

File No. 190097

Committee Item No. _____

Board Item No. 24

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: February 12, 2019

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OTHER

- Appeal Letter - 01/22/19
- Supplemental Appeal Letter - 02/01/19
- Project Sponsor Letter - 01/29/19
- Hearing Notice and Clerical Documents
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- _____
- _____
- _____
- _____

Prepared by: Lisa Lew
Prepared by: _____

Date: February 8, 2019
Date: _____

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

See attached

b) Set forth the reasons in support of your appeal:

See attached

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Sue Hestor

Name

Angelica Cabande

Name

870 Market St #1128

Address

1110 Howard St

Address

415-846-1021

Telephone Number

415-255-7693

Telephone Number


Signature of Appellant or
Authorized Agent

Conditional Use Appeal - Motion 20361

1052-1060 Folsom Street & 190-194 Russ Street

(a) The parts of the decision the appeal is taken from:

All aspects of the proposed project, in particular the building mass which casts shadows on Victoria Manalo Draves Park. This project is located in the SoMa Youth and Family Special Use District and ignores the standards for new projects replacing existing housing in that SUD.

(b) The reasons in support of this appeal:

Construction of the proposed 64'6" 7-story Project is subject to the provisions of Proposition K, which severely restricts new shadows being cast. The Planning Commission did not follow San Francisco Law provisions governing shadows.

The Planning Commission was not provided in their packet or at the Commission hearing with the complete shadow study and had no basis on which to adopt **Motion 20362 Shadow findings**. There was no separate presentation to the Planning Commission of shadows proposed to be cast. The Commission was deprived of the ability to view required evidence and make findings on the shadow impacts of the Project BEFORE considering the project itself. This violated the requirements of Proposition K which required PRIOR analysis of the shadow impacts before considering approval of the Project. The Planning Commission's adoption of the Conditional Use, and other approvals, violated the requirements of Proposition K.

The staff report and draft Motion 20362 - submitted to Planning Commission 12/13/18 - erroneously presented as FACT that the General Manager of Recreation and Park in consultation with the Recreation and Park Commission had found that new shadows cast by the project would not be adverse to Victoria Manalo Draves Park. As of 12/13/18 neither the General Manager nor the Rec Park Commission had made a decision.

There was no **qualitative** evaluation of the impacts of shadows cast, the impacts on the mostly low-income users of the park. Such an evaluation had been performed by the Recreation and Park Commission on 1/15/15 when this owner proposed development of a SMALLER project on a portion of the site at **190 Russ Street**. The shadows cast by the 190 Russ project were smaller than those cast by the current project. The RecPark Commission unanimously found the shadow impacts to be significant based on their impacts on low-income users of the Park who have extremely limited access to open space. They have no rear yards on their lots and depend on public open space for sun.

There is no discussion of the 2015 Rec Park Commission unanimous action.

Much of the Planning Commission discussion focused on housing added by the project - while demolishing housing in existing buildings - and ignored the low-income community surrounding the Park.

District 6 shoulders a disproportionate burden of development and population growth in the City while having only 2 full-size parks. Victoria Manalo Draves Park is widely used by seniors, families, and youth. The shadows which will be cast would occur for 8 months of the year on the northeast portion of the park, which includes the Park entry, basketball court, children's play, grassy areas and benches.

Commission approval of a Conditional Use specifically incorporates approval of project plans. Commissioner Moore noted at the hearing that the plans presented could not be built because they omitted types of spaces in the design that are required by various building codes.

Because they were not drafted by an architect responsible to be aware of all such requirements, the plans would have to be redrafted before permit issuance.

The MASS of the project is therefore uncertain - but the mass of the Project is what determines the shadow impacts of the project. The Planning Commission required plans which had massing and correct configuration of housing units so they could properly evaluate both shadow impacts and the merits of a conditional use.

Presentation to Planning Commission of correct massing is also required as basis for Large Project Authorization and Variance for approval of the project. The lack of approvable plans brings those actions into question.

The Project fails to meet Sec 303 criteria for a Conditional Use in that it is detrimental to the general welfare of persons residing in the vicinity, including but not limited to their use of the Park. Late afternoon sun is critical to use of park by lower income residents.

It should be noted that Planning Department planner on this case left the Department on December 21, 2018, the day after December 20, 2018 Planning Commission action. Appellants counsel requested production of documents on December 20 and December 21. The final actions, files and documents on this Project have been extraordinarily difficult for the public to access. Some appear to have just disappeared.



South of Market Community Action Network

1110 Howard Street | SF, CA 94103 | phone (415) 255-7693 | www.somcan.org

December 11, 2018

San Francisco Planning Commission
City Hall, 1 Dr. Carlton B. Goodlett Place

Re: 1052-1060 Folsom St & 190-194 Russ St

Dear Commissioners,

We are writing to express concerns about the shadow impacts of the proposed 1052-1060 Folsom St & 190-194 Russ St Project on Victoria Manalo Draves Park (VMD).

The proposed 1052-1060 Folsom St & 190-194 Russ St Project is a 64'6" tall seven-story residential building containing 63 units (consisting of studio, one, and two bedroom units) and ground floor retail.

District 6, particularly the SoMa, shoulders a disproportionate burden of development and population growth in San Francisco. However, the south of Market continues to have the least amount of parks and open space per capita, with only two (2) full-size parks: South Park and VMD. South Park was built in 1885 and after one hundred and fifty-one (151) years, finally in 2006 another full-size park was built and named after the Filipina-American South of Market native, and Olympic Gold Medalist, Victoria Manalo Draves.

VMD is an active park and is widely used by SoMa residents, students, and workers. The park serves the youth, adults, and seniors of the community with amenities available year-round, including a basketball court, community garden, children play areas, picnic area, open grassy areas, and benches. The park is utilized by the students of the nearby Bessie Carmichael School, and provides a venue for numerous community events and is favorite lunch hangout to many SoMa workers. Both the park and the project are also located within the Youth and Family Special Use District which was established in 2009 to protect and enhance the health and environment of youth and families in the South of Market.

Before you is the proposed 1052-1060 Folsom St & 190-194 Russ St Project that will cast new shadows on VMD. The Quantitative Summary of Shadow Findings further explains that there is a +0.38% annual increase in shade on the park that would occur for eight (8) months out of the year, affecting the northeastern portion of the park, which includes the Park entry, the basketball court, children's play area, grassy areas, and benches.

This, however, is not the first time this project has been before you. In January 2015, this same developer proposed a similar project though *smaller* in scale. At that time, the developer proposed a six-story residential project that would have caused a +0.07% increase in shadows on VMD. The Recreation and Park Commission and the Planning Commission recognized in 2015 the importance of protecting VMD and the significance of approving this project as a standard for future projects, and voted to reject the project. What is before you now is a larger project, with a much larger shadow impact.

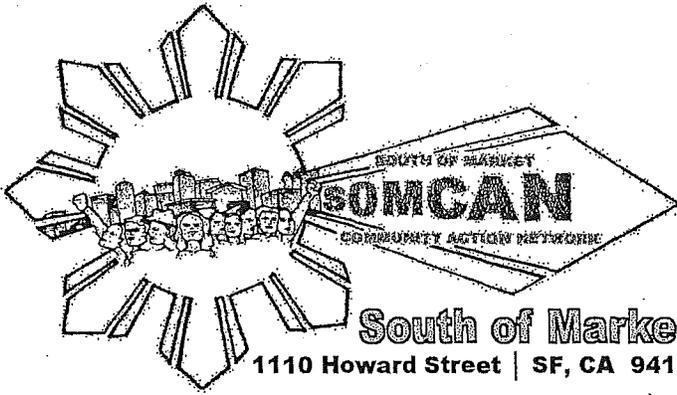
We would like to urge all of you to partner with us in protecting and preserving our very limited open spaces in the South of Market that serve a diverse population of residents, workers, children, youth, families, and seniors. With additional projects in the pipeline that are estimated to cast new shadows on VMD, in addition to the impact of 1052-1060 Folsom St & 190-194 Russ St, there will be a cumulative adverse impact to one of only two full-parks that serves the densely populated area in the South of Market. Approval of this project will set further detrimental precedents for future projects that will totally and completely disregard the value of public open space to the most underserved residents who actively use the park.

With that, **we strongly urge you to vote NO on the 1052-1060 Folsom St & 190-194 Russ St Project.** Furthermore, we urge the Recreation and Park Commission and the Planning Commission to re-examine and update the allowable shadow budget for parks in the South of Market to be consistent with other high density neighborhoods with very little open space that have 0% shadow tolerances. As the South of Market continues to see rapid rates of new development, evident in efforts such as the Central SoMa Plan, it is crucial that existing open spaces are preserved and protected.

Sincerely,



Angelica Cabande
Organizational Director
South of Market Community Action Network (SOMCAN)



2019 JAN 22 PM 2:54
BY _____

South of Market Community Action Network
1110 Howard Street | SF, CA 94103 | phone (415) 255-7693 | www.somcan.org

January 22, 2019

As the Organizational Director of the South of Market Community Action Network, I hereby authorize attorney Sue Hestor to make any necessary filings and take further action in the appeal of the proposed project at 1052-1060 Folsom Street & 190-194 Russ Street.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Angelica Cabande', is written over a horizontal line.

Angelica Cabande
Organizational Director, South of Market Community Action Network

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2016-004905 CUA, a conditional use authorization regarding (address) 1052-1060 Folsom St & 190-194 Russ St, District 6. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

[Signature]
[Signature]

1/16/19
1/16/19

2019 JAN 22 PM 3:03
[Signature]

(Attach copy of Planning Commission's Decision)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2016-004905(CVA) a conditional use authorization regarding (address) 1052-1060 Folsom St & 190-194 Russ St, District 6. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

Sander Lu Yen

1/18/19

2019 JAN 22 PM 3:03
PP

(Attach copy of Planning Commission's Decision)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2016-004905 CUA, a conditional use authorization regarding (address) 1052-1060 Folsom St & 190-194 Russ St, District 6. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

Kelly Rouse

1-18-19

2019 JAN 22 PM 3:43
BR

(Attach copy of Planning Commission's Decision)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2016-004905CUA, a conditional use authorization regarding (address) 1052-1060 Folsom St & 190-194 Russ St, District 6. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE


DATE
1-17-19

2019 JAN 22 PM 5:05


(Attach copy of Planning Commission's Decision)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20361

HEARING DATE: DECEMBER 20, 2018

1850 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2016-004905CUA
 Project Address: 1052-1060 Folsom Street & 190-194 Russ Street
 Zoning: SoMa NCT (Neighborhood Commercial Transit) Zoning District
 RED (Residential Enclave) Zoning District
 65-X Height and Bulk District
 SoMa Youth and Family Special Use District
 Block/Lots: 3731/021, 023 & 087
 Project Sponsor: Paul Iantorno
 Golden Properties LLC
 2170 Sutter Street
 San Francisco, CA 94115
 Staff Contact: Doug Vu -- (415) 575-9120
Doug.Vu@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.1, 121.7, 303 AND 317 FOR THE DEVELOPMENT OF A LOT GREATER THAN 10,000 SQUARE FEET IN THE SOMA NCT ZONING DISTRICT, MERGER OF LOTS THAT RESULT IN A STREET FRONTAGE GREATER THAN 50 FEET IN THE RED DISTRICT, AND THE DEMOLITION OF FOUR EXISTING DWELLING UNITS FOR THE PROJECT INVOLVING THE DEMOLITION OF FIVE EXISTING BUILDINGS, MERGER OF THREE LOTS, AND THE NEW CONSTRUCTION OF A SEVEN-STORY, 64-FEET AND 6-INCH TALL, APPROXIMATELY 58,719 SQUARE FEET MIXED-USE BUILDING CONTAINING 2,832 SQUARE FEET OF GROUND FLOOR COMMERCIAL RETAIL USE AND 55,887 SQUARE FEET OF RESIDENTIAL USE FOR 63 DWELLING UNITS (CONSISTING OF THREE STUDIO, 23 ONE-BEDROOM, AND 37 TWO-BEDROOM), 6,991 SQUARE FEET OF PRIVATE AND COMMON OPEN SPACE, AND A 3,572 SQUARE FEET GROUND FLOOR GARAGE WITH ACCESS FROM A NEW DRIVEWAY ON RUSS STREET FOR 16 OFF-STREET AUTOMOBILE PARKING SPACES AND 63 CLASS 1 BICYCLE PARKING SPACES AT 1052-1060 FOLSOM STREET AND 190-194 RUSS STREET, LOTS 021, 023 AND 087 IN ASSESSOR'S BLOCK 3731, WITHIN THE SOMA NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) AND RED (RESIDENTIAL ENCLAVE) ZONING DISTRICTS, SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT, A 65-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 8, 2017, Paul Iantorno of Golden Properties LLC (hereinafter "Project Sponsor"), filed Application No. 2016-004905CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to demolish five existing buildings that include approximately 10,349 square feet (sq. ft.) of commercial use and 4,656 sq. ft. of residential use containing

four dwelling, merge three the lots into once parcel, and construct a new seven-story, 64-ft. 6-in. tall, and 58,719 gross sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling units (including three studio, 23 one-bedroom and 37 two-bedroom units), a combined 6,991 sq. ft. of private and common open space, and a new 3,572 sq. ft. ground floor garage with access from a new driveway on Russ Street for 16 off-street auto and 63 Class 1 bicycle parking spaces (hereinafter "Project") at 1052-1060 Folsom Street and 190-194 Russ Street, Block 3731 and Lots 021, 023 and 087 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2016-004905CUA at 1650 Mission Street, Suite 400, San Francisco, California.

On December 20, 2018, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-004905CUA.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq. (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On December 11, 2018, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section

21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On December 20, 2018, the Commission adopted Motion No. 20360, approving a Large Project Authorization for the Proposed Project (Large Project Authorization Application No. 2016-004905ENX). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-004905CUA, 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 existing buildings containing commercial uses and four dwelling units on three lots, merger of the lots into one parcel, and the construction of a new seven-story, 64'-6" tall, and 58,719 gross sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling (3 studio, 23 one-bedroom and 37 two-bedroom) units, a combined 6,991 sq. ft. of private and common open space, and a 3,572 sq. ft. ground floor garage with access from a new driveway on Russ Street for 16 off-street auto and 63 Class 1 bicycle parking spaces.
3. **Site Description and Present Use.** The Project is located at the northwest corner of Folsom and Russ Streets on three lots, two parcels in the SoMa Neighborhood NCT (Neighborhood

Commercial Transit) District, and one parcel in the RED (Residential Enclave) District. The Project Site has a lot area of 11,500 sq. ft. with 75 feet of frontage on Folsom Street and 140 feet on Russ Street. Lot 021 is rectangular shaped and developed with three structures including a 6,197 sq. ft., two-story, corner building containing two commercial storefronts at the ground floor (d.b.a. Deli Board and Fondue Cowboy), and 2 two-bedroom flats at the second floor, a 991 sq. ft. one-story commercial building facing Russ Street, and a 2,158 sq. ft., three-story Edwardian-period designed house at the rear of the lot containing two residential flats over a garage, also facing Russ Street. Lot 023 is located mid-block, rectangular shaped, and improved with a 3,840 sq. ft., two-story commercial building fronting Folsom Street. Lot 087 is T-shaped, faces Russ Street and is developed with a surface parking lot at the front and a 1,819 sq. ft. one-story commercial building at the rear.

4. **Surrounding Properties and Neighborhood.** Sixty percent (60%) of the Project Site is located in the SoMa NCT Zoning District, a corridor along 6th and Folsom Streets that connects to the Folsom Street NCT District and possesses a development pattern of ground floor commercial and upper story residential units. Active, neighborhood-serving and pedestrian-oriented ground floor uses are required, and the development controls in this NCT Zoning District are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. While offices and general commercial retail uses may locate on the second story or above in new buildings, most commercial uses are prohibited above the second story.

The remaining rear forty percent (40%) of the Project Site is located in the RED Zoning District, which encompasses many of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the South of Market area. The zoning controls for this district are tailored to encourage compatible and economically feasible in-fill housing, while providing adequate residential amenities to the site and neighborhood. Nonresidential uses are generally not permitted, and undeveloped or underdeveloped properties are viewed as opportunity sites for new, moderate-income, in-fill housing. The properties adjacent to the Project Site include a restaurant to the west (d.b.a. Extreme Pizza), an institutional nonprofit use (d.b.a. Mission Hiring Hall) to the east across Russ Street, live-work units and a multi-family dwelling located to the north, and Victoria Manolo Draves Park to the south across Folsom Street.

5. **Public Outreach and Comment.** The Department has received one letter of support from the tenants of the existing rental units acknowledging an agreement with the Project Sponsor to provide temporary housing, relocation funds and future replacement housing, and one letter of opposition from the South of Market Community Action Network expressing concern about shadow impacts on Victoria Manolo Draves Park.

On July 17, 2017, the Project Sponsor conducted the mandatory pre-application neighborhood meeting. Subsequently, the Project Sponsor has conducted additional community outreach including a public meeting on October 16, 2017 that was attended by South of Market Community Action Network (SOMCAN) and other interested community members at the West Bay Pilipino Center. The Sponsor has subsequently maintained communication with individuals of the interested community organizations to discuss community benefits. On November 21, 2018, the Sponsor responded in writing to specific questions from West Bay regarding shadow

impacts and project affordability and has gone door-to-door to speak with merchants and residents.

6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. 20360, Case No. 2016-004905ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
7. **Conditional Use Findings:** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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.

The Project's proposed size, height and intensity are comparable to, and compatible with the surrounding neighborhood and community, and it is designed to comply with the East SoMa Area Plan. Sixty percent (60%) of the Project Site is located in the SoMa NCT District, a corridor along 6th and Folsom Streets that connects to the Folsom Street NCT District and possesses a development pattern of ground floor commercial and upper story residential units. Active, neighborhood-serving and pedestrian-oriented ground floor uses are required, and the development controls in this NCT district are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. The remaining rear forty percent (40%) of the Project Site is located in the RED District, which encompasses many of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the South of Market area. Nonresidential uses are generally not permitted, and undeveloped or underdeveloped properties are viewed as opportunity sites for new, moderate-income, in-fill housing.

The Project will provide a development that is highly desirable for the neighborhood because it will fulfill the above stated goals by redeveloping an underutilized site with critically needed infill housing and ground floor retail uses in an intensely-developed urban context served by ample public transit and retail services. Residents of the Project will be able to walk, bike, or take transit to commute, shop, and meet other needs without reliance on private automobile use. The proposed ground floor retail uses will maintain the frontage of commercial uses along the Folsom and 6th Street corridors, and new street trees, landscaping and site furniture along the entire perimeter of the Project will improve the visual character and activate the streetscape and pedestrian environment.

- 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;

The existing development in the vicinity varies in size and intensity, and the Project is generally compatible with the diverse character of the area. The proposed merger of three adjacent lots to allow the development of a 64-ft. 6-in. tall mixed-use building will maximize the number of residential units and provide a dwelling unit mix that supports several General Plan policies and goals. The ground floor will include approximately 2,832 sq. ft. of commercial retail space that is divided into three storefronts to be consistent with the existing scale of ground floor commercial uses in the neighborhood. The building's inner court at the northwest corner of the Project Site is intended to minimize light and privacy impacts to the adjacent residential properties. The building's massing and volumetric proportions were considered to reduce impacts to Victoria Manolo Draves Park, and net new shadows will be minimal by lasting approximately one hour and 36 minutes on the longest day of the year beginning one hour before sunset. The cumulative shadow impact, including neighboring projects, will not exceed the 1% allowable budget for any shadow increase on the Park. Therefore, the Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or be injurious to property, improvement or potential development in the vicinity.

- (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;

The Project is highly accessible by public transit, with access to eleven MUNI bus lines and sixteen bus stops within a one-quarter mile radius, and the Civic Center MUNI and BART stations located less than one-half mile. Folsom Street is a designated Class II San Francisco Bikeway Network route, and nineteen additional routes are located within one-half mile of the Project. Folsom Street is also a designated Key Walking Street under the City's WalkFirst Program.

The Project proposes sixteen off-street residential parking spaces accessed through one 12-ft. driveway on Russ Street, and at a ratio of one space for every four units that will be leased separately from the apartments to minimize the impact on existing traffic patterns and the type and volume of traffic in the vicinity of the Project. Also included in the garage is one dedicated car-share space and 63 Class I bicycle parking spaces to promote an alternative transportation mode that is encouraged by the City. Finally, the Project's loading demand will be significantly minimized from the current conditions because the existing 10,349 sq. ft. of commercial space will be reduced to 2,832 sq. ft.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project includes residential and commercial uses that are typical of the surrounding context, and will not introduce operational noises or odors that are detrimental, excessive, or atypical for the area. While some temporary increase in noise, dust and/or odors can be expected during both demolition and construction, appropriate measures will be taken to minimize the generation of, and impacts from these emissions as required by the Building Code and any other applicable limitations.

Specifically, the noise is limited in duration and will be regulated by the San Francisco Noise Ordinance which prohibits excessive noise levels from construction activity and limits the

permitted hours of work and be subject to mitigation measures set forth in the Eastern Neighborhoods EIR. The Project Sponsor will be required to spray the site to suppress dust during demolition, excavation, and construction. Therefore, these activities should not generate significant airborne dust. The building will not exhibit an excessive amount of glazing or other reflective materials, and is therefore not expected to cause offensive amounts of glare.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project includes the planting of new street trees and other landscaping along the public right-of-way, and will provide 6,991 sq. ft. of residential open space through private decks, a common interior court, and a rooftop top. Off-street parking for the Project will be located in an at-grade garage at the rear of the building on Russ Street that will be accessed through one 12-ft. driveway. The Project provides more than adequate treatment to landscaping, screening, open spaces and parking areas which will contribute to the health, safety, convenience and general welfare of persons residing or working in the vicinity and will also benefit surrounding properties.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan;

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as described below.

- D. That the use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

A primary purpose of the SoMa NCT District is for new development to be moderate in scale, neighborhood-serving, pedestrian-oriented at the ground floor with residential levels above, and the purpose for new development in the RED District is in-fill housing. The Project complies with these goals by providing a new mixed-use building containing ground floor commercial retail space and new housing at the upper floors that have a diverse unit mix and is compatible with the scale and density currently existing in the area.

8. Planning Code Section 121.1 outlines additional criteria for the Planning Commission to consider in the review of applications for Development of Large Lots in the SoMa NCT Zoning District:

1. The mass and facade of the proposed structure are compatible with the existing scale of the district.

The Project is located at the corner of a block with 60% of the development located a neighborhood commercial zoning district and 40% located in a residential enclave, with both neighborhoods having a height limit of 65 feet. This proposed building's massing and scale are responsive to these site conditions by setting back the rearmost structural bay at the sixth and seventh floors to be compatible with the adjacent building scale in the residential enclave. The building is also set back between 5 and

15 feet at the topmost floor to reduce its bulk and possess a scale that is compatible with the block face in this neighborhood commercial district. The architectural design includes a distinct base, middle and top that also complements the neighboring buildings and incorporates the use of bays and varied facade planes to modulate the massing of the building. The exterior materials that reinforce this hierarchy include smooth stucco, porcelain tiles and extensive glazing at the base, fiber cement, smooth steel and phenolic resin panels with horizontal stucco bands and contrasting smooth stucco at the bays at the building's shaft, and corrugated steel panels at the top. Throughout the building, the window sashes will be composed of aluminum to be compatible with the aluminum storefront systems. Although two lots (3731/021 and 023) with a combined area of 7,000 sq. ft. are located in the SoMa NCT District, the Project includes the merger of three parcels and the construction of a new mixed-use building on a single 11,500 sq. ft. lot, thus forming one development lot for the Project. The Sponsor requests a Conditional Use Authorization pursuant to Planning Code Section 121.1.

2. The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The Project's facade includes ground floor commercial frontage on Folsom Street that is set back 3 feet to accommodate planters and widen the sidewalk in front of the building to be compatible with the surrounding ground floor active uses on Folsom Street. The three ground floor dwelling units on Russ Street contain elevated entries with porches that have an area of more than 40 sq. ft. each, a 10-ft 2-in. wide residential lobby located between the corner commercial storefront and ground floor dwelling units, and a 10-ft wide garage door to the ground floor parking garage located at the rear of the building to be compatible with the adjacent facades and residential scale of Russ Street. The Sponsor requests a Conditional Use Authorization pursuant to Planning Code Section 121.1.

9. Planning Code Section 121.7 The Planning Commission may approve a merger resulting in a lot frontage of larger than 50-ft in the RED Zoning District when one or more of the following findings can affirmatively be made:

1. The lot merger will enable a specific residential project that provides housing on-site at affordability levels significantly exceeding the requirements of Section 415.

The Project's 63 total dwelling units include four replacement rent-controlled units, 17 net new units located in the RED Zoning District that require 17.6% of the units to be affordable (or 3 units), and 42 net new units located in the SoMa NCT Zoning District that require 25% of the units to be affordable (or 11 units). Excluding the four rent-controlled two-bedroom units, the 59 net new units contain a mix of 3 studio, 23 one-bedroom, and 33 two-bedroom units, and the mix of affordable units include 6 one-bedroom and 8 two-bedroom units. The Project Sponsor has also agreed to provide one more affordable unit in addition to the required 14 units. The Sponsor requests a Conditional Use Authorization pursuant to Planning Code Section 121.7.

2. The lot merger will facilitate development of an underutilized site historically used as a single use and the new project is comprised of multiple individual buildings.

The Project does not propose multiple individual buildings, but the new development includes commercial retail uses and high density residential uses that will replace the existing underutilized buildings.

3. The lot merger serves a unique public interest that cannot be met by building a project on a smaller lot.

The proposed lot merger would permit the construction of one building containing 63 dwelling units that would efficiently use land area through shared common features such as entrances, interior hallways and circulation, open space, and a parking garage. Alternatively, development of the three subject lots individually with separate buildings would require separate systems for each structure and yield significantly less dwelling units. The merger of these lots to maximize the development of new dwelling units serves a public interest that cannot be achieved by building smaller separate projects on individual lots, which complies with Planning Code Section 121.7(d)(3). The Sponsor requests a Conditional Use Authorization pursuant to Planning Code Section 121.7

10. Planning Code Section 317 outlines additional criteria for the Planning Commission to consider in the review of applications for Residential Demolition:

- A. Whether the property is free of a history of serious, continuing Code violations;

The properties had two Planning Department enforcement cases from 2014 (Case No. 12947 and 13538) that were related to the commercial uses, which have been abated. Currently, the properties do not have any further violations or Code violations.

- B. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The properties have no history of complaints related to the housing on site. The existing housing units have been maintained in a decent, safe and sanitary condition.

- C. Whether the property is an "historical resource" under CEQA;

The existing buildings are not historical resources under CEQA, pursuant to Case No. 2016-004905ENV.

- D. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The existing buildings are not historical resources under CEQA, pursuant to Case No. 2016-004905ENV.

- E. Whether the Project converts rental housing to other forms of tenure or occupancy;

The Project will not convert rental housing, but replace four existing rental units in-kind. The Project Sponsor will enter into an agreement with the City to ensure the four rental housing units will remain subject to the City's Rent Stabilization and Arbitration Ordinance.

- F. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

The project site has four existing two-bedroom rent controlled units, which are proposed for demolition. The Project Sponsor will provide the current tenants with temporary relocation assistance, including payment of the difference between their current rent and the new rent until the replacement units are available for occupancy, or until they elect to abandon their right of first refusal. These four replacement units will remain subject to the Residential Rent Stabilization and Arbitration Ordinance, and the Project Sponsor will enter into an agreement to ensure the future condominium parcel with the four rent controlled units will remain subject to the City's Rent Stabilization and Arbitration Ordinance.

- G. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

The Project does not conserve existing housing, since the four existing housing units will be demolished. However, the Project will yield an increase in the quantity of housing with 59 net new dwelling units that will preserve and positively contribute to the cultural and economic diversity within the neighborhood.

- H. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Project will provide a new building that is compatible with regard to materials, massing, volume, glazing patterns, and roofline with the buildings in the neighborhood to conserve the neighborhood character, and include a varied dwelling unit mix and on-site affordable units to preserve neighborhood cultural and economic diversity.

- I. Whether the Project protects the relative affordability of existing housing;

The Project will preserve the existing low-income housing by replacing the four units on site and executing a Costa Hawkins Exception agreement with the City.

- J. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The Project will provide 15 new and permanently affordable units that will be available to low, moderate, and middle income households pursuant to Planning Code Section 415.

- K. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The Project will replace a mixed-use building containing four existing dwelling units in an established South of Market neighborhood with a new building that will contain 63 dwelling units on a site that has been targeted for in-fill housing in the RED and SoMa NCT Zoning Districts.

- L. Whether the Project increases the number of family-sized units on site;

The Project will increase the number of family-sized units from four to 37, thus approximately 33 net new family-sized dwelling units.

- M. Whether the Project creates new supportive housing;

The Project does not create new supportive housing.

- N. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project complies with the Urban Design Guidelines. The building's distinct architectural style with its varying facade planes, exterior materials, upper floor setbacks and street level landscaping will provide an attractive setting to the pedestrian experience. The urban context of the Project includes commercial and mixed-use buildings ranging in scale from small to large that are diverse in architectural style and exterior materials. The design of the proposed building is contemporary in its architectural expression with a distinct base, middle and top that complements the neighboring buildings with the use of bays and varied facade planes to modulate the massing of the building and provide visual interest. To reflect the scale of older industrial buildings in the area and to differentiate the commercial nature of Folsom Street from the more residential character of Russ Street, the height of the base along Folsom Street is designed with transparent storefronts that have a 20-ft. floor to ceiling height and provides a transition to the recessed landscaped entrances to the ground floor residential lobby and residential uses on Russ Street. The Russ Street facade is divided into 25- to 30-ft. segments with varying exterior cladding to reflect the width of the existing buildings on Russ Street, and to reduce the horizontality of the building. A portion of the sixth floor is set back from Russ Street and the entire seventh floor is set back from both Folsom and Russ Streets to reduce the visual height and to minimize the shadow on Victoria Manalo Draves Park.

- O. Whether the Project increases the number of on-site dwelling units;

The Project will increase the number of on-site dwelling from 4 to 63 units, thus resulting in a net new 59 units.

- P. Whether the Project increases the number of on-site bedrooms; and

The Project will increase the number of on-site bedrooms from 8 to 100, thus resulting in a net increase of 92 bedrooms.

- Q. Whether or not the replacement project would maximize density on the subject lot.

The Project will maximize the building envelope and density on the project site.

11. **General Plan Compliance.** The General Plan Compliance Findings set forth in Motion No. 20360, Case No. 2016-004905ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.

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

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

The Project would replace five existing commercial and residential buildings with one new mixed-use building that would contain 2,832 sq. ft. of commercial space divided into three units that would provide opportunities for neighborhood-serving retail uses and residential employment. The Project would also add new residents to the neighborhood that may patronize these and other businesses, resulting in a net benefit for the East SoMa Neighborhood.

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

The Project's proposed size, height and intensity are comparable to, and compatible with the surrounding neighborhood, and is designed to comply with the East SoMa Area Plan. The new development will be compatible with regard to materials, massing, volume, glazing patterns, and roofline with the buildings in the neighborhood to conserve the neighborhood character, and include a varied dwelling unit mix and on-site affordable units to preserve neighborhood cultural and economic diversity.

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

The Project will not displace any existing affordable housing. None of the existing four units are designated as part of the City's affordable housing program. The Project will replace four rent-controlled units and will comply with the City's Inclusionary Housing Program by providing an additional fifteen units of permanently affordable housing, including one voluntary BMR unit.

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

The Project is adjacent to a major arterial in a transit-oriented area that is served by eleven MUNI bus lines and contains sixteen MUNI stops within a one-quarter mile radius. Sixteen off-street residential parking spaces accessed through one 12-ft. driveway on Russ Street, at a ratio of one space for every four units will minimize the impact on existing traffic patterns and the type and volume of traffic in the vicinity of the Project. Also included are one dedicated car-share space and 63 Class 1 bicycle parking spaces to promote alternative transportation modes. These project elements were included to not impede MUNI transit service and overburden our streets or neighborhood parking.

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

The Project does not include any commercial office development, and will not displace any existing industrial and service sector businesses.

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

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

- G. That landmarks and historic buildings be preserved.

There are no landmarks on the site, but the Project has been sensitively designed with building massing, scale, and contemporary architectural expression to be compatible with the surrounding context.

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

The net new shadow cast by the Project would not be adverse and is not expected to interfere with the use of Victoria Manalo Draves Park, as determined by a shadow analysis under Case No. 2016-004905SHD.

13. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), 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.

14. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

15. 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 Application No. 2016-004905CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 10, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods EIR and contained in the MMRP are included as conditions of approval.

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 December 20, 2018.


Jonas P. Jorin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel

NAYS: Malgar, Moore, Richards

ABSENT: None

ADOPTED: December 20, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to demolish five existing buildings that include approximately 10,349 square feet (sq. ft.) of commercial use and 4,656 sq. ft. of residential use containing four dwellings, merge three the lots into once parcel, and construct a new seven-story, 64-ft. 6-in. tall, and 58,719 gross sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling units (including three studio, 23 one-bedroom and 37 two-bedroom units), a combined 6,991 sq. ft. of private and common open space, and a new 3,572 sq. ft. ground floor garage with access from a new driveway on Russ Street for 16 off-street auto and 63 Class 1 bicycle parking spaces, pursuant to Planning Code Sections 121.2, 121.7, 303 and 317, located at Lots 021, 023 & 087 in Parcel 3731, within the RED (Residential Enclave) and SoMa NCT (Neighborhood Commercial Transit) Zoning Districts, SoMa Youth and Family SUD (Special Use District), and a 65-X Height and Bulk District, in general conformance with plans, dated December 10, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2016-004905CUA, and subject to conditions of approval reviewed and approved by the Commission on December 20, 2018 under Motion No. 20361. 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 December 20, 2018 under Motion No. 20361.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20361 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 Conditional Use 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 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 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. 2016-004905ENV) 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 the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Additional Project Authorizations.** The Project Sponsor must also obtain a Large Project Authorization under Section 329 to allow the demolition of five existing buildings containing commercial uses and four dwelling units on three lots, merger of the lots into one parcel, and the construction of a new seven-story, 64'-6" tall, and 58,719 gross sq. ft. mixed use building containing 2,832 sq. ft. of ground floor commercial retail use and 55,887 sq. ft. of residential use for 63 dwelling (three studio, 23 one-bedroom and 37 two-bedroom) units, a combined 8,923 sq. ft. of private and common open space, and a 3,572 sq. ft. ground floor garage with access from a new driveway on Russ Street for sixteen (16) accessory off-street auto and 63 Class 1 bicycle parking spaces. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply. The Planning Commission must also adopt a motion that finds the additional shadow cast by the Project on Victoria Manalo Draves Park would not be adverse to the use of the park, pursuant to Planning Code Section 295.

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

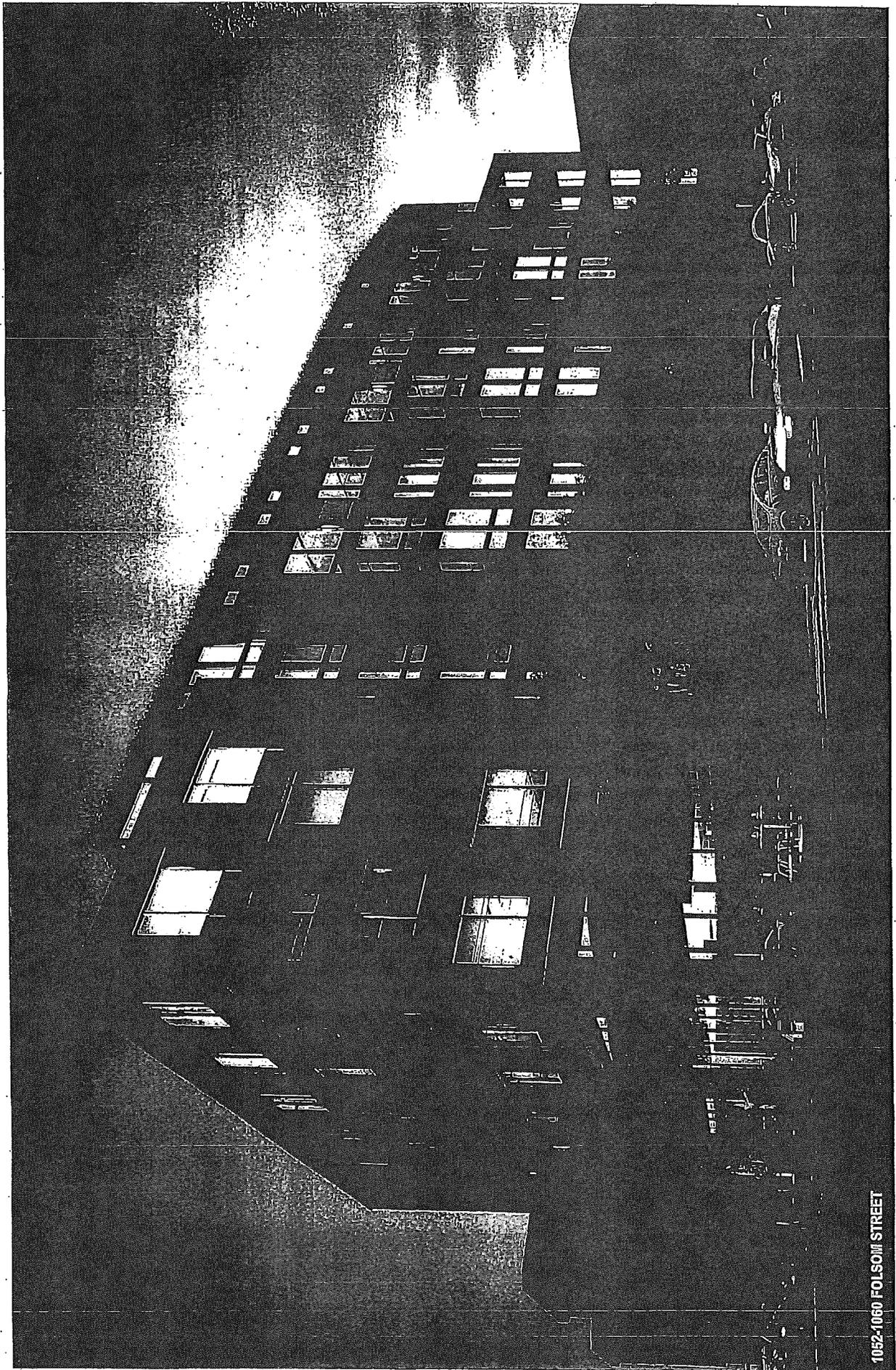
MONITORING - AFTER ENTITLEMENT

8. **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

9. **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.

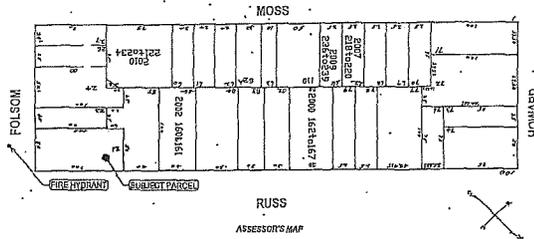
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



1052-1060 FOLSOM STREET

SCOPE OF WORK

PROPOSED ONE NEW CONSTRUCTION SEVEN-STORY MIXED USE BUILDING WITH 63 CONDO UNITS & THREE COMMERCIAL SPACES.



DRAWING INDEX:

- A-0.1 COVER SHEET
- A-0.2 PROJECT DATA & INFORMATION
- A-0.3 ZONING & OPEN SPACE INFORMATION
- A-0.4 GROSS FLOOR AREA DIAGRAM
- A-0.4.1 YAR UNIT DIAGRAM
- A-0.5 VICINITY MAP
- A-0.6 MID-BLOCK OPEN SPACE DIAGRAM
- A-0.7 AERIAL PHOTOS
- A-0.8 SITE PHOTOS
- A-0.9 SITE PHOTOS
- A-0.10 SITE PHOTOS
- A-0.11 STREET VIEW
- A-0.12 STREET VIEW
- A-0.13 STREET VIEW
- A-0.14 STREET VIEW
- A-0.16 MATERIAL BOARD
- A-1.1 EXISTING SITE PLAN / SURVEY
- A-1.2 PROPOSED SITE PLAN
- A-2.1 (E) DEMO FLOOR PLANS & ELEVATIONS
- A-2.2 (E) DEMO FLOOR PLANS & ELEVATIONS
- A-2.3 (E) DEMO FLOOR PLANS & ELEVATIONS
- A-3.1 FIRST FLOOR PLAN
- A-3.2 SECOND FLOOR PLAN
- A-3.3 THIRD FLOOR PLAN
- A-3.4 FOURTH FIFTH FLOOR PLAN
- A-3.5 SIXTH FLOOR PLAN
- A-3.7 SEVENTH FLOOR PLAN
- A-3.8 ROOF PLAN
- A-4.1 FRONT ELEVATION
- A-4.2 RIGHT ELEVATION
- A-4.3 REAR & LEFT ELEVATIONS
- A-5.1 SECTION A-A
- A-5.2 STREET EDGE & SIDEWALK SECTION
- GPR-0.1 GREENPONT RATING FORM

PROJECT DATA

PLANNING DATA

ADDRESS: 1052-1060 FOLSOM STREET
 LOT AREA: 11,500 ± S.F.
 BLOCK / LOT: 3731 / 021,023,087
 HEIGHT LIMIT: 65'-X
 BUILDING HEIGHT: 64'-6"
 ZONING: NCT / RED

REAR YARD OPEN SPACE

REQUIRED: 2,875 S.F. (25% OF LOT AREA: 11,500 S.F. x 0.25)
 PROVIDED: 631(NCT)* 1,789(RED) = 2,420 S.F. (21% OF LOT AREA)

D'WELLING UNIT USABLE OPEN SPACE

REQUIRED: SEE SHEET A-0.3
 PROVIDED: 8,828 S.F. TOTAL (SEE RESIDENTIAL UNIT MATRIX)

PARKING SUMMARY

OFF STREET PARKING: 17 (1 ADA & 16 (STACKER))
 CLASS I BICYCLE PARKING / RESIDENTIAL UNIT: 63 BICYCLE PARKING
 CLASS II BICYCLE PARKING / 20 RESIDENTIAL UNITS: 4 @ RUSS SIDEWALK
 CLASS II BICYCLE PARKING FOR 2 COMMERCIAL UNITS: 2+4 @ FOLSOM SIDEWALK

BMR & RENT CONTROL UNITS:

RENT CONTROL REPLACEMENT: 4 UNITS
 25% BMR UNITS ON-SITE ((63-4) x 0.25): 15 UNITS
 MARKET RATE: 44 UNITS

BUILDING CODE SUMMARY

OF STORIES: 7 STORIES
 CONSTRUCTION TYPE: TYPE "I-A"
 OCCUPANCY GROUP: M, R-2, S-2

APPLICABLE CODES

2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

PROJECT # 105: Folsom Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1228 HOWARD STREET
 SAN FRANCISCO, CA 94103
 T: (415) 741-1252
 F: (415) 849-1252
 WWW.SIACONSULT.COM

SHEET TITLE

Cover Sheet

These documents are property of SIA CONSULTING and are not to be prepared, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO. DATE DESCRIPTION

RESIDENTIAL UNIT COUNT

FLOOR LEVEL	UNIT TYPE			
	STUDIO	1-BEDROOM	2-BEDROOM	TOTAL
1ST FLOOR	2	1	0	3
2ND FLOOR	0	1	6	7
3RD FLOOR	0	4	7	11
4TH FLOOR	0	4	7	11
5TH FLOOR	0	4	7	11
6TH FLOOR	0	5	6	11
7TH FLOOR	1	4	4	9
TOTAL	3	23	37	63

DRAWN A.A

CHECKED R.J.C

DATE 12/26/2016

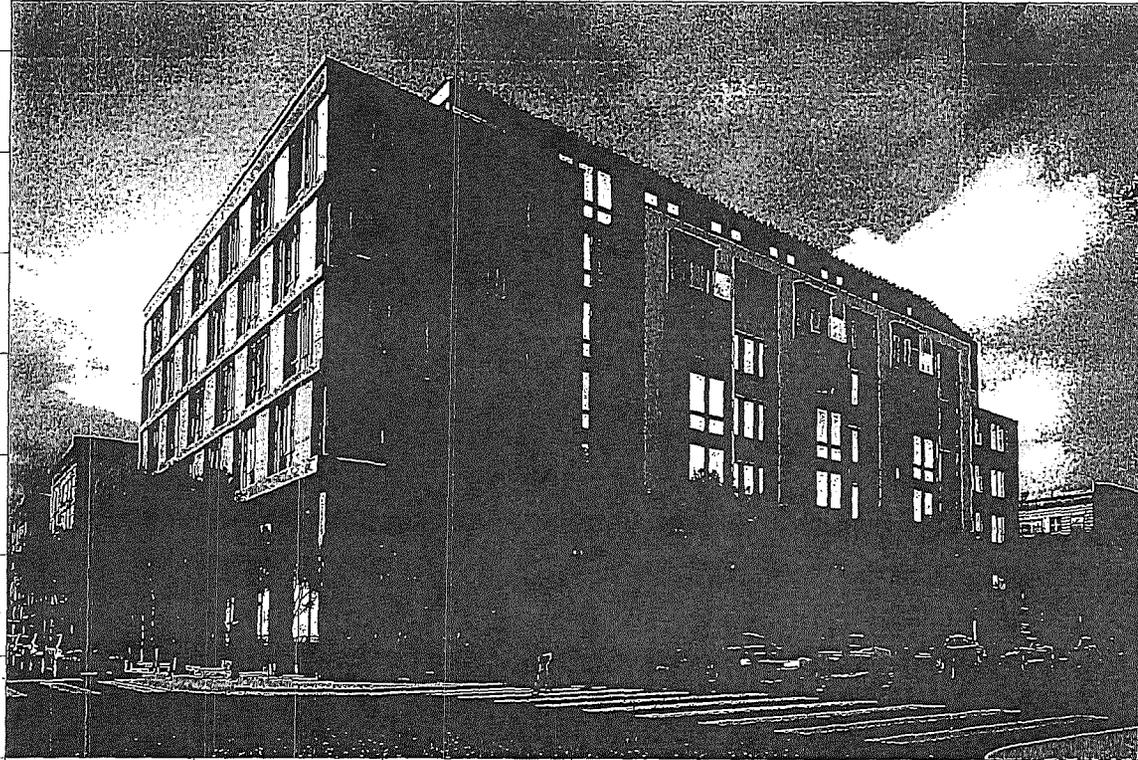
REVISED DATE 12/10/2018

JOB NO. 16-1727

SHEET NO.

A-0.1

2333



FLOOR AREA DATA BREAKDOWN (GSF)								
LEVEL	COMMERCIAL	RESIDENTIAL	CIRCULATION	GARBAGE / UTILITY	GARAGE	BIKE PARKING	OTHER	TOTAL
1ST FLOOR	2,121 ± S.F.	1,420 ± S.F.	1,762 ± S.F.	939 ± S.F.	3,582 ± S.F.	800 ± S.F.	-	10,624 ± S.F.
2ND FLOOR	701 ± S.F.	5,209 ± S.F.	847 ± S.F.	-	-	-	-	6,757 ± S.F.
3RD FLOOR	-	7,806 ± S.F.	847 ± S.F.	-	-	-	-	8,653 ± S.F.
4TH FLOOR	-	7,806 ± S.F.	847 ± S.F.	-	-	-	-	8,653 ± S.F.
5TH FLOOR	-	7,806 ± S.F.	847 ± S.F.	-	-	-	-	8,653 ± S.F.
6TH FLOOR	-	7,591 ± S.F.	847 ± S.F.	-	-	-	-	8,438 ± S.F.
7TH FLOOR	-	6,039 ± S.F.	847 ± S.F.	-	-	-	-	6,886 ± S.F.
TOTAL	2,822 ± S.F.	43,676 ± S.F.	6,844 ± S.F.	939 ± S.F.	3,582 ± S.F.	800 ± S.F.	-	58,663 ± S.F.



SIA CONSULTING CORPORATION
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SHEET TITLE

Project Data &
Information

FIRST LEVEL MATRIX			
FLOOR LEVEL	GROSS FLOOR AREA	# BICYCLE	COMMERCIAL FLOOR AREA
FIRST FLOOR	10,624 ± S.F.	63	2,121 ± S.F.
TOTAL # OF COMMERCIAL UNIT			3

RESIDENTIAL UNIT MATRIX				
FLOOR LEVEL	UNIT TYPE # OF EACH TYPE	TOTAL # OF UNIT	OPEN SPACE	
			PRIVATE	COMMON
1ST FLOOR	STUDIO x 2 / 1-BEDROOM x 1	3	123 S.F.	0 S.F.
2ND FLOOR	1-BEDROOM x 1 / 2-BEDROOM x 6	7	0 S.F.	2,420 S.F.*
3RD FLOOR	1-BEDROOM x 4 / 2-BEDROOM x 7	11	53 S.F.	0 S.F.
4TH FLOOR	1-BEDROOM x 4 / 2-BEDROOM x 7	11	53 S.F.	0 S.F.
5TH FLOOR	1-BEDROOM x 4 / 2-BEDROOM x 7	11	53 S.F.	0 S.F.
6TH FLOOR	1-BEDROOM x 5 / 2-BEDROOM x 6	11	116 S.F. / 131 S.F.*	0 S.F.
7TH FLOOR	STUDIO x 1 / 1-BEDROOM x 4 / 2-BEDROOM x 4	9	97 S.F. / 131 S.F.*	0 S.F.
ROOF	COMMON ROOF DECK	0	0 S.F.	4,351 S.F.*
TOTAL NUMBER OF UNITS	STUDIO x 3 / 1-BEDROOM x 23 / 2-BEDROOM x 37	63 UNITS	2,057 S.F.	6,771 S.F.
TOTAL OPEN SPACE	8,828 S.F. PROVIDED	* QUALIFYING OPEN SPACE TOTAL: 8,033 S.F.		

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ISSUES / REVISIONS

NO. DATE DESCRIPTION

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DATE 12/28/2016

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JOB NO. 164727

SHEET NO.

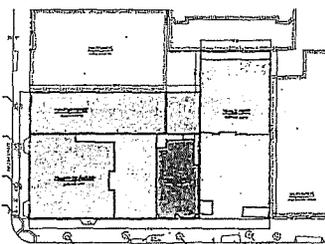
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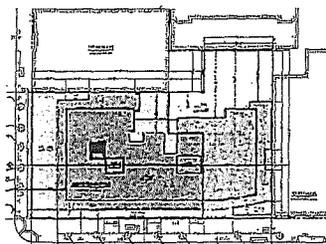
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**Zoning District
Diagram &
Open Space Table**

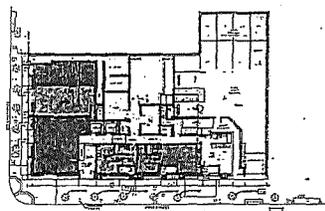
ZONING
RED
NCT



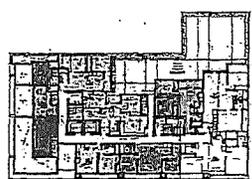
(E) Site Plan Zoning Breakdown
1/32" = 1'-0"



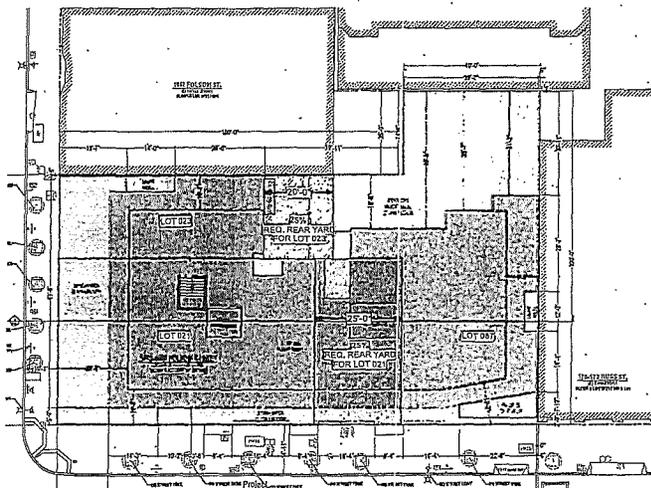
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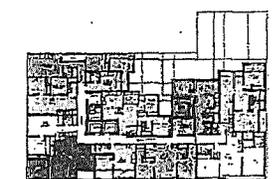
1st Floor Zoning Breakdown
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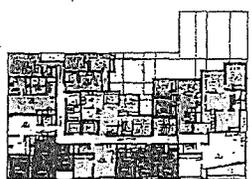
2nd Floor Zoning Breakdown
1/32" = 1'-0"



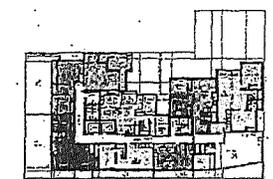
(N) Site Plan Zoning Breakdown
1/16" = 1'-0"



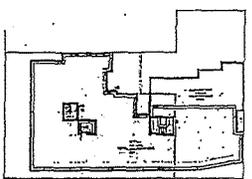
3rd-5th Floors Zoning Breakdown
1/32" = 1'-0"



6th Floor Zoning Breakdown
1/32" = 1'-0"



7th Floor Zoning Breakdown
1/32" = 1'-0"



Roof Zoning Breakdown
1/32" = 1'-0"

Residential Open Space Designation Matrix:

Unit Level	Unit #	Zoning/ Area Req.	Private/ Common	Area Prov.	Location
First	101	RED/80	C	80s.F./unit	2nd Flr. Open Space
	102/3	NCT/100	C	100s.F./unit	2nd Flr. Open Space
Second	201/206/7	RED/80	C	80s.F./unit	2nd Flr. Open Space
	202/3/4/5	NCT/100	C	100s.F./unit	2nd Flr. Open Space
Third	301/310/11	RED/80	C	80s.F./unit	2nd Flr. Open Space
	302/3/4/5/6/7/8/9	NCT/100	C	100s.F./unit	2nd Flr. Open Space
Fourth	401/410/11	RED/80	C	80s.F./unit	Roof
	402/3/4/5/6/7/8/9	NCT/100	C	100s.F./unit	Roof
Fifth	501/510/11	RED/80	C	80s.F./unit	Roof
	502/3/4/5/6/7/8/9	NCT/100	C	100s.F./unit	Roof
Sixth	601	RED/60	P	131s.F.	Unit 601
	610/11	RED/80	C	80s.F./unit	Rbof
Seventh	602/3/4/5/6/7/8/9	NCT/100	C	100s.F./unit	Roof
	701/708/9	RED/80	C	80s.F./unit	Roof
	702	NCT/100	C	100s.F./unit	Roof
	703	NCT/100	C	100s.F./unit	Roof
	704	NCT/80	P	606s.F.	Unit 704
	705	NCT/80	P	525s.F.	Unit 705
	706/7	NCT/100	C	100s.F./unit	Roof

2nd Floor, Roof Deck Open Space:
Total Designated: 1,960 S.F.
Total Provided: 2,420 S.F.

Roof Deck Open Space:
Total Designated: 9,800 S.F.
Total Provided: 4,357 S.F.

Zoning Controls Table:

Zoning	RED	SOMA NCT
Height	65-X	65-X
Rear Yard	110'-140' Max. Bldg. Length	25%
Rear Yard Prov.	±1,789 s.f.	±631 s.f.
Street Frontage / Active Use	-	Min. 25'
Dwelling Density	-	-
Open Space	60s.F. if Private 80s.F. if Common	80s.F. if Private 100s.F. if Common
Off Street Parking	-	None Required

Unit/Zoning Matrix:

Zoning	RED	SOMA NCT
# Of Units	19	44
# Units w/ Private Open Space	1	2
# Units w/ Common Open Space	18	42
Req. Open Space	60x1=60s.F. 80x18=1,440s.F.	80x2=160s.F. 100x42=4,200s.F.

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JOB NO.	18-1127
SHEET NO.	A-0.3

2335

PROJECT NAME
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 SAN FRANCISCO, CA



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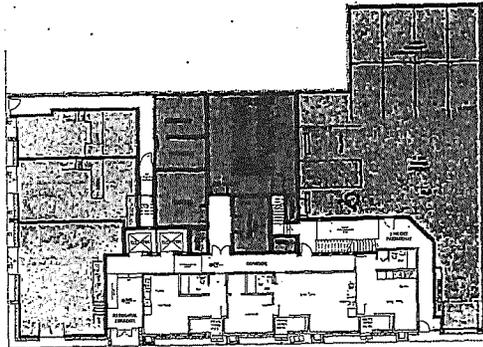
SHEET TITLE

Gross Floor Area
 Diagram

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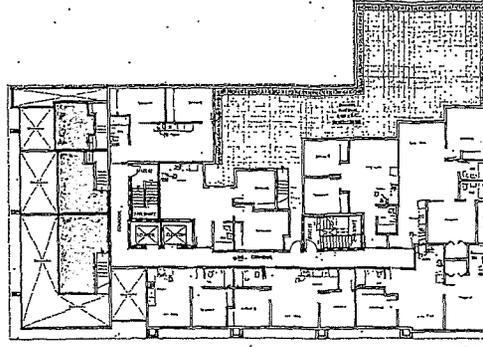
NO.	DATE	DESCRIPTION

DRAWN	AA
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DATE	12/28/2018
REVISED DATE	12/10/2019
JOB NO.	16-4727
SHEET NO.	A-0.4



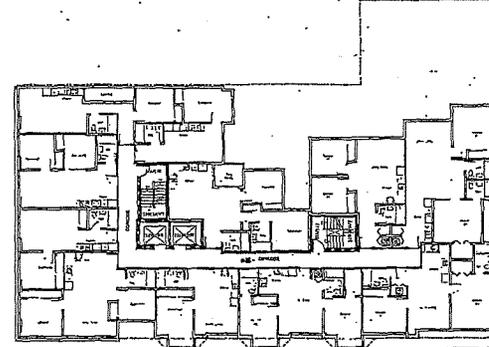
1st Floor
 1/16" = 1'-0"

Garage	3,562 S.F.	Residential	1,420 S.F.
Circulation	1,762 S.F.	Commercial	2,121 S.F.
Bike, Trash, Meter & Pump Rooms		1,739 S.F.	



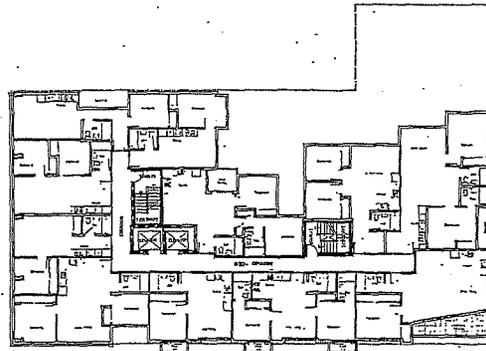
2nd Floor
 1/16" = 1'-0"

Residential	5,209 S.F.
Commercial	770 S.F.
Circulation	847 S.F.



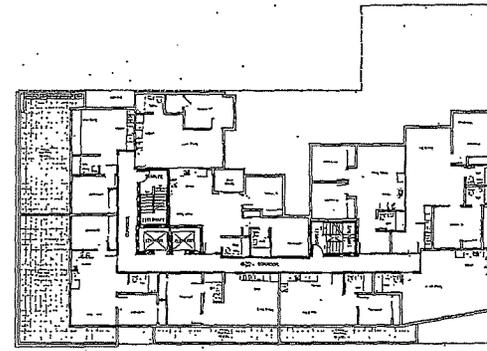
3rd, 4th, 5th Floors
 1/16" = 1'-0"

Residential	7,806 S.F.
Circulation	847 S.F.



6th Floor
 1/16" = 1'-0"

Residential	7,591 S.F.
Circulation	847 S.F.



7th Floor
 1/16" = 1'-0"

Residential	6,036 S.F.
Circulation	847 S.F.

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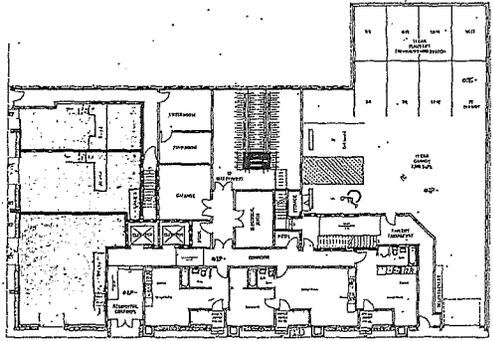
Unit
Exposure
Diagram

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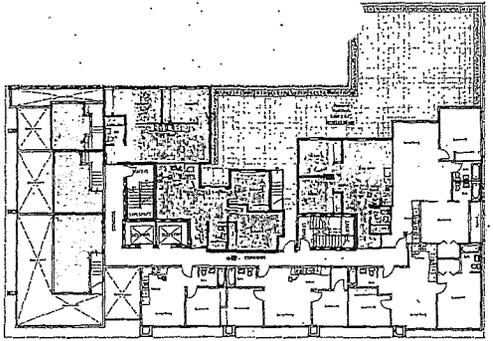
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NO.	DATE	DESCRIPTION

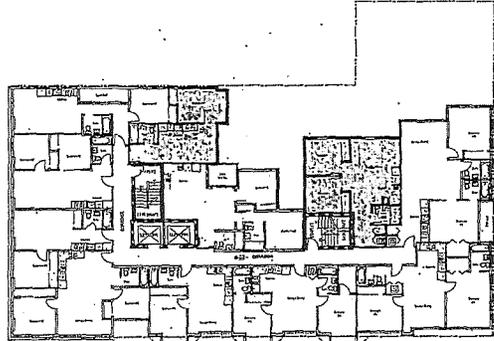
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DATE	12/20/2016
REVISED DATE	12/10/2018
JOB NO.	16-1727
SHEET NO.	A-0.4.1



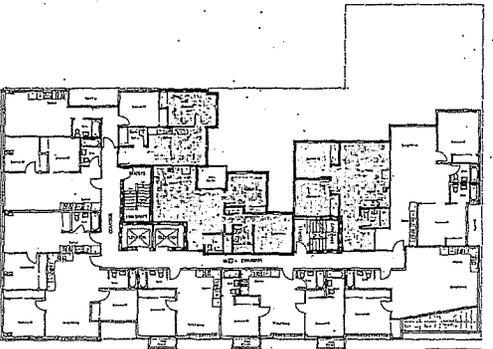
1st Floor
1/16" = 1'-0"
VAR Needed
Residential Unit Meeting Req.
Commercial Unit



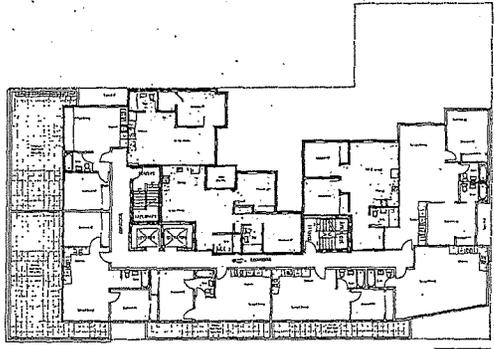
2nd Floor
1/16" = 1'-0"
VAR Needed
Residential Unit Meeting Req.
Commercial Unit



3rd-5th Floor
1/16" = 1'-0"
VAR Needed
Residential Unit Meeting Req.



6th Floor
1/16" = 1'-0"
VAR Needed
Residential Unit Meeting Req.



7th Floor
1/16" = 1'-0"
VAR Needed
Residential Unit Meeting Req.

2337



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SHEET TITLE
 Mid-Block
 Open Space
 Pattern Diagram

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SHEET NO.	A-0.6



Mid-Block Open Space Diagram
 N.T.S



- Proposed Project:
- Proposed Open Space:
- Mid-Block Open Space:

2339

PROJECT NAME
 1052-1060 Folsom Street
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SHEET TITLE

Aerial Photos

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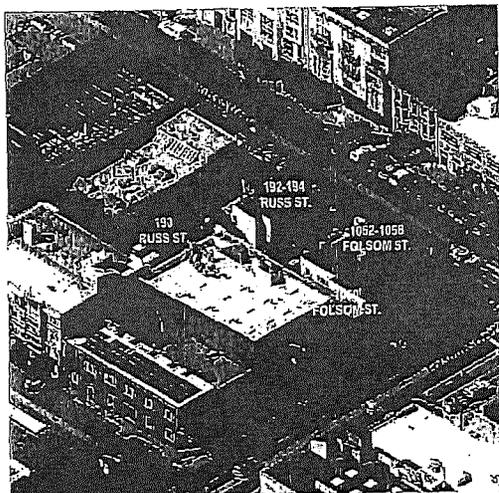
DATE 12/26/2016

REVISED DATE 12/10/2016

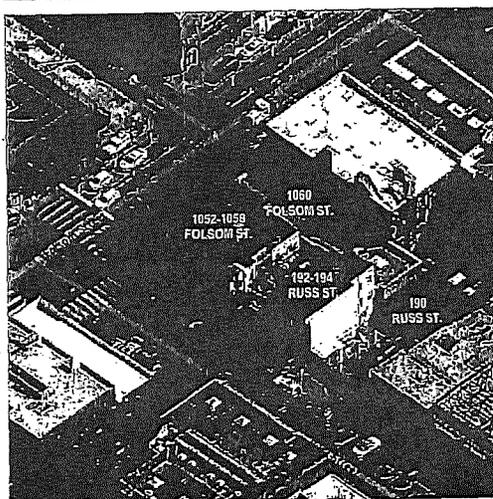
JOB NO. 16-1727

SHEET NO.

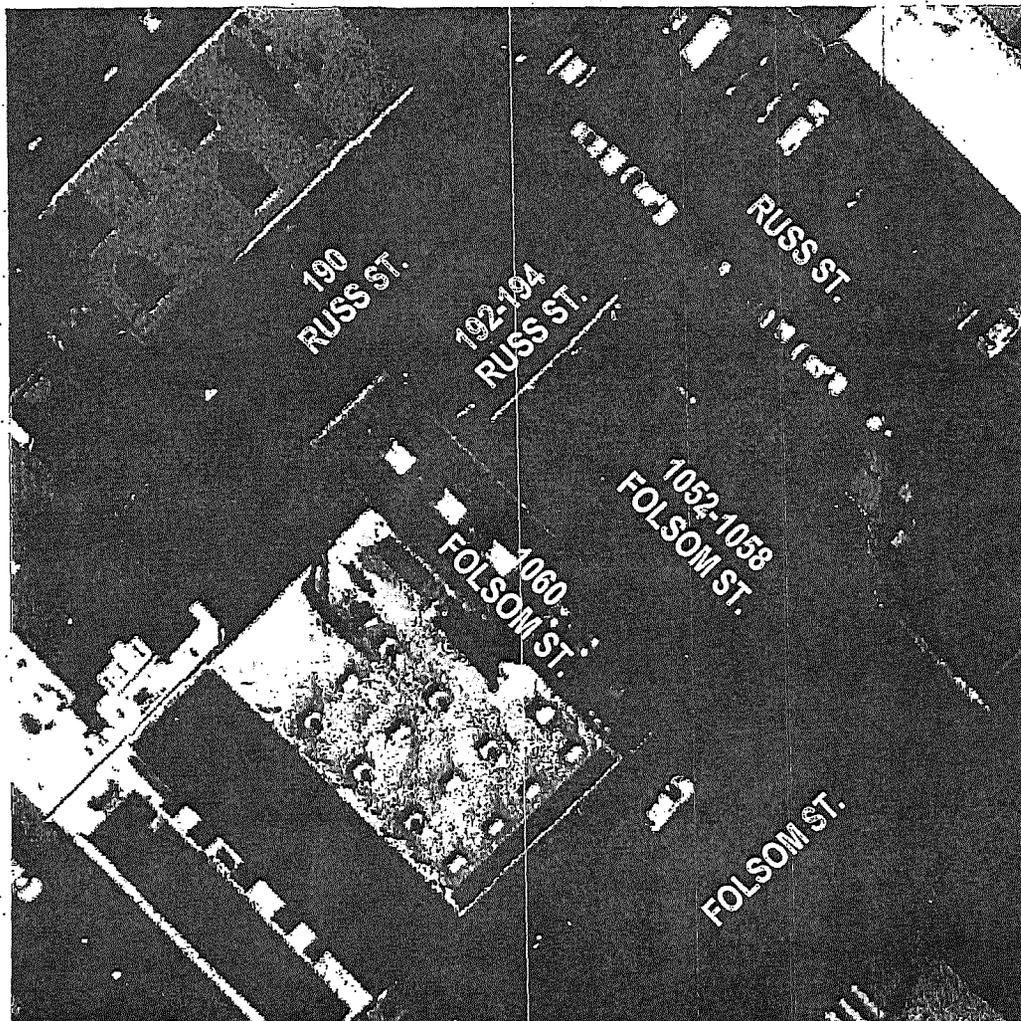
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Aerial View 1

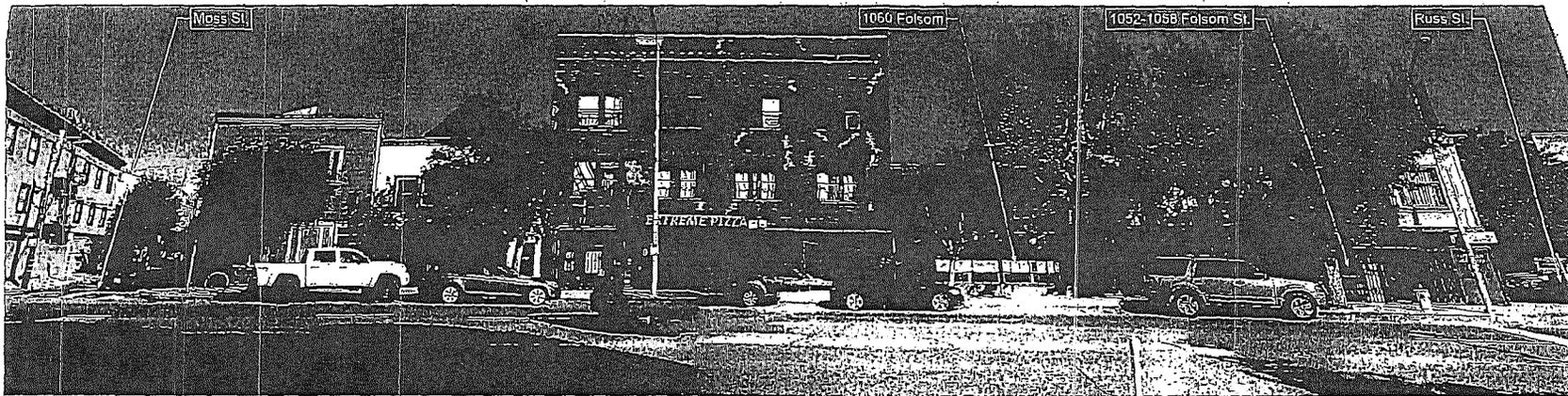


Aerial View 2



Aerial View 3

2340



Folsom Street Block Face



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Site
Photos

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2341



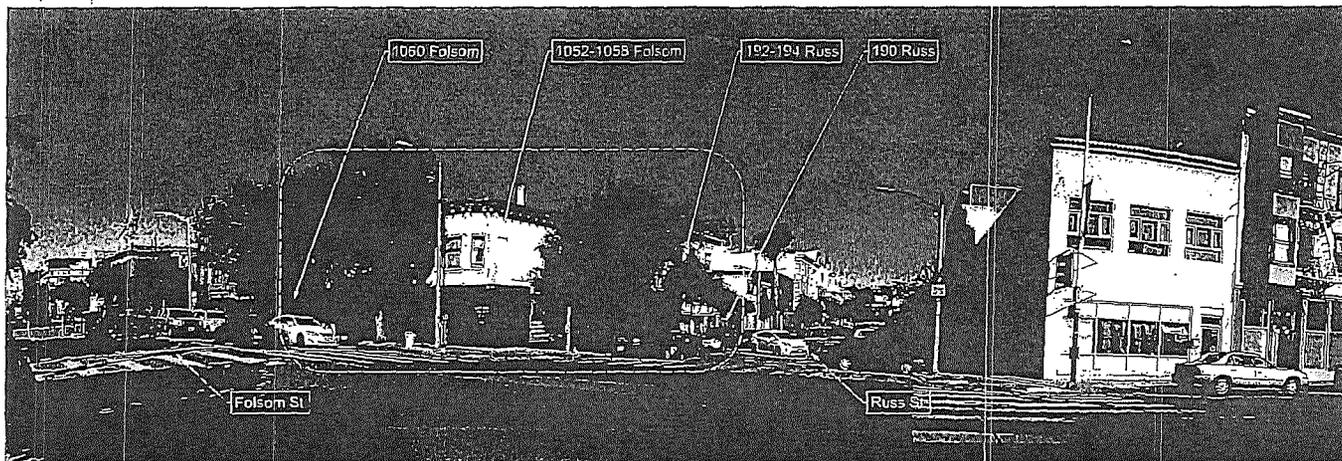
Folsom Across Street Block Face



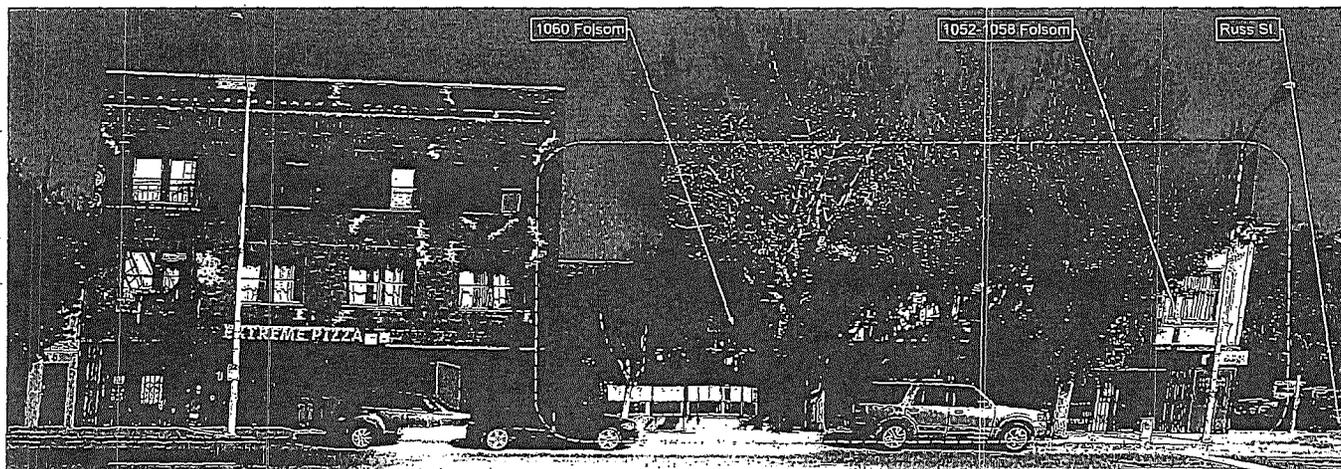
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Site
Photos



Folsom-Russ Corner Street View



Folsom Street View

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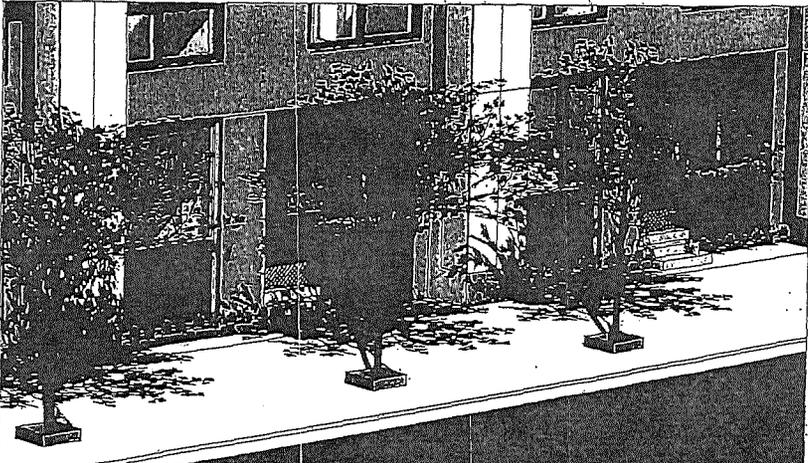
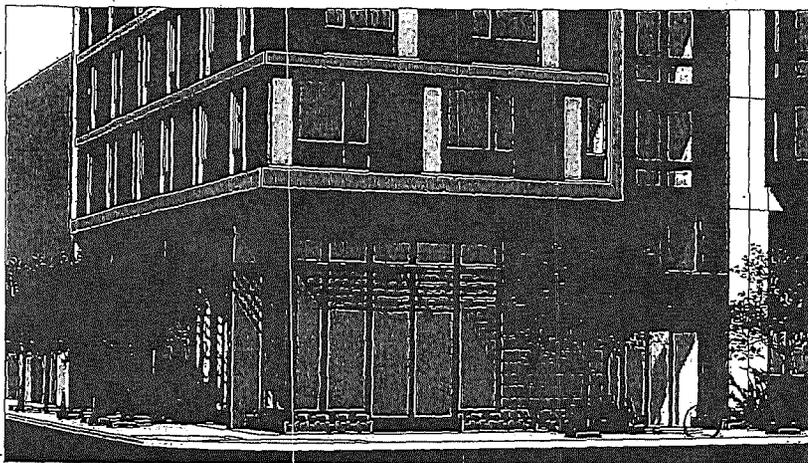
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Street Views



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Isometric View

2345

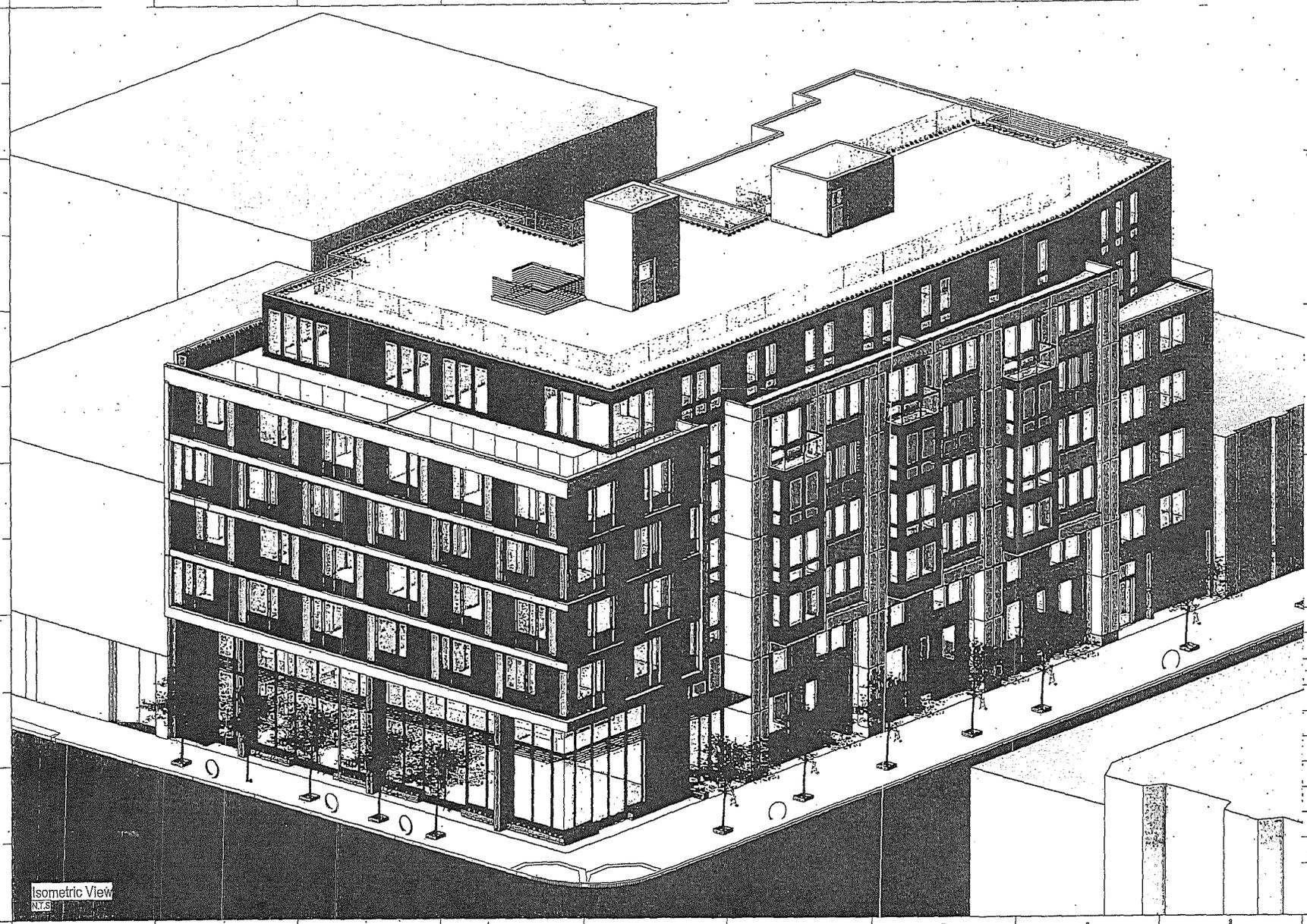
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Isometric View
N.T.S



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Perspective View

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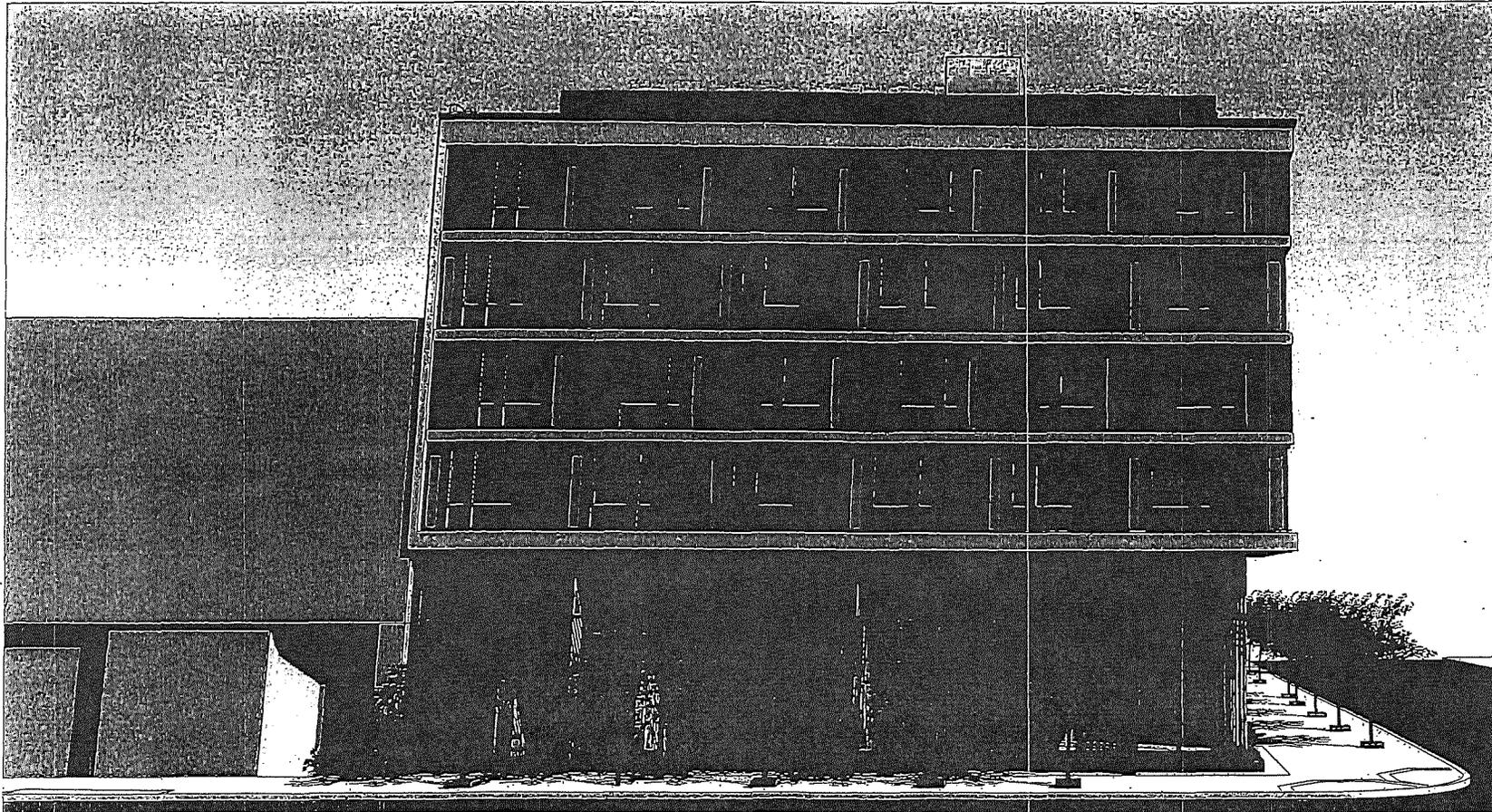
DATE 12/26/2016

REVISED DATE 12/10/2018

JOB NO. 16-1727

SHEET NO.

A-0.14



Folsom Street Perspective View
N.T.S

2346

PROJ: 1052-1000 Folsom Street
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Perspective View

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2347

Russ Street Perspective View
N.T.S

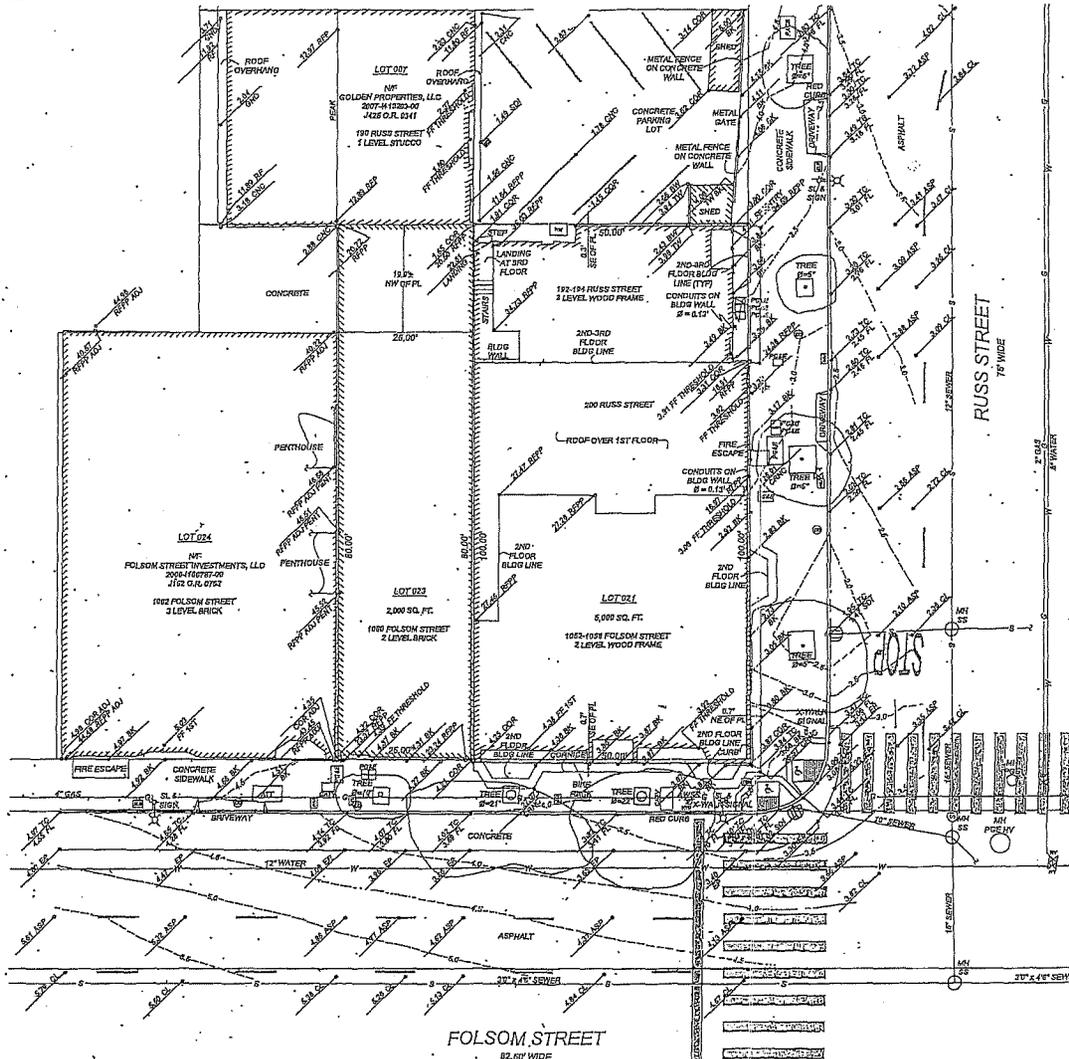
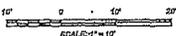


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LEGEND

- | | |
|----------|------------------------------|
| ADJ BLDG | ADJACENT BUILDING |
| ASPH | ASPHALT |
| SK | BACK OF WALK |
| HW | BOTTOM OF WALL |
| BLDG | BUILDING |
| CHY | CHIMNEY |
| CL | CENTER LINE |
| CNC | CONCRETE |
| CRN | CORNER |
| CRV | CORNER |
| EDG | EDGE OF PAVEMENT |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| GRD | GROUND |
| MAN | MANHOLE |
| PAC | PACIFIC BELL |
| PAR | PARALLEL |
| RF | ROOF |
| RF | ROOF PARAPET |
| RF | ROOF RAKE |
| RF | ROOF PARAPET |
| SDI | STORM DRAIN INLET |
| SL | STREET LIGHT |
| SLB | STREET LIGHT BOX |
| TS | TOP OF CURB |
| TSB | TRAFFIC SIGNAL BOX |
| TF | TOP OF WALL |
| GL | GAS LINE |
| SW | SEWERY SEWER LINE |
| WL | WATER LINE |
| D | DIAMETER |
| F | FIRE HYDRANT |
| G | GAS VALVE |
| H | HANDICAP RAMP |
| S | STREET LIGHT |
| ST | PAINT STRIPE |
| CS | SEWERY SEWER CLEAN OUT/URITY |
| S | SIGN |
| E | SPOT ELEVATION |
| SDI | STORM DRAIN INLET |
| T | TRESDAP LINE |
| M | WATER METER |
| V | WATER VALVE |



BOUNDARY NOTES:
 PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ADJACENT PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.
 ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:
 TOPOGRAFC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES, INC. ON JUNE 19, 2014.

SURVEY REFERENCE:
 THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEEDS:
 LOT 021 RECORDED JULY 3, 2012, DOCUMENT NUMBER 2007-41319-00, ON REEL 4423 AT PAGE 0124.
 LOT 022 RECORDED DECEMBER 29, 2010, DOCUMENT NUMBER 2010-10990-00, ON REEL 4392 AT PAGE 0125.

UTILITY NOTE:
 UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE, CONDITIONS PERMITTING AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK DESCRIPTION:
 ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS LOCATED AT THE INTERSECTION OF TTH AND HOWARD STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM S.F.R. CORNER, ORDN CUT OUTER RMV SW. ELEVATION = 124.97.

SURVEYOR'S STATEMENT:
 THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: 07/22/15

Frederick T. Seher



DATE:	JUNE 2014	SCALE:	1" = 10'
DRAWN BY:	EF	CHECKED BY:	JL
DRAWING NAME:	19214	DESIGNED BY:	JL
SURVEYED BY:	EF	REVISIONS:	
CHECKED BY:	JL		
DESIGNED BY:	JL		

FREDERICK T. SEHER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SURVEYING & MAPPING
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 (415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
 1052-1060 FOLSOM STREET, 194-200 RUSS STREET, SAN FRANCISCO, CA
 ASSESSOR'S BLOCK 3731, LOTS 021 & 023

SHEET	1
OF	1
SUBSETS	
JOB NO.:	1021-14

2349



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SHEET TITLE

192-194 Russ
 Existing
 Floor Plans
 & Elevations

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

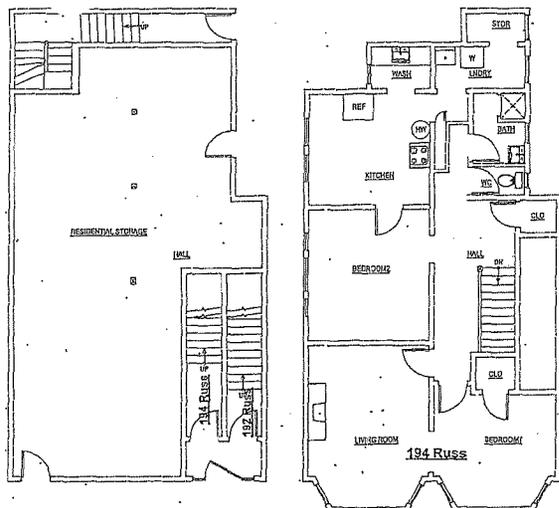
CHECKED R.J.K.

DATE 12/28/2018

REVISED DATE 12/10/2018

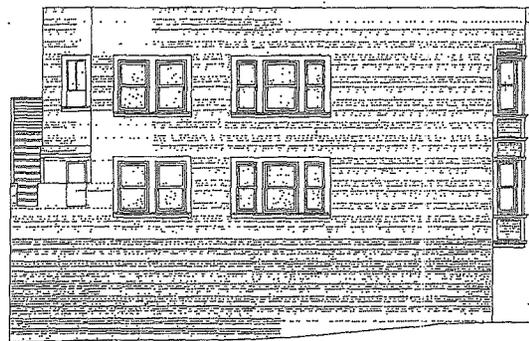
JOB NO. 16-1727

SHEET NO. A-2.1

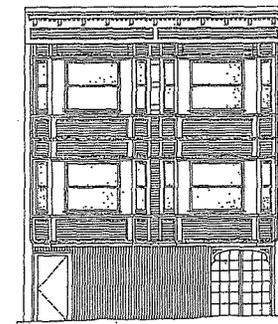


Existing First Floor Plan
 3/16" = 1'-0"

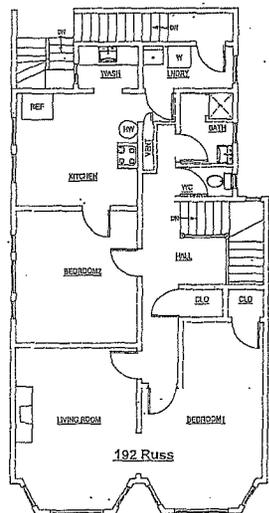
Existing Second Floor Plan
 3/16" = 1'-0"



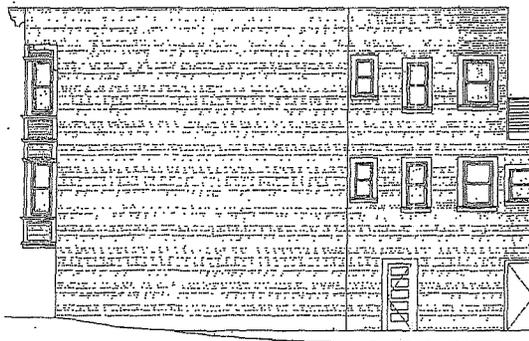
Existing Left Elevation
 3/16" = 1'-0"



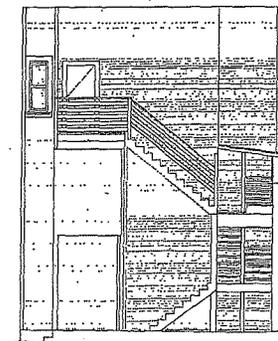
Existing Front Elevation
 3/16" = 1'-0"



Existing Third Floor Plan
 3/16" = 1'-0"



Existing Right Elevation
 3/16" = 1'-0"



Existing Rear Elevation
 3/16" = 1'-0"

2351



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SHEET TITLE

Second Floor Plan

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CHECKED R.K.

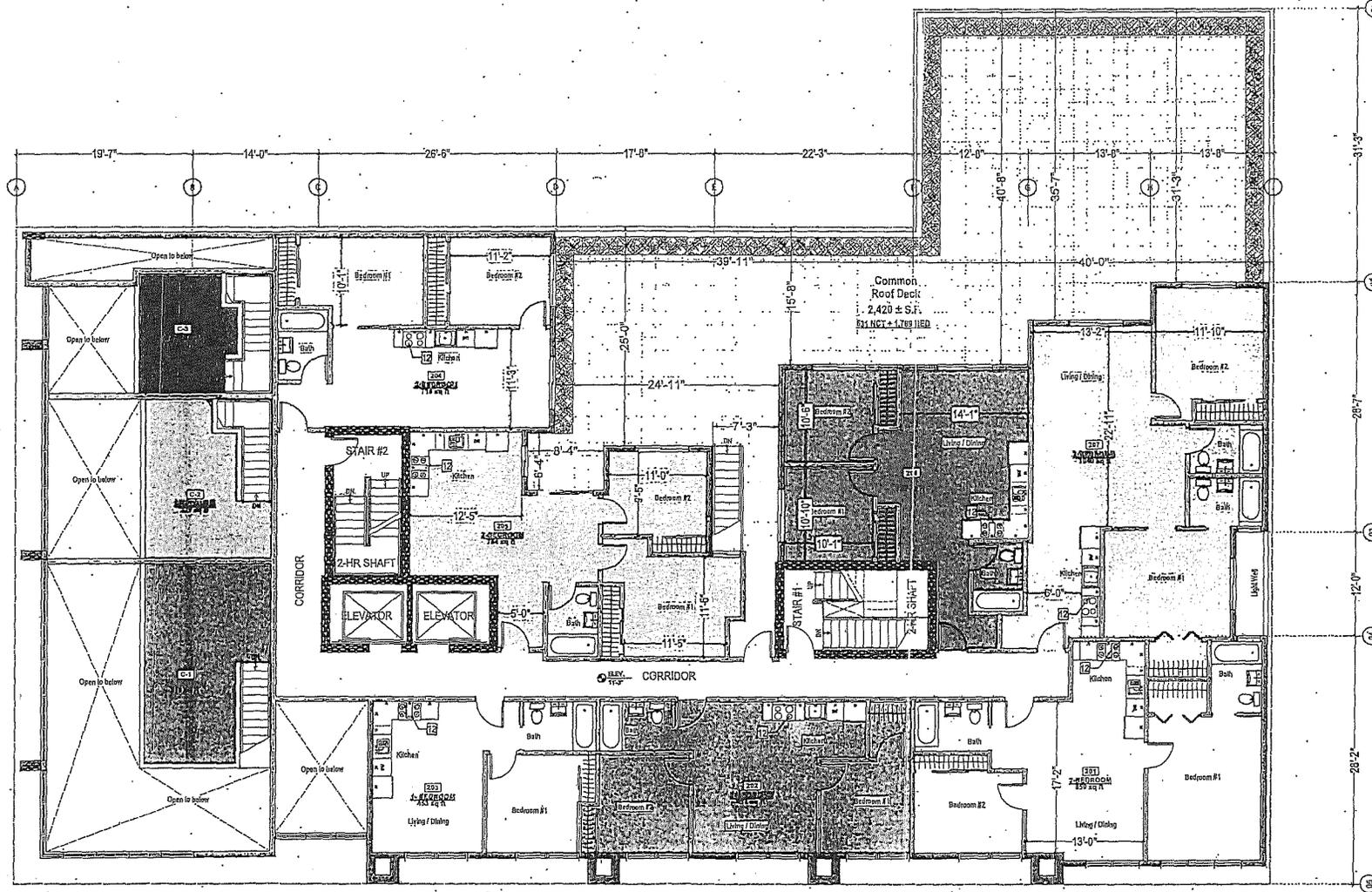
DATE 12/26/2010

REVISED DATE 12/10/2010

JOB NO. 10-1727

SHEET NO.

A-3.2

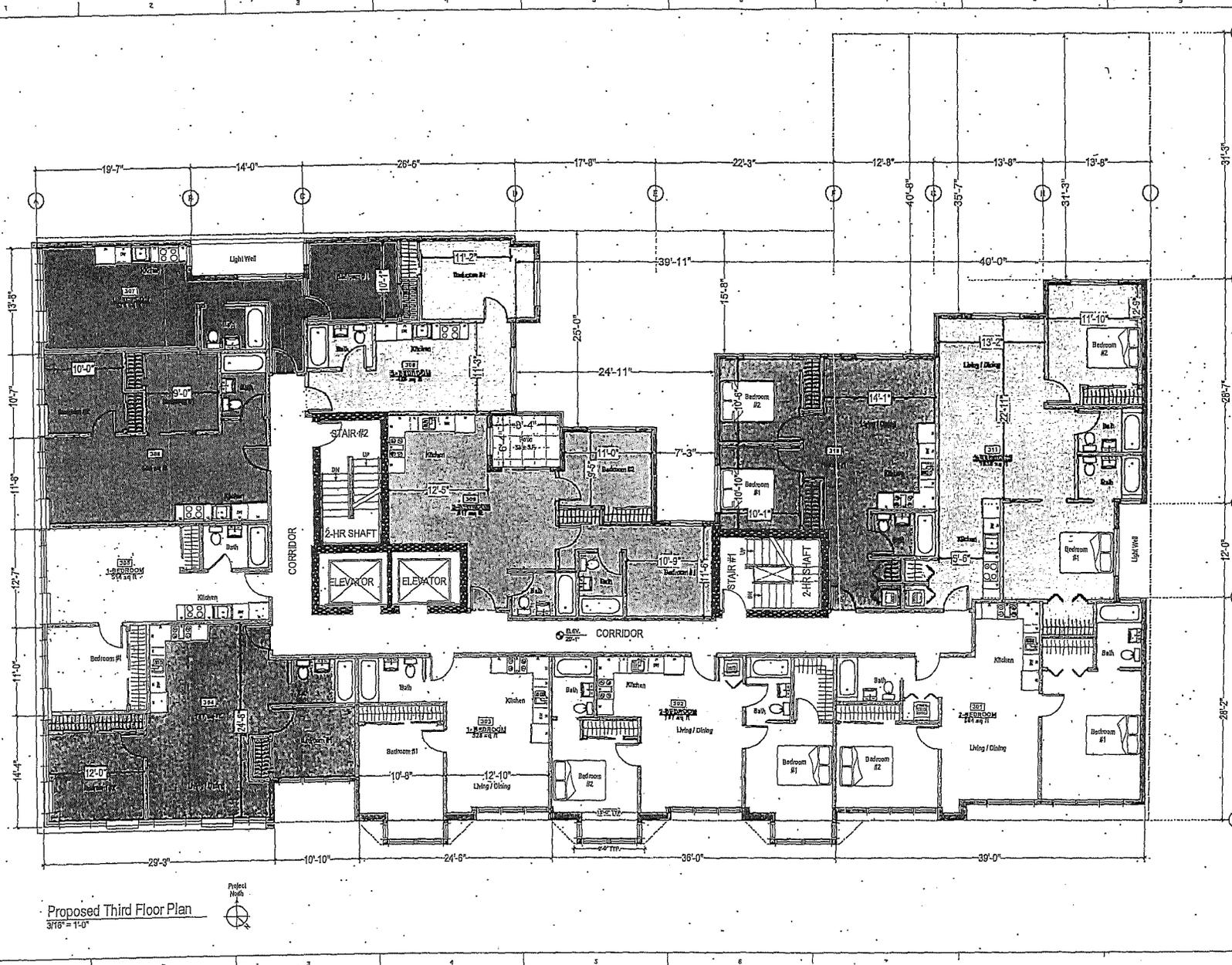


Proposed Second Floor Plan
3/16" = 1'-0"



2355

2355



Proposed Third Floor Plan
 3/16" = 1'-0"



PROJECT NAME
 1052-1060 Folsom Street
 SAN FRANCISCO, CA



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SHEET TITLE
 Third Floor Plan

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NO.	DATE	DESCRIPTION

DRAWN	AA
CHECKED	RJK
DATE	12/28/2010
REVISED DATE	12/10/2018
JOB NO.	16-1727
SHEET NO.	A-3.3



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SHEET TITLE

Front Elevation
(Folsom Street)

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NO.	DATE	DESCRIPTION

DRAWN AA

CHECKED RJK

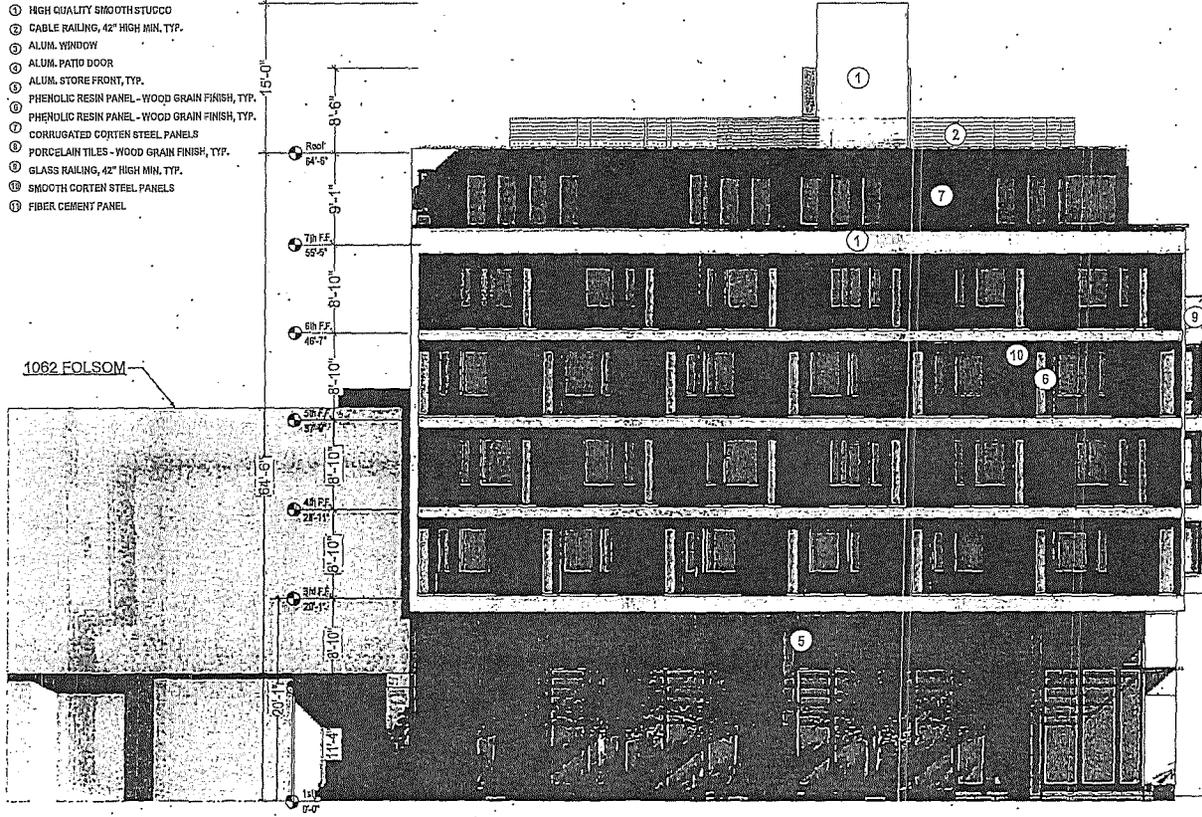
DATE 12/28/2015

REVISED DATE 12/10/2016

JOB NO. 16-1727

SHEET NO. A-4.1

- ① HIGH QUALITY SMOOTH STUCCO
- ② CABLE RAILING, 42" HIGH MIN. TYP.
- ③ ALUM. WINDOW
- ④ ALUM. PATIO DOOR
- ⑤ ALUM. STORE FRONT, TYP.
- ⑥ PHENOLIC RESIN PANEL - WOOD GRAIN FINISH, TYP.
- ⑦ PHENOLIC RESIN PANEL - WOOD GRAIN FINISH, TYP.
- ⑧ CORRUGATED CORTEN STEEL PANELS
- ⑨ PORCELAIN TILES - WOOD GRAIN FINISH, TYP.
- ⑩ GLASS RAILING, 42" HIGH MIN. TYP.
- ⑪ SMOOTH CORTEN STEEL PANELS
- ⑫ FIBER CEMENT PANEL



Proposed Front Elevation (Folsom Street)
3/16" = 1'-0"

2361



San Francisco Planning

BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

2018 JUN 22 09:39 AM
BY: *[Signature]*

APPLICATION

Appellant's Information

Name: Angelica Cabande

Address: 1110 Howard St Email Address: acabande@somcan.org

Telephone: 415-255-7693

Neighborhood Group Organization Information

Name of Organization: South of Market Community Action Network

Address: 1110 Howard St Email Address: acabande@somcan.org

Telephone: 415-255-7693

Property Information

Project Address: 1052-1060 Folom St & 190-194 Russ St

Project Application (PRJ) Record No: 2016-004905CUA Building Permit No:

Date of Decision (if any): December 20, 2018

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.		
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.		
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.		

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Submission Checklist:

APPELLANT AUTHORIZATION CURRENT ORGANIZATION REGISTRATION MINIMUM ORGANIZATION AGE

PROJECT IMPACT ON ORGANIZATION

WAIVER APPROVED WAIVER DENIED

- ① HIGH QUALITY SMOOTH STUCCO
- ② CABLE RAILING, 42" HIGH MIN. TYP.
- ③ ALUM. WINDOW
- ④ ALUM. PATIO DOOR
- ⑤ ALUM. STORE FRONT, TYP.
- ⑥ PHENOLIC RESIN PANEL - WOOD GRAIN FINISH, TYP.
- ⑦ PHENOLIC RESIN PANEL - WOOD GRAIN FINISH, TYP.
- ⑧ CORRUGATED CORTEN STEEL PANELS
- ⑨ PORCELAIN TILES - WOOD GRAIN FINISH, TYP.
- ⑩ GLASS RAILING, 42" HIGH MIN. TYP.
- ⑪ SMOOTH CORTEN STEEL PANELS
- ⑫ FIBER CEMENT PANEL



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SHEET TITLE

Right Elevation
(Russ Street)

170-172
RUSS

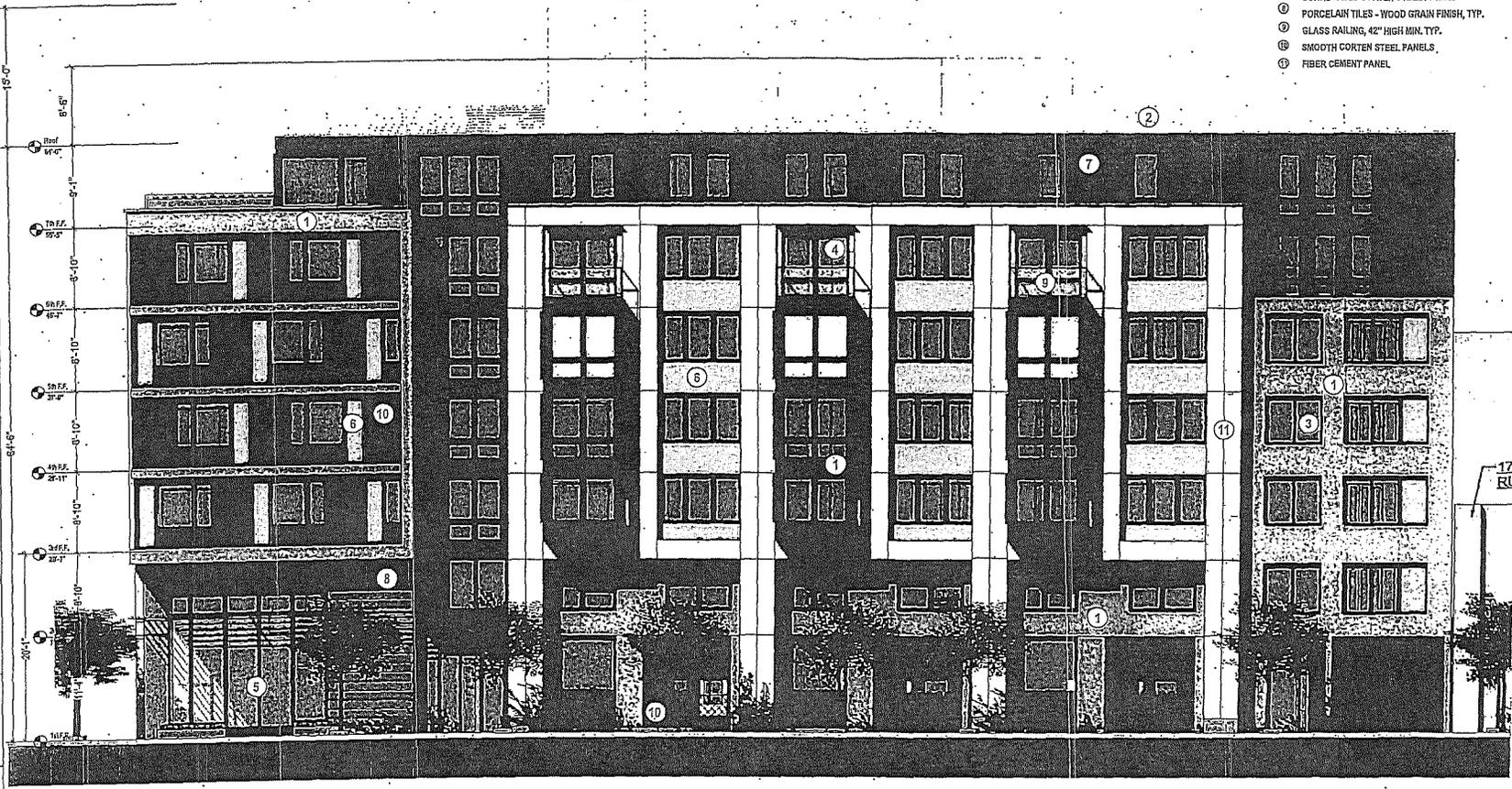
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CHECKED	F.K.
DATE	12/28/2016
REVISED DATE	12/19/2010
JOB NO.	16-1727
SHEET NO.	

A-4.2

2363



Proposed Right Elevation (Russ Street)
3/16" = 1'-0"



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SHEET TITLE

Section

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DATE 12/28/2016

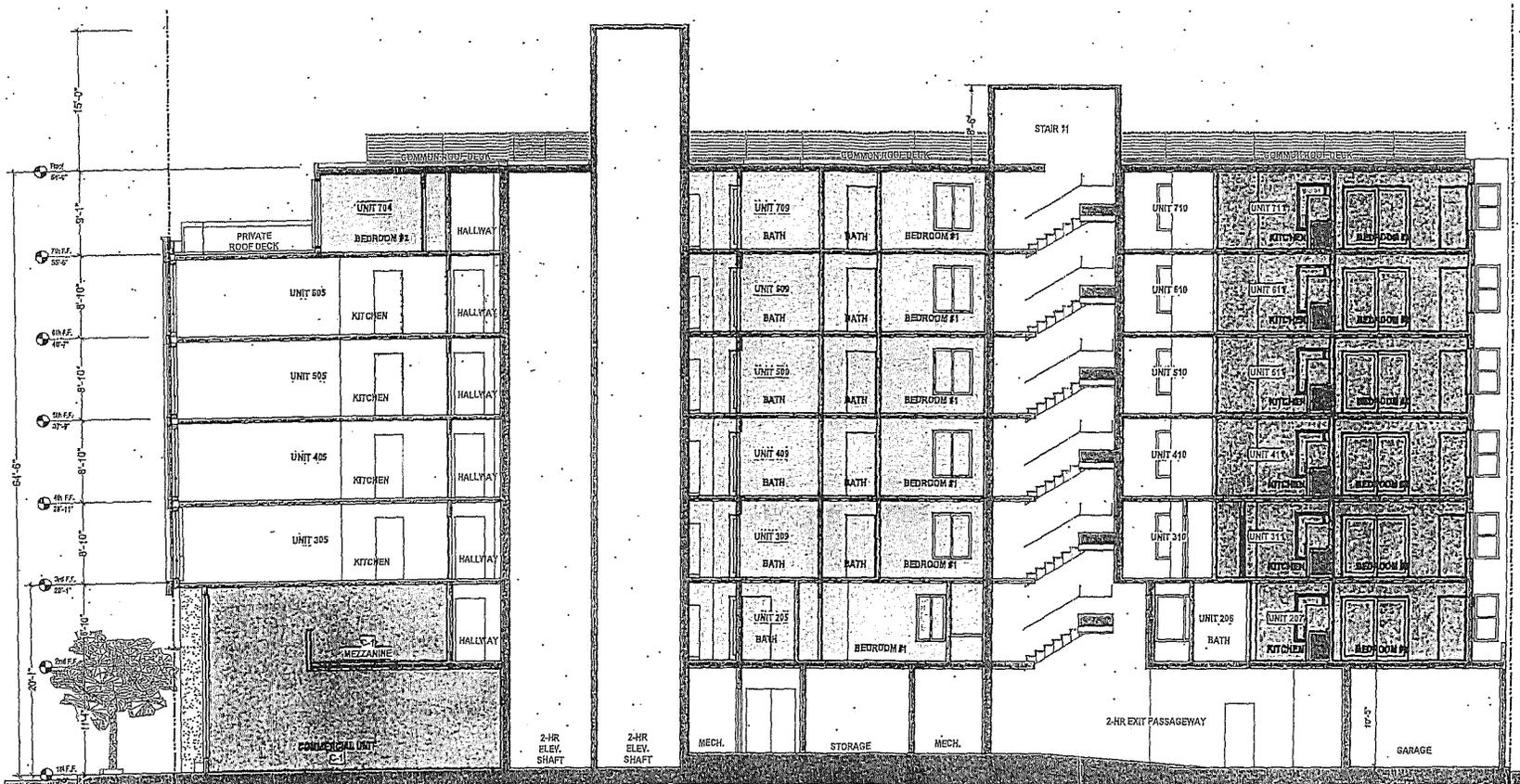
REVISED DATE 12/19/2016

JOB NO. 16-1727

SHEET NO.

A-5.1

2367



Proposed Section
 3/16" = 1'-0"

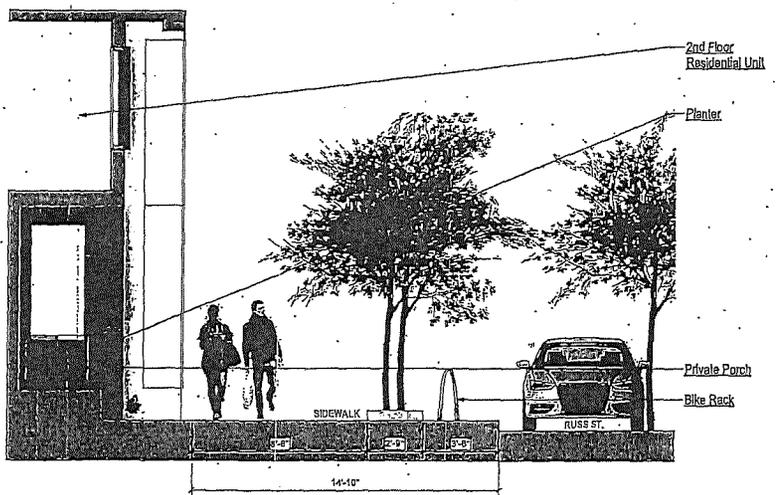
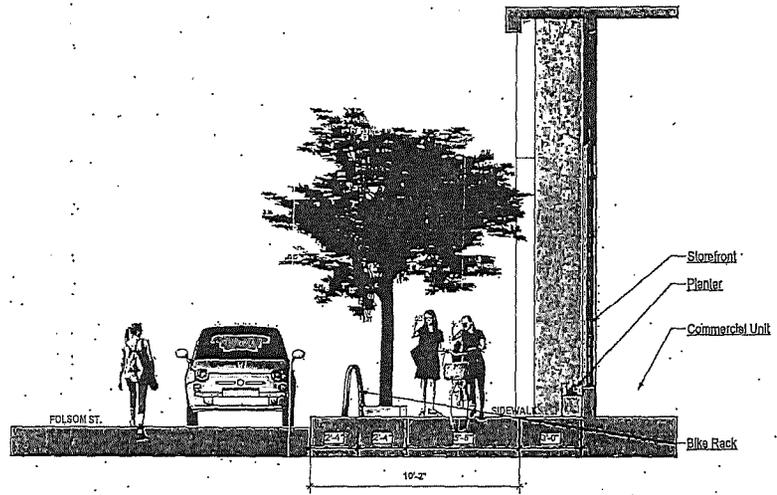
PROJECT NAME
 1052-1060 Folsom Street
 SAN FRANCISCO, CA



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SHEET TITLE

Streetscape &
 Sidewalk Section



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ISSUES / REVISIONS

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 CHECKED R.J.C.
 DATE 12/28/2016
 REVISED DATE 12/10/2018
 JOB NO. 16-1727
 SHEET NO.

A-5.2

2368

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
-----------------------------------------------------------------------	-----------------------------------	--------------------------------	----------------------------------	-----------------------

Mitigation Measures from the Eastern Neighborhoods Area Plan EIR

Archeology				
<p>Project Mitigation Measure 1 - Archeological Testing (Implementing Eastern Neighborhoods Mitigation J-2) Based on a reasonable presumption that archeological 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. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archaeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (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 shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the 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 to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) and (c).</p>	<p>Project sponsor, archeological consultant at the direction of the ERO.</p>	<p>Prior to issuance of site permits.</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO. Qualified archeological consultant will scope archeological testing program with ERO.</p>	<p>Considered complete when ERO approves archeological testing plan scope.</p>
<p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to</p>	<p>Project sponsor's qualified archeological consultant.</p>	<p>In the event that an archeological site is uncovered during the construction period.</p>	<p>Consult with descendent communities to determine appropriate treatment of archeological finds and</p>	<p>Considered complete after Final Archeological Resources Report is approved and provide to descendant groups.</p>

¹ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archaeologist.

2369

**EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)**

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ul style="list-style-type: none"> A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. 	<p>Project sponsor/Archeological consultant at the direction of the ERO.</p>	<p>Prior to soil disturbing activities.</p>	<p>report findings as appropriate.</p> <p>Submittal of draft ATP to ERO for review and approval. Archeological consultant undertake activities specified in ATP and immediately notify ERO of any encountered archeological resource.</p>	<p>Considered complete upon completion of the archeological testing program outlined in the ATP.</p>

2370

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> ▪ The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; ▪ The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; ▪ The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; ▪ The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; ▪ If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall 	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>During soils-disturbing activities.</p>	<p>Project sponsor/archeological consultant shall meet and consult with ERO on scope of AMP. Archeological consultant to monitor soils-disturbing activities specified in AMP and immediately notify ERO of any encountered archeological resource.</p>	<p>Considered complete upon completion of archeological monitoring plan as outlined in the AMP.</p>

**EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)**

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological 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 archeological 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, should 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 archeological 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>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing 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 on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ <i>Final Report.</i> Description of proposed report format and 	<p>ERO, archeological consultant, and project sponsor.</p>	<p>In the event that an archeological site is uncovered during the construction period.</p>	<p>Archeological consultant to prepare an ADRP and to undertake the archeological data recovery program in consultation with ERO.</p>	<p>Considered complete upon completion of archeological data recovery plan as outlined in the ADRP.</p>

2372

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>distribution of results.</p> <ul style="list-style-type: none"> <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. <p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The ERO shall also be immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reinterment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).</p>	<p>Archeological consultant, ERO, and Coroner.</p>	<p>Following discovery of human remains.</p>	<p>Notification of ERO, Coroner and, as warranted, notification of NAHC.</p>	<p>Considered complete on finding by ERO that all State laws regarding human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, and that sufficient opportunity has been provided has been provided to the archeological consultant for scientific and historical analysis of remains and funerary objects.</p>
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource</p>	<p>Archeological consultant at the direction of the ERO.</p>	<p>Following completion of cataloguing,</p>	<p>Archeological consultant to prepare FARR.</p>	<p>Considered complete upon review and approval of FARR by</p>

2373

**EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)**

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (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 in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Archeological consultant at the direction of the ERO.</p>	<p>analysis, and interpretation of recovered archeological data.</p> <p>Following completion of FARR and review and approval by ERO.</p>	<p>Following approval from the ERO, archeological consultant to distribute FARR.</p>	<p>ERO.</p> <p>Considered complete upon certification to ERO that copies of FARR have been distributed.</p>
Noise				
<p>Project Mitigation Measure 2 - Construction Noise (Implementing Portions of Eastern Neighborhoods PEIR Mitigation Measure F-2)</p> <p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> ▪ Erect temporary plywood noise barriers around the construction site, particularly where a site adjoins noise-sensitive uses; ▪ Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; ▪ Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; ▪ Monitor the effectiveness of noise attenuation measures by taking noise measurements; and ▪ Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 	<p>Project sponsor, contractor(s), and acoustical consultant.</p>	<p>Prior to and during demolition and construction activities.</p>	<p>Project sponsor, contractor(s) to submit a noise attenuation to the Department of Building Inspection.</p>	<p>Considered complete upon receipt of final monitoring report at completion of construction.</p>

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
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Air Quality				
<p>Project Mitigation Measure 3 - Construction Air Quality (Implementing Eastern Neighborhoods PEIR Mitigation Measure G-1)</p> <p>The project sponsor or the project sponsor's Contractor shall comply with the following:</p> <p><i>A. Engine Requirements.</i></p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 offroad emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final offroad emission standards automatically meet this requirement. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, 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 Contractor 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. 4. The Contractor 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. 	<p>Project sponsor, contractor(s).</p>	<p>Submit certification statement prior to construction activities requiring the use of off-road equipment.</p>	<p>Project sponsor, contractor(s) to submit certification statement to the ERO.</p>	<p>Considered complete upon submittal of certification statement.</p>

**EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)**

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
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B. Waivers.

1. The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).
2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of equipment available, according to the Table below:

Table—Off-Road Equipment Compliance Step-Down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements 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.

** Alternative fuels are not a VDECS.

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EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>A. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.</p> <ol style="list-style-type: none"> 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 usage and hours of operation. For 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. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor 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 Contractor 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>Project sponsor, contractor(s).</p>	<p>Prepare and submit a Plan prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.</p>	<p>Project sponsor, contractor(s) and the ERO.</p>	<p>Considered complete upon findings by the ERO that the Plan is complete.</p>
<p>C. <i>Monitoring.</i> After start of Construction Activities, the Contractor shall submit quarterly reports 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</p>	<p>Project sponsor, contractor(s).</p>	<p>Submit quarterly reports.</p>	<p>Project sponsor, contractor(s) and the ERO.</p>	<p>Considered complete upon findings by the ERO that the Plan is being/has been implemented.</p>

2377

**EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures)**

PROPOSED IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>phase, and the specific information required in the Plan.</p> <p>Project Mitigation Measure 4 – Best Available Control Technology for Diesel Generators (Implementing Eastern Neighborhoods PEIR Mitigation Measure G-4)</p> <p>The project sponsor shall ensure that the backup diesel generator meet or exceed one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsor shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.</p>	Project sponsor	Prior to issuance of permit for backup diesel generator from City agency.	Submittal of plans detailing compliance and documentation of compliance with BAAQMD Regulation 2, Rules 2 and 5.	Considered complete approval of plans detailing compliance.
Hazardous Materials				
<p>Project Mitigation Measure 5 - Hazardous Building Materials (Implementing Eastern Neighborhoods PEIR Mitigation Measure L-1)</p> <p>The sponsor shall 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 applicable federal, state, and local laws.</p>	Project sponsor and construction contractor(s).	Prior to and during demolition and construction activities.	The project sponsor and construction contractor(s) to submit a report to the Department of Public Health, with copies to the Planning Department and the Department of Building Inspection, at end of the construction period.	Considered complete upon submittal of a monitoring report.

2378

2015 11 22 11:59 AM

[Handwritten signature]

BY

SUE C. HESTOR
329 HIGHLAND AVE. (415) 824-1167
SAN FRANCISCO, CA 94110

7384

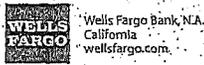
11-4288/1210 4016

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Date

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For SMCA Appeal Sue C Hestor

FREE WAIVER

2379



San Francisco Planning

BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

2019 12 12 11:30 AM
BJ

APPLICATION

Appellant's Information

Name: Angelica Cabande

Address: 1110 Howard St

Email Address: acabande@somcan.org

Telephone: 415-255-7693

Neighborhood Group Organization Information

Name of Organization: South of Market Community Action Network

Address: 1110 Howard St

Email Address: acabande@somcan.org

Telephone: 415-255-7693

Property Information

Project Address: 1052-1060 Folom St & 190-194 Russ St

Project Application (PRJ) Record No: 2016-004905CUA

Building Permit No:

Date of Decision (if any): December 20, 2018

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.		
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.		
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.		

For Department Use Only

Application received by Planning Department

By:

Date:

Submission Checklist:

APPELLANT AUTHORIZATION

CURRENT ORGANIZATION REGISTRATION

MINIMUM ORGANIZATION AGE

PROJECT IMPACT ON ORGANIZATION

WAIVER APPROVED

WAIVER DENIED

2380

Jalipa, Brent (BOS)

From: BOS Legislation, (BOS)
Sent: Friday, February 01, 2019 12:15 PM
To: Sue Hestor; David Gordon Woo; Fleishhacker, William; asbarkley@duanemorris.com; paolo@realtywestsf.com
Cc: GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Sider, Dan (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Espiritu, Christopher (CPC); Sucre, Richard (CPC); Ionin, Jonas (CPC); Rosenberg, Julie (BOA); Cantara, Gary (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS); ramneek@s2partners.com; ramneek@s2psf.com
Subject: REQUESTS FOR CONTINUANCE: Appeal of CEQA Community Plan Evaluation and Conditional Use Authorization - 1052-1060 Folsom Street and 190-194 Russ Street Project - Appeal Hearing on February 12, 2019
Categories: 190097, 190093

Good afternoon,

Please find linked below a letter received by the Office of the Clerk of the Board from the project sponsor and the appellant, regarding requests for continuance of regarding the appeals of both the Community Plan Evaluation under CEQA and Conditional Use Authorization for the proposed project at 1052-1060 Folsom Street and 190-194 Russ Street Project.

[Project Sponsor Letter - January 29, 2019](#)

[Appellant Letter - February 1, 2019](#)

The appeal hearings for these matters are currently scheduled for a 3:00 p.m. special order before the Board on February 12, 2019.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 190093](#)

[Board of Supervisors File No. 190097](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



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Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the

Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

1052-1060 Folsom Street & 190-194 Russ Street

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

190093 Appeal of CEQA Community Plan Evaluation

2019 FEB -1 AM 11:46

190097 Appeal of Conditional Use Authorization

BY: BJ

Appellant South of Market Community Action Network (SOMCAN) requests BOS to continue hearing on these appeals from February 12 to March 19, 2019 due to problems with records.

Proposed project at 1052-1056 Folsom & 190-194 Russ St requires Planning Commission analysis and findings on SHADOWS Project will cast on VICTORIA MANOLO DRAVES PARK before voting to approve project. SOMCAN appeals challenge that analysis and the Project approvals.

Surrounding residents in South of Market is a working class community of Filipinos, immigrants, families, senior and children. They have extremely limited access to open space. The South of Market has only two parks - South Park (east of 3rd St and south of Bryant) and Victoria Manolo Draves Park. Residents do not in an area with back yards. There is a serious lack of sunlit open space.

Planning Commission heard and approved Project the **afternoon of Thursday, December 20, 2018**, following a separate independent hearing by Recreation and Park Commission the **morning of December 20, 2018**. **Attorney for appellant SOMCAN, Sue Hestor**, made request for records to **Doug Vu**, planner at Planning Department to Project **December 20, 2018**. Separate request was made for CEQA files. A second records request was made to Doug Vu on **Friday, December 21, 2018**. Vu opened both emails requesting files December 21, 2018. No reply was sent.

On **Monday, December 24, 2018**, Hestor went to Planning Department to review files/dockets on Project. CEQA files/docket were available and reviewed. Hestor requested that staff call Vu to determine whether they would be available **Wednesday, December 26**. Planning Department staff could not locate Vu or anyone else on project. While at Department at **12:56pm December 24, 2018** Hestor sent **3rd email to Doug Vu** requesting to review files.

An automatic reply was sent that Vu was no longer at Planning Department and sender should contact Richard Sucre if no new planner was identified on Property Information Map. This was first information that he had left December 21,

On **December 26, 2018** series of requests for documents with various persons at Planning Department began. First reply was December 31, 2018 when "Records Request Planning Department" stated that they would endeavor to reply by **January 10, 2019**.

Hestor made repeated unsuccessful attempts to get both project files and final motions of approval from Planning Department.

The first appeal filing deadline was to Board of Appeals **Friday, January 4, 2019**. All appeals require that final MOTION be provided at time appeal filed. With the assistance of Executive Director of Board of Appeals, final Motions approving project were made available late January 2, 2019.

Planning was unable to locate any paper files/dockets on Project after Vu left the Department.

On **January 24, 2019** new "dockets" - that had been created for Project Conditional Use (CUA), Large Project Authorization (ENX), and Variance (VAR) - were put out for review. **There was no SHADOW file or docket, despite the SHADOW action being MANDATORY action by Planning Commission prior to their taking any further action.**

Newly created CUA and ENX dockets contained final approval motion with approved plans, application, Project staff report provided to Planning Commission on **December 13, 2018** and a few other items.

Planning referred SOMCAN attorney to DVDs of emails to obtain all other information on the Project.

Information on shadow analysis requires plans for building - in various iterations, and impacts of shadows cast. Dialog between planners reviewing shadows cast, spaces in the park, use of those spaces is important and integral to analysis required of shadow impacts (Proposition K).

Since there are no paper files containing any of this information, appellant must solely rely on what is on DVD and its substantial comments. Information in the DVD is replete with attachments which are difficult for the public to open. Many require access to a color printer.

DVDs supposedly containing all emails on project were provided to SOMCAN on **January 31, 2019**.

Since December 20, 2018, in addition to planner leaving Planning at COB December 21 following have affected ability to get records: Planning Commission hiatus - December 21 - January 9. BOS hiatus - to January 7. Transition at new BOS - January 8 etc. MLK Holiday - January 21.

Two days ago developer asked BOS to continue hearing on appeals to February 26 so it may prepare answer. Developer has been consulting with Planning Department staff on project, and supplying documents on project since 2016. They already know what is in email attachments that have only been provided to appellants in past week.

Appellants must review and open hundreds of emails AND ATTACHMENTS which appear to have been finally provided yesterday to be able to prepare for hearing and submit brief.

SOMCAN requests that appeal hearings be continued to March 19.

SOMCAN can then file its brief by March 8.

SUE HESTOR
Attorney for SOMCAN
hestor@earthlink.net
415 846 1021 (cell)

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OF DUANE MORRIS
ALLIANCES IN MEXICO
AND SRI LANKA

January 29, 2019

VIA E-MAIL

President Norman Yee
and Members of the San Francisco Board of Supervisors
Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Re: File NO. 190093 and 190097 - Appeal of CEQA Community Plan Evaluation and Conditional Use Authorization - 1052 - 1060 Folsom Street and 190-194 Russ Street

Dear President Norman Yee and Members of the Board of Supervisors:

We are writing on behalf of our client, Golden Properties LLC, the project sponsor of the project that is subject of the above referenced appeals, which have been scheduled for hearing before the Board on February 12th, 2019. We understand that any documentation that the project sponsor wants to submit to the Board members prior to the hearing must be provided to the Clerk's office by 12:00 pm, 11 days before the hearing, or this Friday February 1st.

We were not informed of the hearing date nor copies of the appeal statements from the Clerk of the Board until yesterday afternoon, Monday January 28th. Consequently, there is very little time to prepare and submit adequate documentation for two separate appeals for the Board's consideration.

Given the late notice of the hearing date, it would be unfair to have the hearing proceed on such an expedited schedule. On this basis we request a continuance to Tuesday February 26, 2019, which would be the next regular Board meeting after February 12, 2019, the date for which the hearing is currently scheduled.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200
SAN FRANCISCO, CA 94105-1127

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

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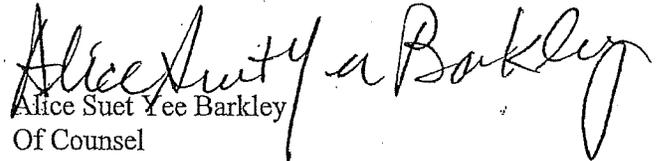
President Norman Yee
January 29, 2019
Page 2

Duane Morris

Thank you for your consideration of our request.

Very truly yours,

DUANE MORRIS LLP


Alice Suet Yee Barkley
Of Counsel

ASB

cc: Angela Calvillo, Clerk of the Board
Alisa Somera, Deputy Clerk
Paul Iantorno

Lew, Lisa (BOS)

From: BOS Legislation, (BOS)
Sent: Tuesday, January 29, 2019 9:55 AM
To: Sue Hestor; David Gordon Woo; paolo@realtywestsf.com; ramneek@s2partners.com; ramneek@s2psf.com
Cc: GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Sider, Dan (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Espiritu, Christopher (CPC); Sucre, Richard (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject: HEARING NOTICE: Appeal of CEQA Community Plan Evaluation and Conditional Use Authorization - 1052-1060 Folsom Street and 190-194 Russ Street Project - Appeal Hearing on February 12, 2019
Categories: 190097, 190093

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **February 12, 2019, at 3:00 p.m.**, to hear the appeals of both the Community Plan Evaluation under CEQA and Conditional Use Authorization for the proposed project at 1052-1060 Folsom Street and 190-194 Russ Street Project.

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - January 29, 2019](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 190093](#)

[Board of Supervisors File No. 190097](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

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San Francisco, CA 94102

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brent.jalipa@sfgov.org | www.sfbos.org



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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, February 12, 2019

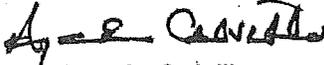
Time: 3:00 p.m.

Location: Legislative Chamber, City Hall, Room 250
1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102

Subject: File No. 190093. Hearing of persons interested in or objecting to a Community Plan Evaluation by the Planning Department under the California Environmental Quality Act issued on December 11, 2018, for the proposed project at 1052-1060 Folsom Street and 190-194 Russ Street, approved on December 20, 2018, to demolish the existing buildings on the project site, merge three lots into a single lot, and construct a new seven-story, approximately 64 feet and 6 inches tall, 59,000-gross-square-foot mixed use building with 63 dwelling units (four units designated as replacement for four existing rent-controlled units, 15 units would be designated as below market rate units, the remaining 44 dwelling units would be market rate), and approximately 2,800 square feet of ground floor retail use. (District 6) (Appellant: Sue Hestor, on behalf of South of Market Community Action Network) (Filed January 22, 2019)

File No. 190097. Hearing of persons interested in or objecting to the certification of a Conditional Use Authorization pursuant to Planning Code, Sections 121.1, 121.7, 303, and 317, for a proposed project at 1052-1060 Folsom Street and 190-194 Russ Street, Assessor's Parcel Block No. 3731, Lot Nos. 021, 023, and 087, identified in Planning Case No. 2016.004905CUA, issued by the Planning Commission by Motion No. 20361, dated December 20, 2018, for the development of a lot greater than 10,000 square feet, merger of lots that result in a street frontage greater than 50 feet, and the demolition of four existing dwelling units for the project involving the demolition of five existing buildings, merger of three lots, and the construction of a seven-story mixed-use building containing 2,832 square feet of ground floor commercial retail use and 55,887 square feet of residential use for 63 dwelling units, and a ground floor garage with access from a new driveway on Russ Street, within the SoMa NCT (Neighborhood Commercial Transit) and RED (Residential, Enclave) Zoning Districts, and SoMa Youth and Family Special Use District, a 65-X height and bulk district. (District 6) (Appellant: Sue Hestor, on South of Market Community Action Network) (Filed January 22, 2019)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, February 8, 2019.


Angela Calvillo
Clerk of the Board

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. 190093 and 190097

Description of Items: Public Hearing Notices - Hearing - Appeal of CEQA Community Plan Evaluation and Conditional Use Authorization - 1052-1060 Folsom Street and 190-194 Russ Street - 489 Notices Mailed

I, Brent Jalipa, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: January 29, 2019

Time: 10:55 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

Lew, Lisa (BOS)

From: BOS Legislation, (BOS)
Sent: Monday, January 28, 2019 12:25 PM
To: Ko, Yvonne (CPC)
Cc: BOS-Operations; BOS Legislation, (BOS)
Subject: APPEAL CHECK PICKUP: Appeal of CEQA CPE and Conditional Use Authorization - Proposed 1052-1060 Folsom Street and 190-194 Russ Street Project - Appeal Hearing on February 12, 2019

Categories: 190097, 190093

Good afternoon Yvonne,

Two checks for the appeal filing fee for the CEQA Community Plan Evaluation and Conditional Use Authorization appeal of the proposed project at 1052-1060 Folsom Street and 190-194 Russ Street is ready to be picked up here in the Clerk's Office weekdays from 8 a.m. through 5 p.m. Fee waivers for both appeals have been filed as well.

Thanks, as always,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org

From: BOS Legislation, (BOS)
Sent: Monday, January 28, 2019 12:20 PM
To: Sue Hestor <hestor@earthlink.net>; David Gordon Woo <dwoo@somcan.org>; paolo@realtywestsf.com; ramneek@s2partners.com; ramneek@s2psf.com
Cc: GIVNER, JON (CAT) <Jon.Givner@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Espiritu, Christopher (CPC) <christopher.espiritu@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of CEQA Community Plan Evaluation and Conditional Use Authorization - 1052-1060 Folsom Street and 190-194 Russ Street Project - Appeal Hearing on February 12, 2019

Good afternoon,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **February 12, 2019, at 3:00 p.m.** Please find linked below letters of appeal filed against the proposed project at 1052-

1060 Folsom Street and 190-194 Russ Street, as well as direct links to the Planning Department's determination of timeliness for the appeal, and an informational letter from the Clerk of the Board.

[CEQA Community Plan Evaluation Appeal Letter - January 22, 2019](#)

[Conditional Use Appeal Letter - January 22, 2019](#)

[Planning Department Memo - January 25, 2019](#)

[Clerk of the Board Letter - January 28, 2019](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 190093](#)

[Board of Supervisors File No. 190097](#)

Please note that the truncated hearing schedule due to the Board not having a regular meeting scheduled on February 19 in observance of President's Day holiday. Our office must notice this appeal hearing by close of business **tomorrow**, on Tuesday, January 29, 2019. If you have any special recipients for the hearing notice, kindly provide the list of addresses for interested parties in spreadsheet format to us by 12:00pm, Tuesday, January 29, 2019.

Thank you,

Brent Jalipa

Board of Supervisors - Clerk's Office
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San Francisco, CA 94102
(415) 554-7712 | Fax: (415) 554-5163
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January 28, 2018

File Nos. 190093-190096 and 190097-190100
Planning Case Nos. 2016-004905ENV/CUA

Received from the Board of Supervisors Clerk's Office two checks, each in the amount of Six Hundred Seventeen Dollars (\$617), representing the filing fee paid by Angelica C. Cabande and Sue Hestor for the appeals of the Community Plan Evaluation under CEQA and Conditional Use Authorization for the proposed 1052-1060 Folsom Street & 190-194 Russ Street project:

Planning Department
By:

Tony
Print Name

[Signature] 1/30/19
Signature and Date

Lew, Lisa (BOS)

From: BOS Legislation, (BOS)
Sent: Monday, January 28, 2019 12:20 PM
To: Sue Hestor; David Gordon Woo; paolo@realtywestsf.com; ramneek@s2partners.com; ramneek@s2psf.com
Cc: GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Sider, Dan (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Espiritu, Christopher (CPC); Sucre, Richard (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject: Appeal of CEQA Community Plan Evaluation and Conditional Use Authorization - 1052-1060 Folsom Street and 190-194 Russ Street Project - Appeal Hearing on February 12, 2019
Categories: 190097, 190093

Good afternoon,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **February 12, 2019, at 3:00 p.m.** Please find linked below letters of appeal filed against the proposed project at 1052-1060 Folsom Street and 190-194 Russ Street, as well as direct links to the Planning Department's determination of timeliness for the appeal, and an informational letter from the Clerk of the Board.

[CEQA Community Plan Evaluation Appeal Letter - January 22, 2019](#)

[Conditional Use Appeal Letter - January 22, 2019](#)

[Planning Department Memo - January 25, 2019](#)

[Clerk of the Board Letter - January 28, 2019](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 190093](#)

[Board of Supervisors File No. 190097](#)

Please note that the truncated hearing schedule due to the Board not having a regular meeting scheduled on February 19 in observance of President's Day holiday. Our office must notice this appeal hearing by close of business **tomorrow**, on Tuesday, January 29, 2019. If you have any special recipients for the hearing notice, kindly provide the list of addresses for interested parties in spreadsheet format to us by 12:00pm, Tuesday, January 29, 2019.

Thank you,

Brent Jalipa

Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
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January 28, 2019

Sue Hestor
Attorney for South of Market Community Action Network
870 Market Street, #1128
San Francisco, CA 94102

**Subject: File No. 190093 and 190097 - Appeal of CEQA Community Plan
Evaluation and Conditional Use Authorization - 1052-1060 Folsom
Street and 190-194 Russ Street**

Dear Ms. Hestor:

The Office of the Clerk of the Board is in receipt of a memorandum dated January 25, 2019, from the Planning Department regarding their determination on the timely filing of appeal of the CEQA Community Plan Evaluation for the proposed project at 1052-1060 Folsom Street and 190-194 Russ Street.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

The conditional use appeal was filed with the subscription of five members of the Board of Supervisors, and therefore meets the filing requirements of Planning Code, Section 308.1.

Pursuant to Administrative Code, Section 31.16, and Planning Code, Section 308.1, a hearing date has been scheduled for **Tuesday, February 12, 2019, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

Please provide to the Clerk's Office by noon:

15 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

11 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org) and two copies of the documentation for distribution.

Continues on next page

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554-7712, Lisa Lew at (415) 554-7718, or Jocelyn Wong at (415) 554-7720.

Very truly yours,


Angela Galvillo
Clerk of the Board

- c: Paul Iantorno, Golden Properties LLC, Project Sponsor
- Jon Givner, Deputy City Attorney
- Kate Stacy, Deputy City Attorney
- Kristen Jensen, Deputy City Attorney
- Corey Teague, Zoning Administrator, Planning Department
- Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
- Lisa Gibson, Environmental Review Officer, Planning Department
- Devyani Jain, Deputy Environmental Review Officer, Planning Department
- Joy Navarette, Environmental Planning, Planning Department
- Laura Lynch, Environmental Planning, Planning Department
- AnMarie Rodgers, Director of Citywide Planning, Planning Department
- Dan Sider, Director of Executive Programs, Planning Department
- Aaron Starr, Manager of Legislative Affairs, Planning Department
- Christopher Espiritu, Staff Contact, Planning Department
- Doug Vu, Staff Contact, Planning Department
- Julie Rosenberg, Executive Director, Board of Appeals
- Gary Cantara, Legal Assistant, Board of Appeals
- Alec Longaway, Legal Process Clerk, Board of Appeals

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Conditional Use Authorization - Proposed Project at 1052-1060 Folsom Street and 190-194 Russ Street

The text is listed:

Hearing of persons interested in or objecting to the certification of a Conditional Use Authorization pursuant to Planning Code, Sections 121.1, 121.7, 303, and 317, for a proposed project at 1052-1060 Folsom Street and 190-194 Russ Street, Assessor's Parcel Block No. 3731, Lot Nos. 021, 023, and 087, identified in Planning Case No. 2016.004905CUA, issued by the Planning Commission by Motion No. 20361, dated December 20, 2018, for the development of a lot greater than 10,000 square feet, merger of lots that result in a street frontage greater than 50 feet, and the demolition of four existing dwelling units for the project involving the demolition of five exiting buildings, merger of three lots, and the construction of a seven-story mixed-use building containing 2,832 square feet of ground floor commercial retail use and 55,887 square feet of residential use for 63 dwelling units, and a ground floor garage with access from a new driveway on Russ Street, within the SoMa NCT (Neighborhood Commercial Transit) and RED (Residential, Enclave) Zoning Districts, and SoMa Youth and Family Special Use District, a 65-X height and bulk district. (District 6) (Appellant: Sue Hestor, on South of Market Community Action Network) (Filed January 22, 2019)

Signature of Sponsoring Supervisor:

Aliafman

For Clerk's Use Only

fr
File No. 190097