income, adjusted for household size, does not

- exceed ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOH shall be responsible for overseeing and monitoring the marketing of affordable units. The project Sponsor must contact MOH at least six months prior to the beginning of marketing for any unit in the building.
 - d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
 - e. Prior to the issuance of the first construction permit by DBI for the Project, the project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.
 - f. The project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
 - g. If the project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

If the project becomes ineligible at any time for the On-site Affordable Housing Alternative, the project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the project becomes ineligible after issuance of its first construction permit, the project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties, if applicable.

20. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>.

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2290 THIRD STREET

SAN FRANCISCO, CALIFORNIA

PLANNING COMMISSION GRAPHICS PACKAGE

30 JULY 2013



BUILDING.

Kennerly

architecture & planning

375 Alabama Street; suite 440
San Francisco, CA 94110-1360

2290 THIRD STREET

SAN FRANCISCO, CALIFORNIA

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2290 THIRD STREET

SAN FRANCISCO, CALIFORNIA

PROJECT DATA SUMMARY SHEET

Parcel: Block/Lot	4059/009
Parcel Dimensions / Area	81' x 170' / 14,050 sq.ft.
Zoning: Use District	UMU; Life Science and Medical Special Use District
Zoning: Height/Bulk District	68-X
Gross Building Area: approximate	59,682 sq.ft.
Residential Floor Area:	66,841 sq.ft.
Commercial Floor Area:	1,517 sq.ft.
Residential Dwelling Units:	71 total
3 bedroom units	4 6% of total
2 bedroom units	25 35% of total
1 bedroom units	22 31% of total
Studio units	20 28% of total
Residential Useable Open Space	
Private Useable Open Space	800 sq.ft.
Common Useable Open Space	4,880 sq.ft.
Building Height / Stories	68' / 6 stories not including parapets, access or mechanical penthouses.
Occupancy Class / Construction Type	R-2,B,S / Type III-A Sprinkered

2290 THIRD STREET

SAN FRANCISCO, CALIFORNIA

DESIGN NARRATIVE

Introduction

The history of Dogpatch is a story of transformations. Serpentine ridges were flattened to fill meandering coves; the hillside communities of Potrero Point and Irish Hill sprouted and then dispersed to make way for burgeoning maritime industries at Pier 70. With the rise of the automobile and the City's southward expansion, Kentucky Street became Third Street and was widened by 20-feet, stripping its western frontage (including the Project site), of its previous character. By the 1990's new developments began filling in gaps along the 3rd Street corridor with unremarkable, repetitive structures.

Dogpatch is transforming again. With the passage of the Eastern Neighborhoods Plan in 2008, the planned transition of the slow and circuitous T-light rail into the more timely, direct and frequent Central Subway line, the future re-development of Pier-70, our proposed development site, located at the corner of 20th and Third Streets immediately adjacent to a light rail stop and the terminus of the 22-Fillmore trolley bus, is now an important transit and pedestrian gateway: a cross-roads linking the Dogpatch Historic District and Pier-70 to Mission Bay and Downtown San Francisco. The design of 2290 3rd Street gives expression to this important node along what has been to date, an unremarkable but crucial transit boulevard.

Activating the Streets

The design begins with the streets and a carefully calibrated response to them. Wrapping the corner, a double-height commercial / retail space extends across the existing commercial district along 20th Street. At the terminus of the 22 Fillmore trolley bus line and the future turnaround of the "T-short" Central Subway light-rail line, this retail location will become a nighttime beacon and neighborhood-gathering place.

Along Third Street, the experience of the existing narrow sidewalk is visually broadened with a generous 7-foot garden setback fronting six double-height townhomes. Each townhome is expressed on the street by individual gateway entrances through a 4'-tall wall and railing system providing a clear delineation between the public and private realm. Car and loading access has been fine-tuned to have minimum impact on the street scape and transit operations.

Massing & Contextual Response

65 additional homes are lifted above the 17'-tall podium of activated street frontage. The massing along Third street is 68 feet tall and compliments the 72-foot tall American Can Building and the six story Potrero Launch development. Along the Third street frontage, the building massing is split in half by a 15-foot wide verdant courtyard. This court is planted with a specimen tree and framed by vertical gardens along its walls extending up to the roof. This vertical landscape then spreads laterally across common roof decks and garden plots for residents.

Anchoring the north and south ends of the Third Street frontage, three story volumes clad in warm-hued terra cotta panels reflects the scale and height of the older masonry structures across Third and 20th streets. At the corner, this volume wraps over the retail and along the 20th street frontage establishing a dialog with the adjacent school, the historic police station and the older warehouse building across 20th.





Different Rhythms

Far from a routine stack of identical apartments, the dwellings are varied and expressed in two, three, and four story bay windows and alcoves that push and pull from the face of the building. Each of the three planes –*the bay, the alcove and the building face*– is rendered in its own material palette: patinated zinc in the alcoves, crisp white framed bay windows, and polychromatic panels along the building's property line face that pick-up hues from the surroundings. Four of the bay windows, extend up past the 68'-roofline into roof access penthouses. The tallest of these marks the corner of 3rd street and 20th street. The overall effect is heterogeneous but ultimately unifying—like the character of the neighborhood itself.

Project Context



key transit & key routes

-  CalTrain
-  Muni T Third St. Rail
-  Muni Rail Station
-  Muni Bus
-  Bike Route

Site Photographs



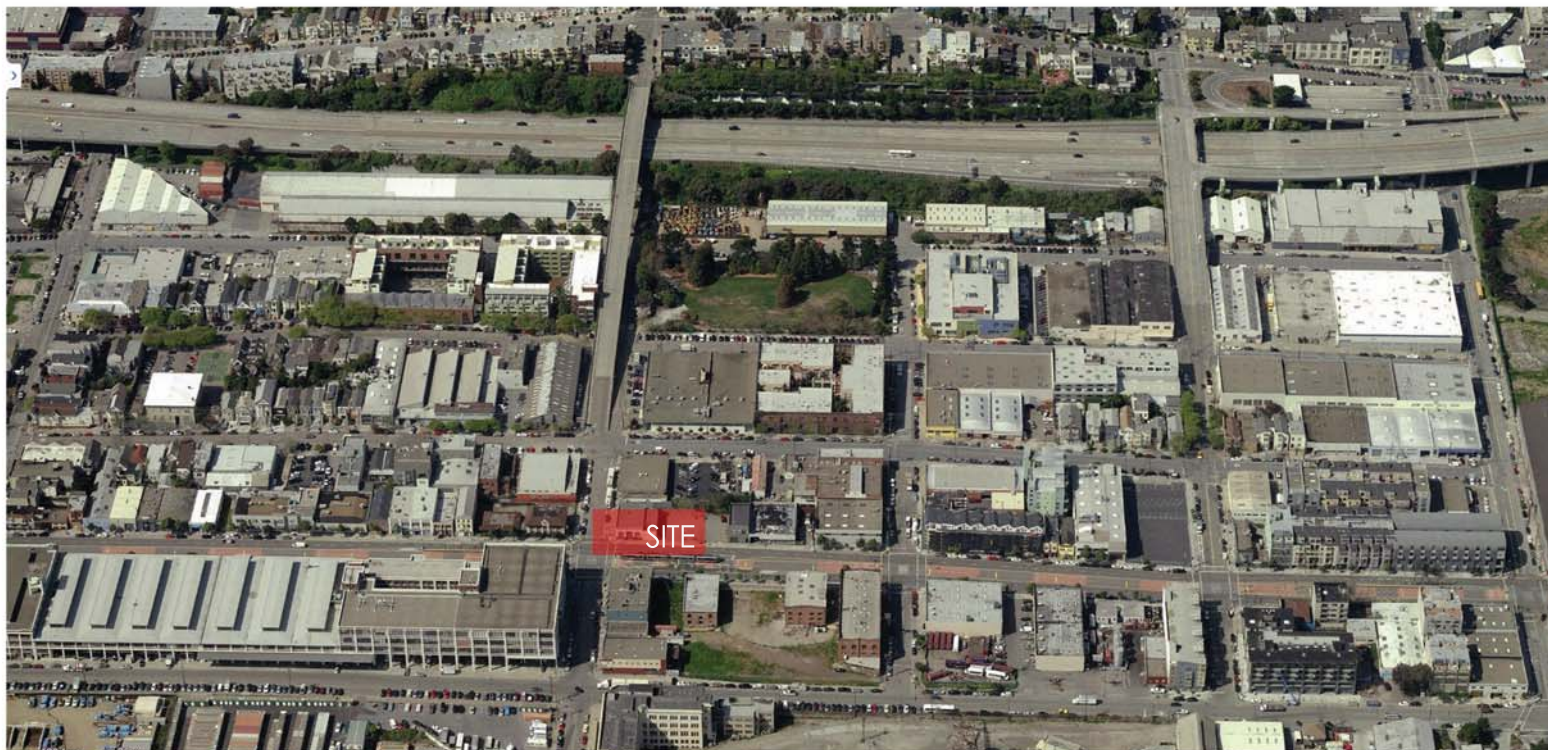
View of Site facing West along 20th Street



American Can Building with Historic Police Station



Potrero Launch Development



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Street Montage



3rd Street East Side Elevation



3rd Street West side Elevation



20th Street- North side Elevation



20th Street-South side Elevation

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Perspective
Looking West
from 20th Street



Perspective
Looking North-West
from Third Street





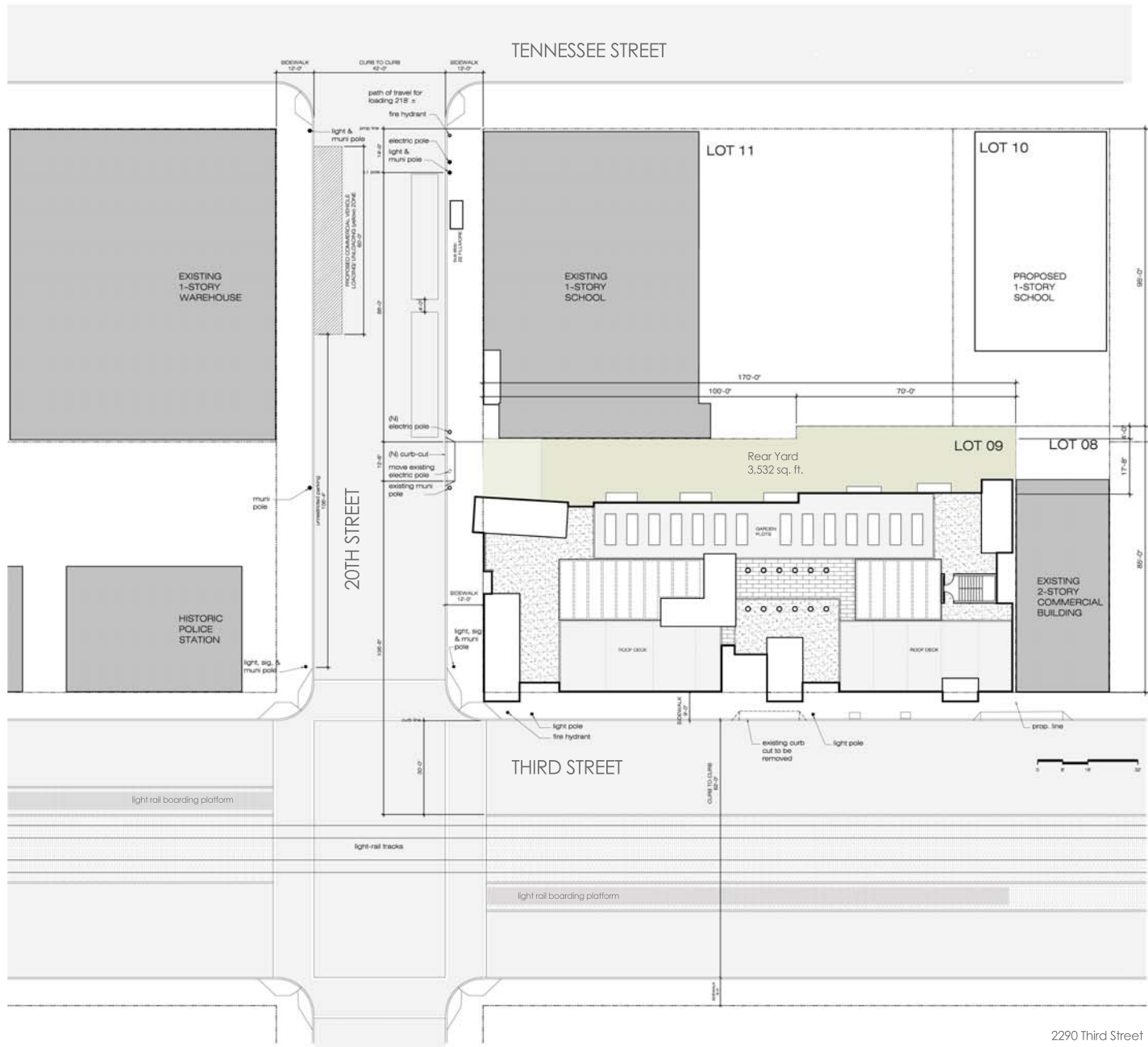
Detail View of
Vertical
Gardens from
Third Street

View of Third
Street Frontage
at Townhomes



TENNESSEE STREET

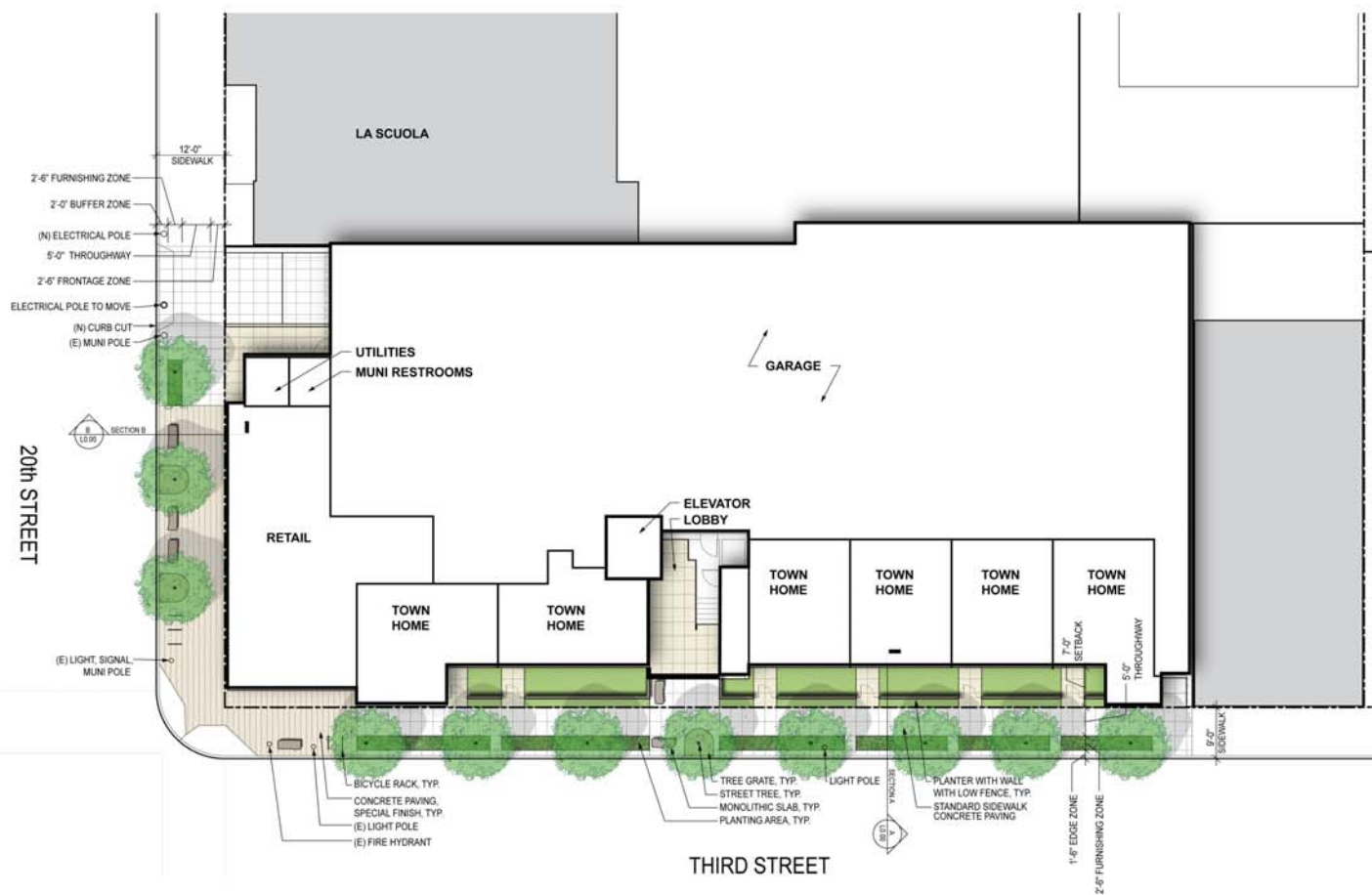
Site Plan / Roof Plan



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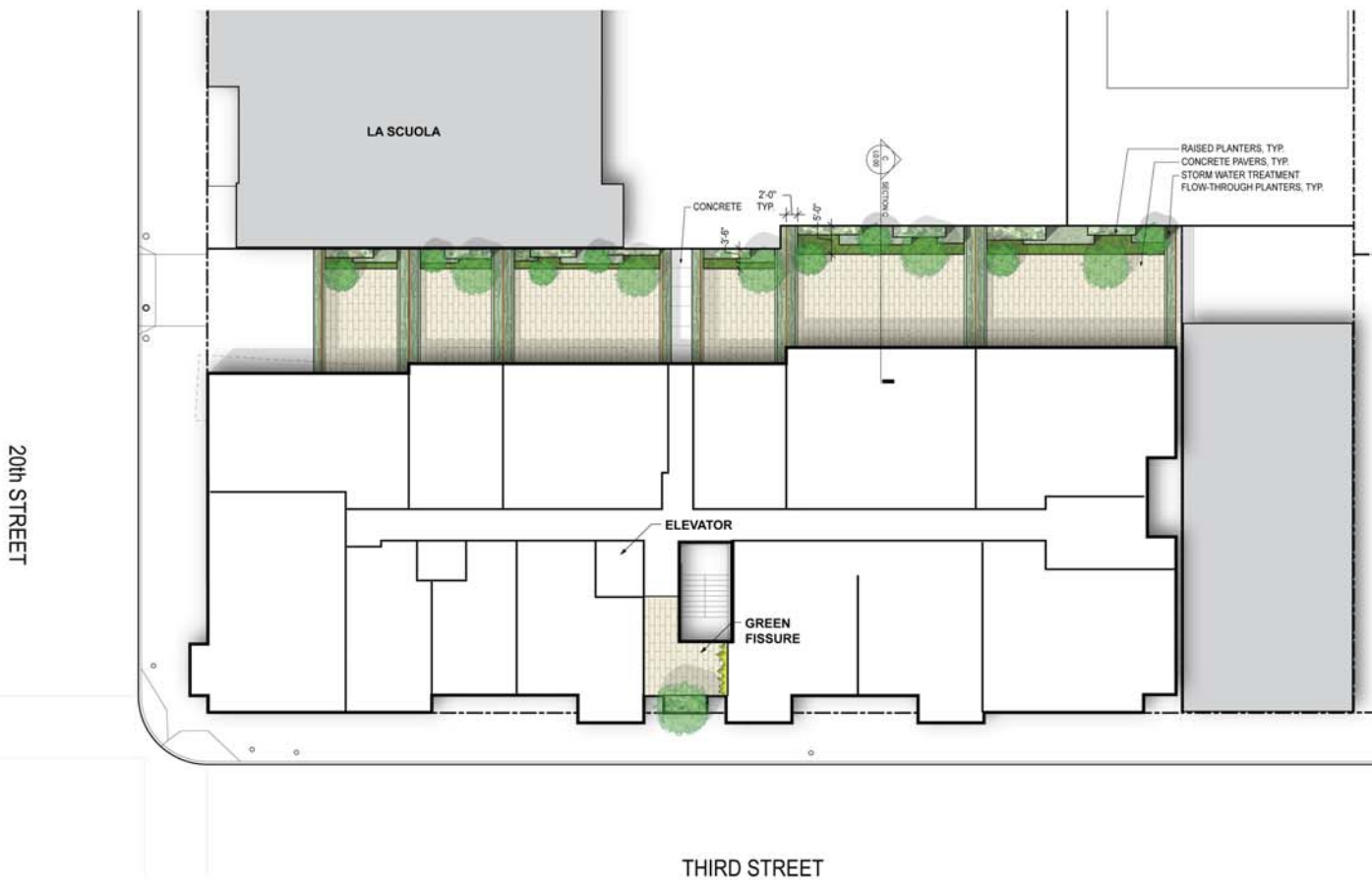
Ground Floor Streetscape



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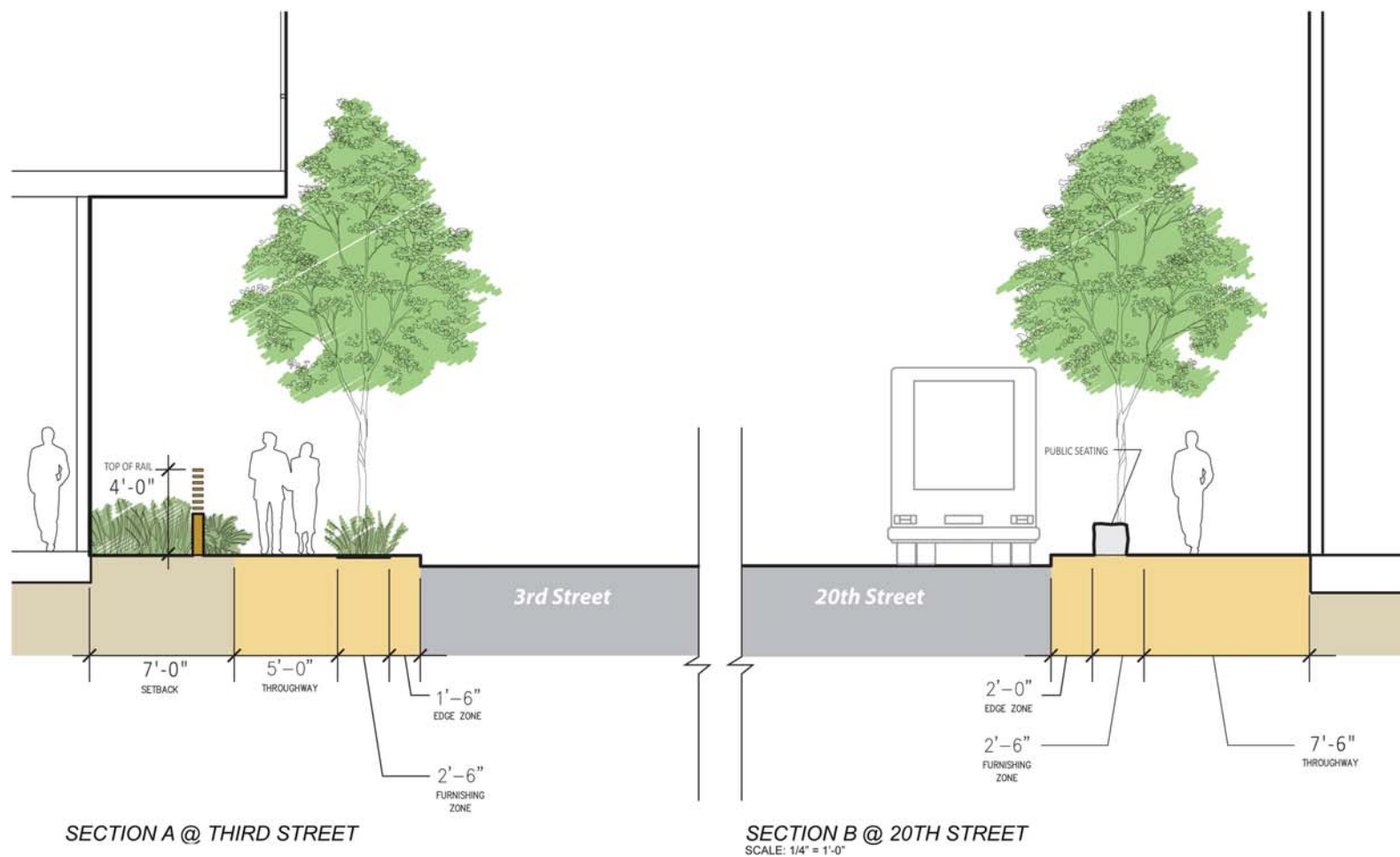
Podium Rear Yard Landscape



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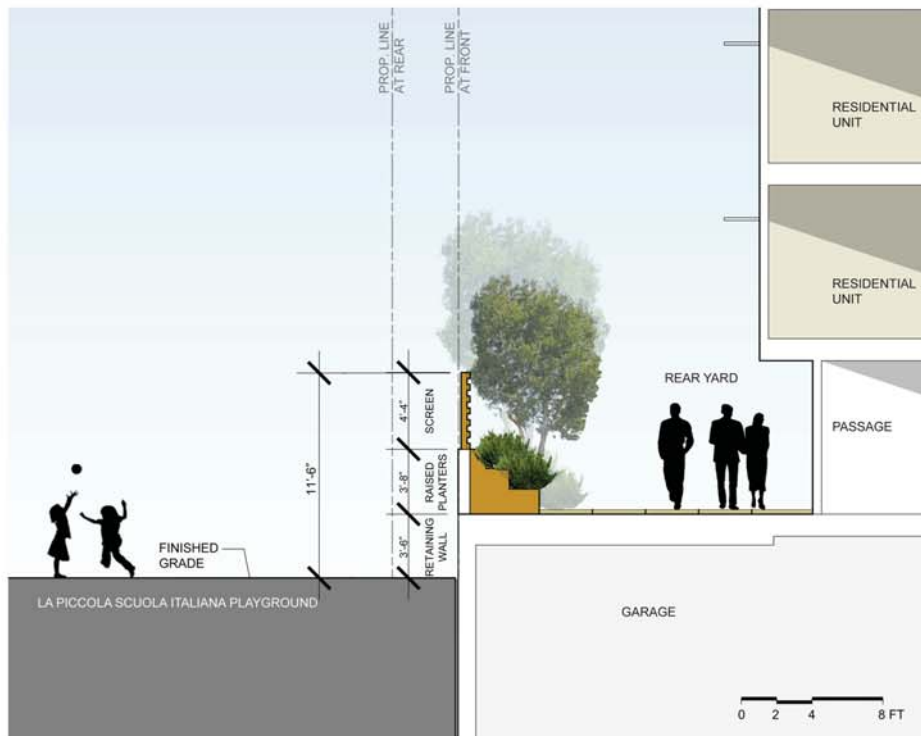
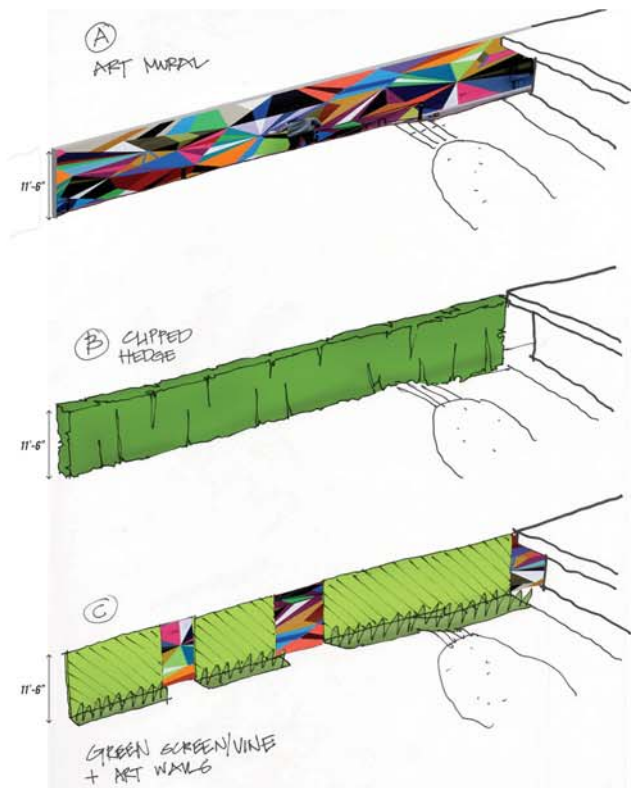
Streetscape Sections



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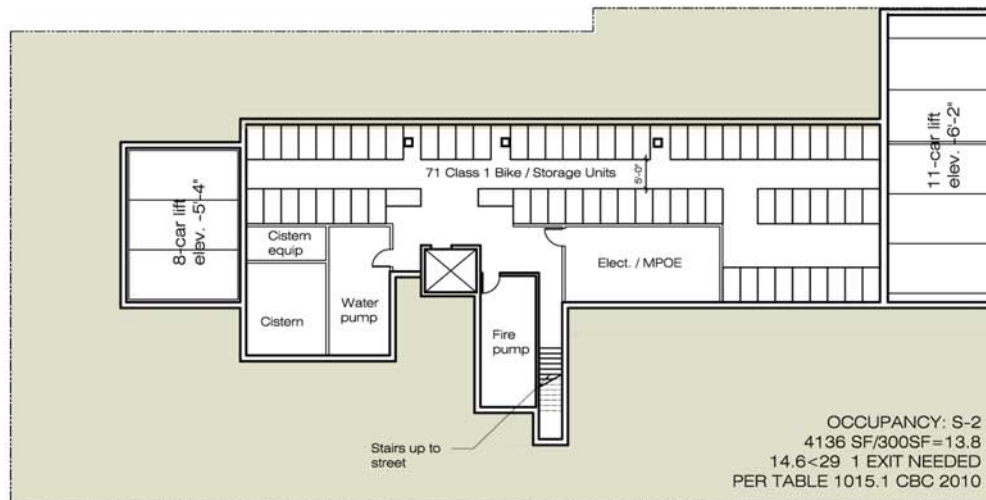
Rear Yard and Playground Section/Privacy Screen Design Options



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Basement Floor Plan



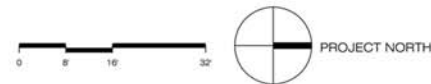
Approximate Excavation Volumes:

Numbers are based on an additional 18-inch depth between finished floor and sub-grade with no overage, and no other structural slabs, footings, utilities or site drainage excavation factored in.

North Parking Pit: 1,153 s.f. x 3' depth =
3,459 cf = 128 cy

South Parking Pit: 614 s.f. x 3' depth =
1,842 cf = 68 cy

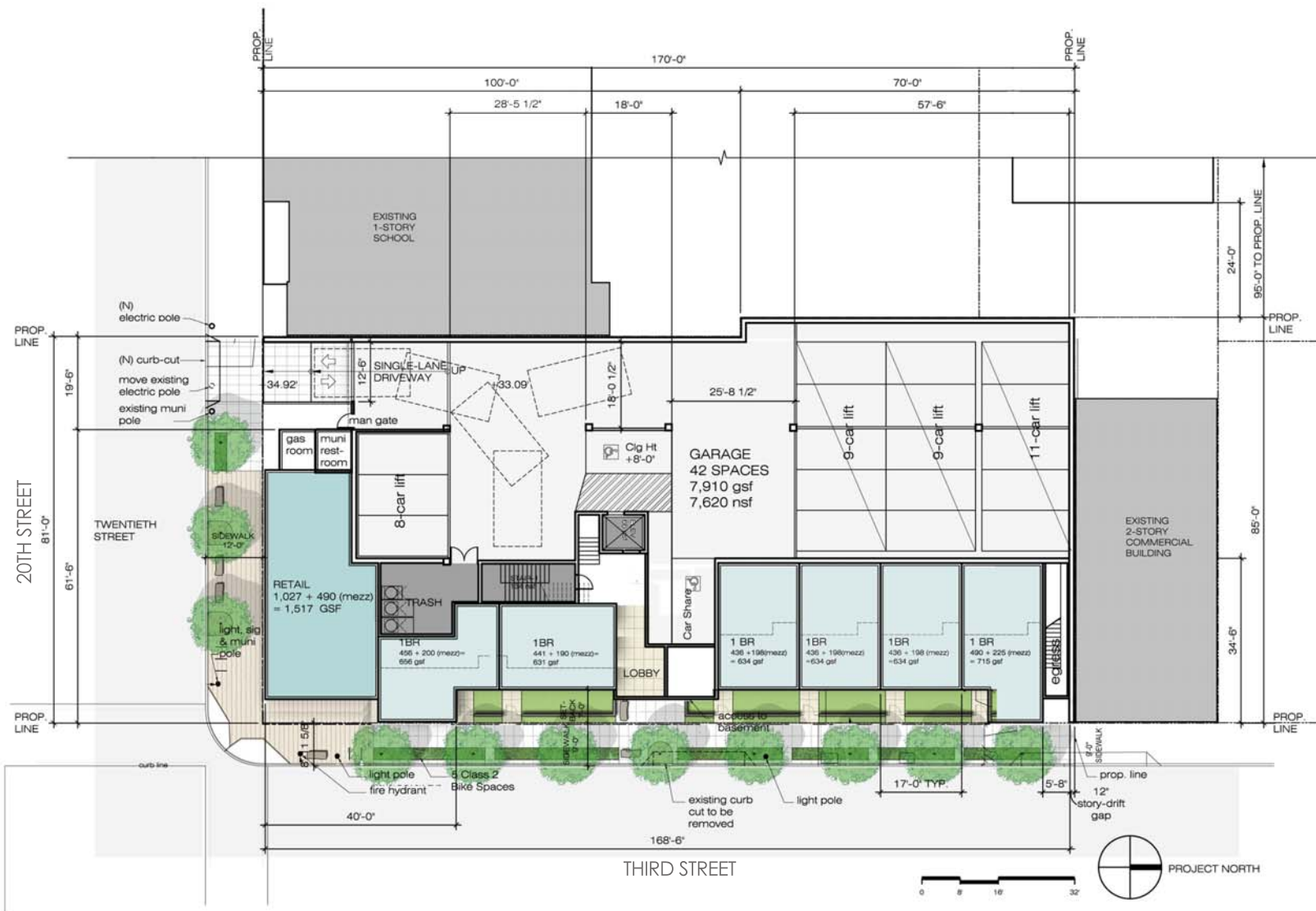
Basement: 3,427 s.f. x 6'-6" depth =
22,618 cf = 838 cy



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Ground Floor Plan



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Podium Floor Plan



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Third Floor Plan



- 3 bedroom
- 2 bedroom
- 1 bedroom
- studio
- retail
- common open space



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Fourth Floor Plan



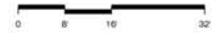
BUILDING.

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Fifth Floor Plan



- 3 bedroom
- 2 bedroom
- 1 bedroom
- studio
- retail
- common open space



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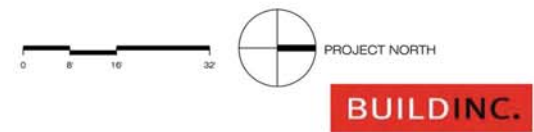
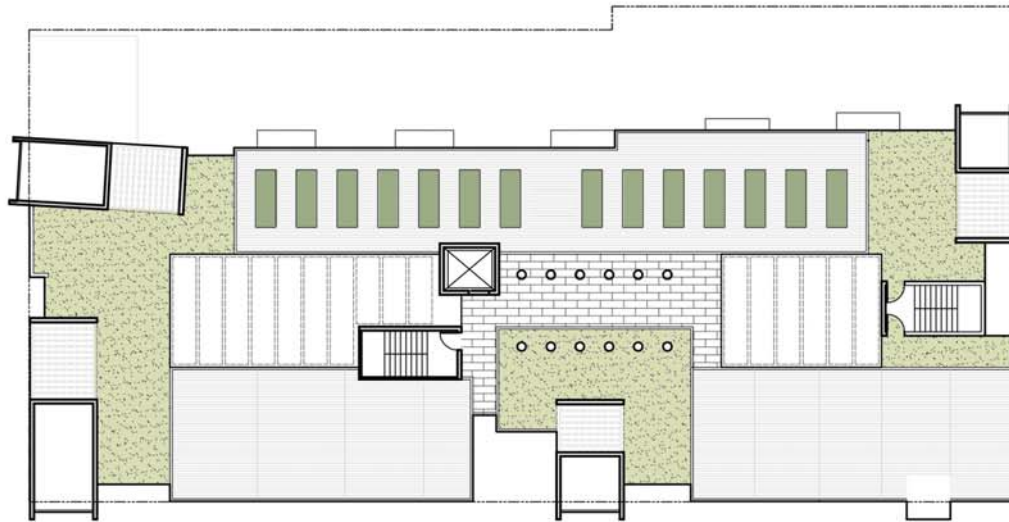
Sixth Floor Plan



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Roof Plan



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3rd Street Elevation



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20th Street
Elevation



- painted metal panels
- anodized aluminum windows with insulated low-e glazing
- patinated zinc panels
- anodized alum. windows w/ spandrel glass
- integral colored terra-cotta rainscreen
- painted aluminum storefront
- painted steel canopy
- concrete bulkhead

TENNESSEE

THIRD STREET

BUILDING.

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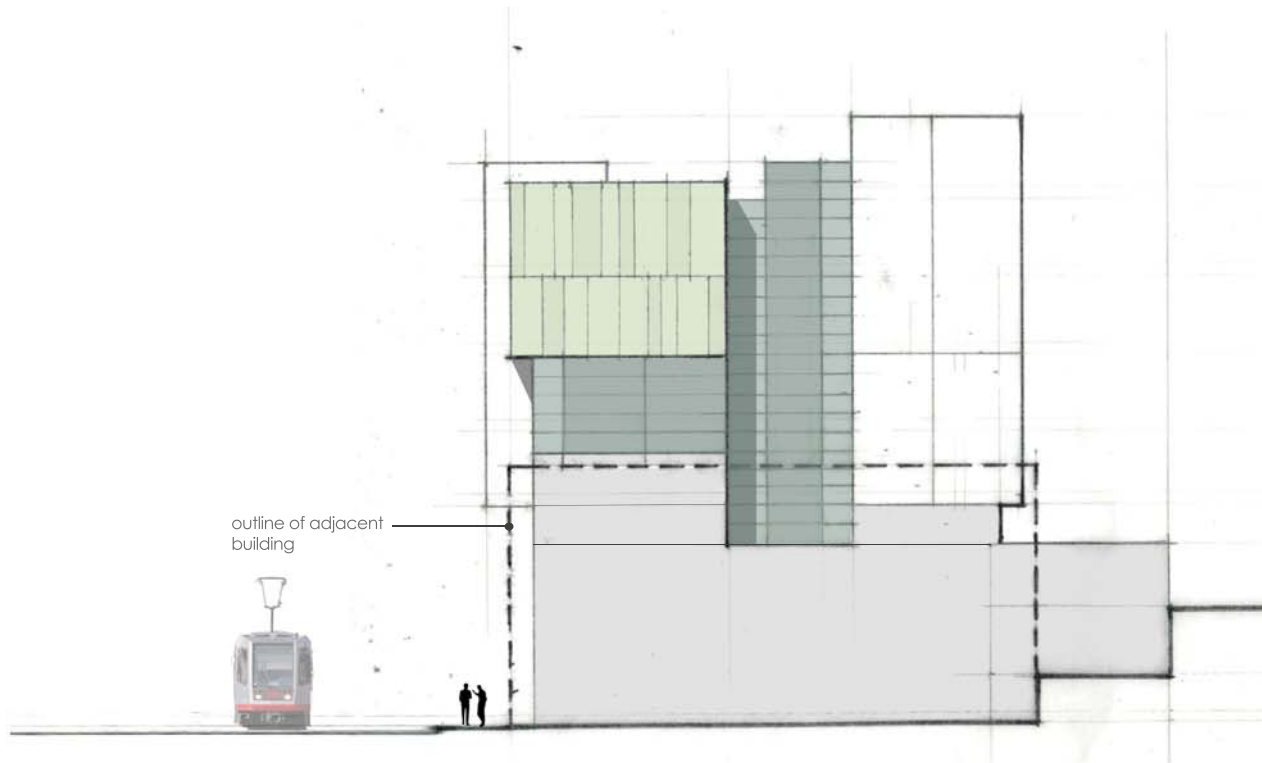
Rear Yard
Elevation



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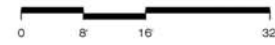
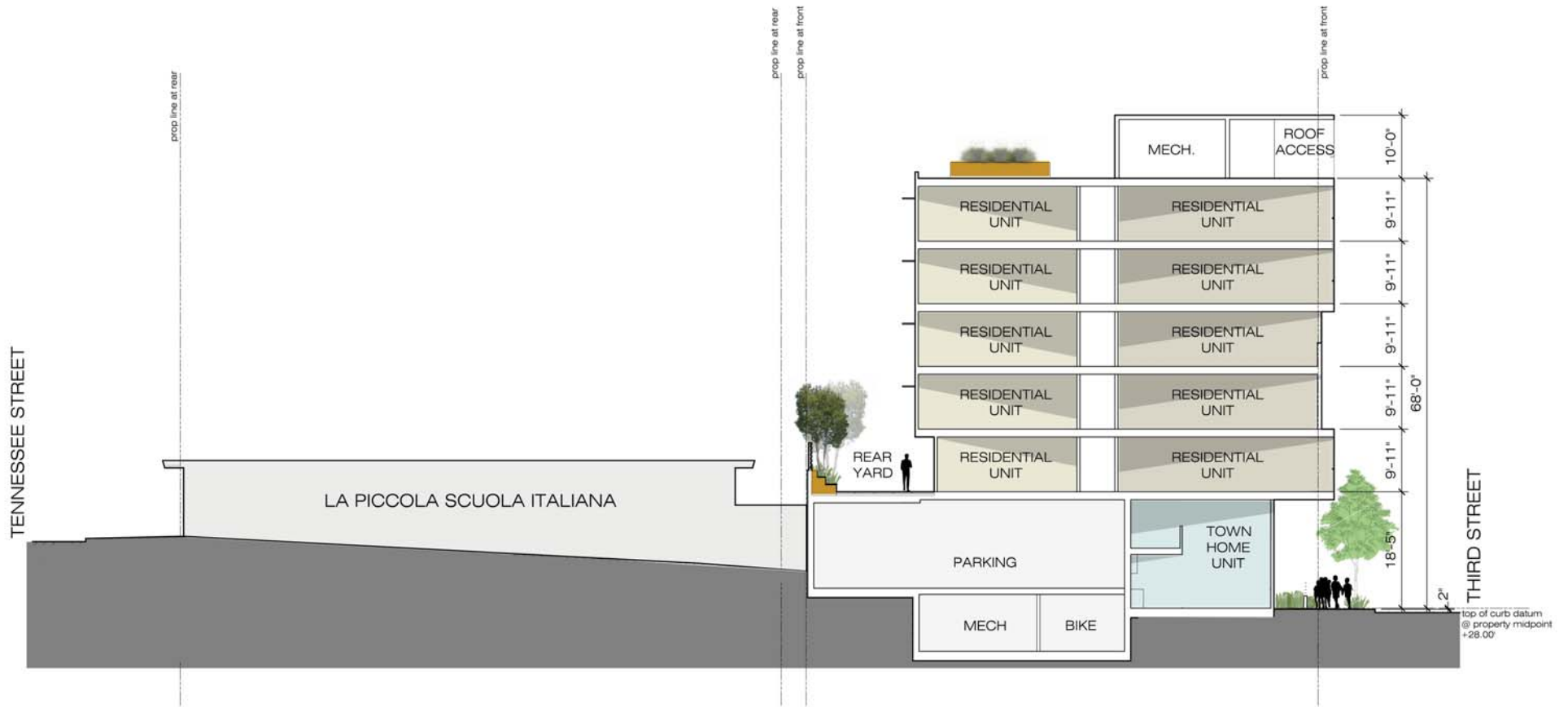
North Elevation



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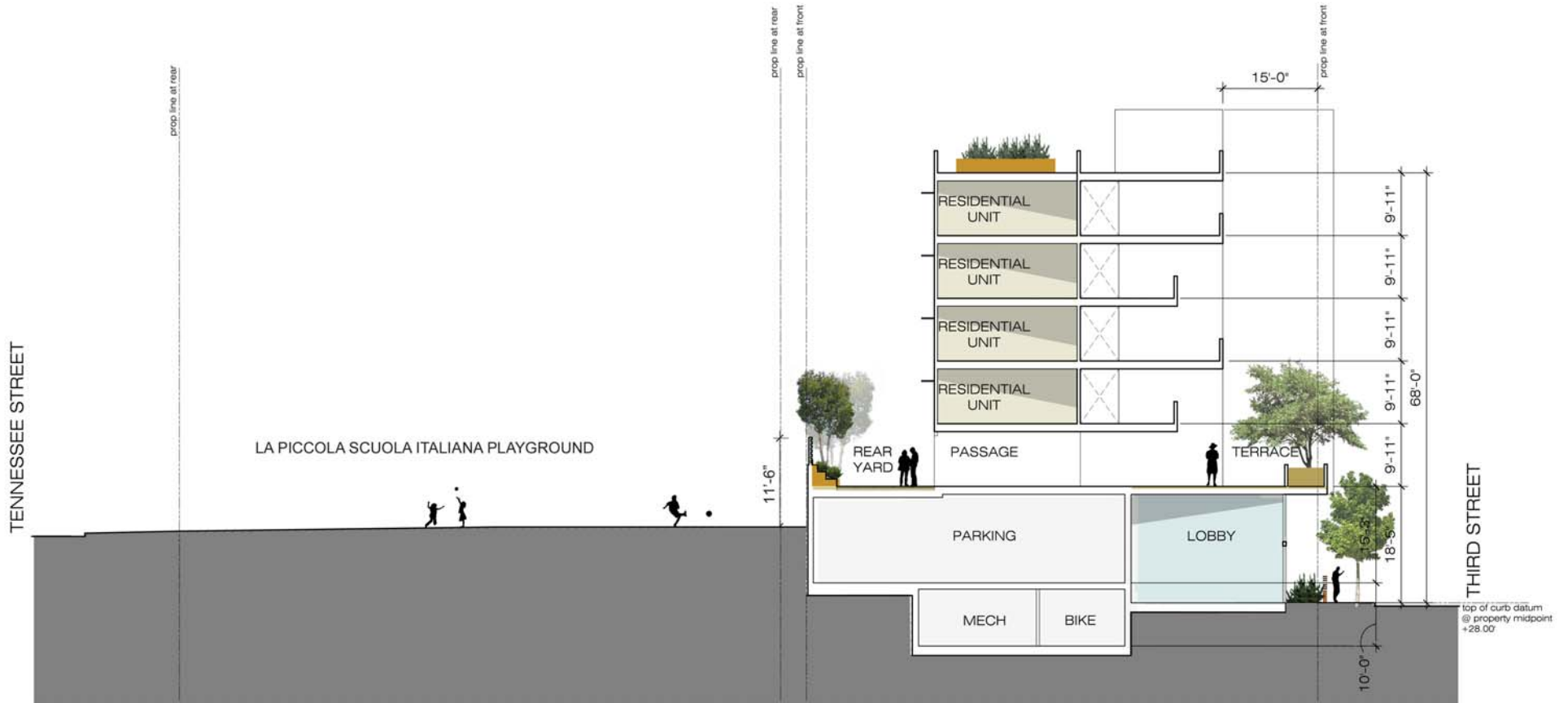
Section - A



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Section- B



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EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	MONITORING AND REPORTING PROGRAM			
		Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES					
AIR QUALITY					
<i>Mitigation Measure 1 – Construction Air Quality</i>					
The City would also condition project approval such that each subsequent project sponsor would require the contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.	Project sponsor, contractor(s)	During construction	Ensure construction equipment is properly maintained and operated to minimize exhaust emissions	Project sponsor, contractor(s) to provide Planning Department with monthly reports during construction period	Considered complete when upon receipt of final monitoring report at completion of construction
HAZARDS AND HAZARDOUS MATERIALS					
<i>Mitigation Measure 2 – Hazardous Building Materials</i>					
The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to the applicable federal, state, and local laws.	Project sponsor, contractor(s)	Prior to demolition of structures	Ensure equipment containing PCBs or DEHP and other hazardous materials is properly disposed	Project sponsor, contractor(s), DPH, various federal and state agencies	Considered complete when equipment containing PCBs or DEHP or other hazardous materials is properly disposed
IMPROVEMENT MEASURES					

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility
TRANSPORTATION AND CIRCULATION				
<i>Improvement Measures 1: Timing of Proposed On-Street Commercial Loading Spaces</i>				
<p>As an improvement measure to ensure that SFMTA’s approval and legislation phase for conversion of three unrestricted on-street parking spaces to commercial loading spaces is completed and new curb regulations implemented prior to the Proposed project’s opening, the project sponsor should apply for the commercial vehicle loading zone on 20th Street at the start of construction. The project sponsor would need to apply through the SFMTA’s Parking and Traffic Color Curb Program.</p>				
<i>Improvement Measure 2: Installation of Eyebolts</i>				
<p>As an improvement measure to reduce pole clutter, the project sponsor could review with SFMTA whether it would be appropriate to install eyebolts in the renovated building to support Muni’s overhead wire system on 20th Street and/or Third Street would be appropriate.</p>				
<i>Improvement Measure 3: Installation of Bicycle Racks on the Adjacent Sidewalk</i>				
<p>As an improvement measure to accommodate retail visitors arriving by bicycle, the project sponsor would request that SFMTA install bicycle rack(s) on the sidewalks adjacent to the project site on 20th Street and/or Third Street. The project sponsor would work with SFMTA as to the final number and location of the bicycle racks.</p>				
<i>Improvement Measure 4: Coordination of Move-In/Move-Out Activities</i>				

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><i>and Large Deliveries</i></p> <p>As an improvement measure to reduce the potential for parking of delivery vehicles within the travel lane adjacent to the curb lane on Third Street or within the Muni bus layover on 20th Street, residential move-in and move-out activities should be scheduled. Moving trucks should be parked on the south side of 20th Street within the proposed commercial loading zone, and curb parking should be reserved through SFMTA. In addition, larger deliveries should be scheduled and coordinated through building management.</p>					
<p>HISTORIC PRESERVATION</p> <p><i>Improvement Measure No. 5: Historic Architectural Resources – HABS Documentation</i></p> <p>The Project Sponsor shall ensure documentation of the existing building and historic resource according to Historic American Building Survey (HABS) Standards, prior to demolition, as follows:</p> <ul style="list-style-type: none"> • Prior to approval of the demolition permit, the Project Sponsor shall undertake HABS (Historic American Building Survey) documentation of the subject property. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 CFR, Part 61). The documentation shall consist of the following: <ul style="list-style-type: none"> – <i>HABS-Level Photography</i>: Archival photographs of the interior and the exterior of subject property. Large format negatives are not required. Digital photography may be taken, as guided by HABS/HAER/HALS Photography Guidelines. Generally, the following requirements shall 	<p>Project Sponsor and Qualified Professional with experience with HABS documentation and photography.</p>	<p>Prior to issuance of a demolition permit.</p>	<p>Project Sponsor to retain Qualified Professional to document historical resource. Qualified professional to photograph resource and prepare a historical report. Project Sponsor or Qualified Professional to disseminate documentation as specified.</p>	<p>Planning Department Preservation Staff to approve documentation submitted by project sponsor.</p>	<p>Considered complete upon Planning Department approval of documentation / issuance of demolition permit.</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>apply: the digital sensor size should be at least full frame (35mm) with a minimum of 24 megapixels taken with a perspective correction or other lens resulting in photographs that do not require post-processing. Photographic prints should be accompanied by a data sheet from the printer noting the paper used, printer model, type of ink, and estimated longevity. The scope and number of the archival photographs shall be reviewed and approved by Planning Department Preservation staff, and all photography shall be conducted according to the latest National Park Service standards and guidelines. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS Photography, and shall be labeled according to HABS Photography Guidelines; and,</p> <ul style="list-style-type: none"> – <i>HABS Historical Report</i>: A written historical narrative and report, per HABS Historical Report Guidelines. <p>The professional shall prepare the documentation and submit it for review and approval by the San Francisco Planning Department's Preservation Staff. The final documentation shall be disseminated to the San Francisco Planning Department, San Francisco Library History Room, Northwest Information Center-California Historical Resource Information System, and San Francisco Architectural Heritage.</p>					
<p><i>Improvement Measure No. 6: Historic Architectural Resources – Interpretive Display</i></p> <p>The project sponsor shall incorporate an exhibit/interpretative display on the history of the building and the surrounding neighborhood prior to approval of the demolition permit. The documentation and interpretive display shall be designed by a qualified professional who meets the standards for history or architectural history (as appropriate), as set forth by the</p>	Project Sponsor/ Qualified Professional.	Prior to demolition and construction activities.	Project Sponsor to retain qualified professional to design interpretive display, subject to	Planning Department Preservation Staff to approve scope of work for on-site display to be submitted by project sponsor and/or qualified	Considered complete upon issuance of Certificate of Occupancy.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
Secretary of the Interior's Professional Qualification Standards (36 CFR, Part 61). Planning Department Preservation staff shall review and approve the scope, content, design and location of the new exhibit/interpretative display. The new exhibit/interpretative display shall be located within a publicly-accessible or publicly viewable area within the new buildings, as determined by Planning Department Preservation staff and the Environmental Review Officer.			approval by Planning Department Preservation staff.	historic preservation professional.	