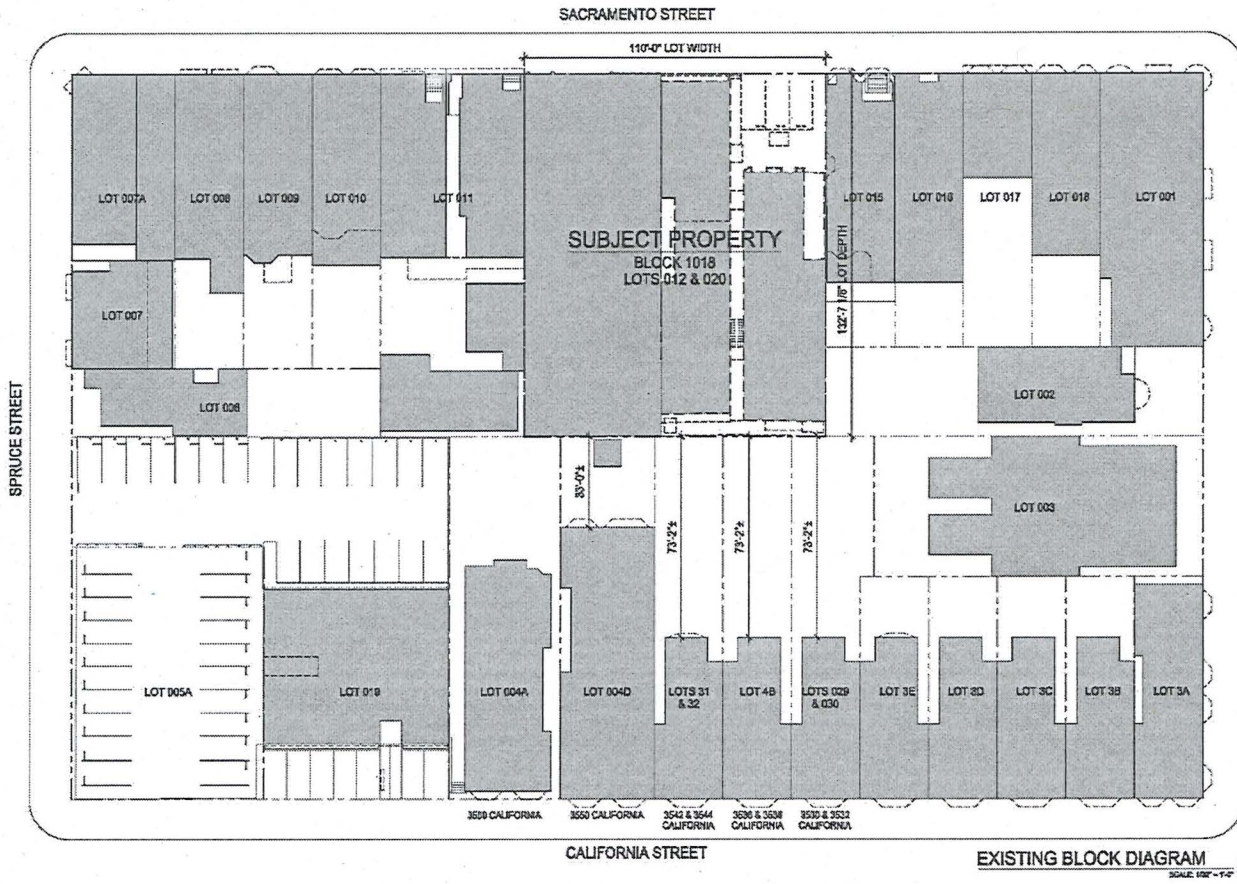


181233
181237



3637
Sacramento Street

Map/OTIS Contribution Project
San Francisco • California

GARY
E E
A I A

GARY GEE ARCHITECT, INC.
100 Grand Street, #F
7th Floor, San Francisco, CA 94133
Tel: 415.774.6011
Fax: 415.393.0713

Project No. 07-018
Date: March 17, 2017

Issue: April 26, 2017
Additional Information Requested by Planning

Issue: November 21, 2017
Additional Information Requested by Planning/PT

Issue: July 21, 2018
Additional Information Requested by Planning

Issue: September 24, 2018
Additional Information Requested by Planning

Existing Block Diagram
Scale: 1/8" = 1'-0"

A0.2d

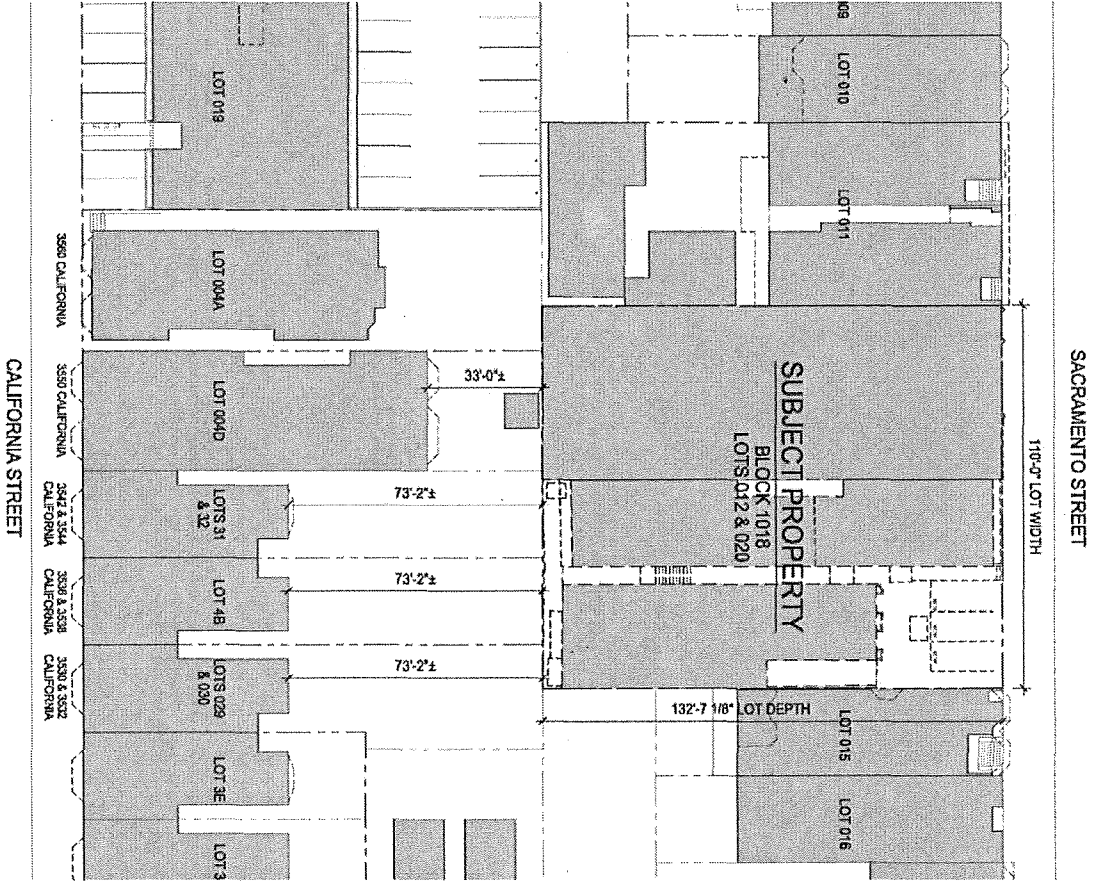






- 18 new units of housing on the two top floors
- Second floor medical/dental uses to replace what will be lost through demolition
 - Specifically added when neighborhood backed rezoning of the NCD to permit this kind of use
- 6,555 of activated ground-floor retail space



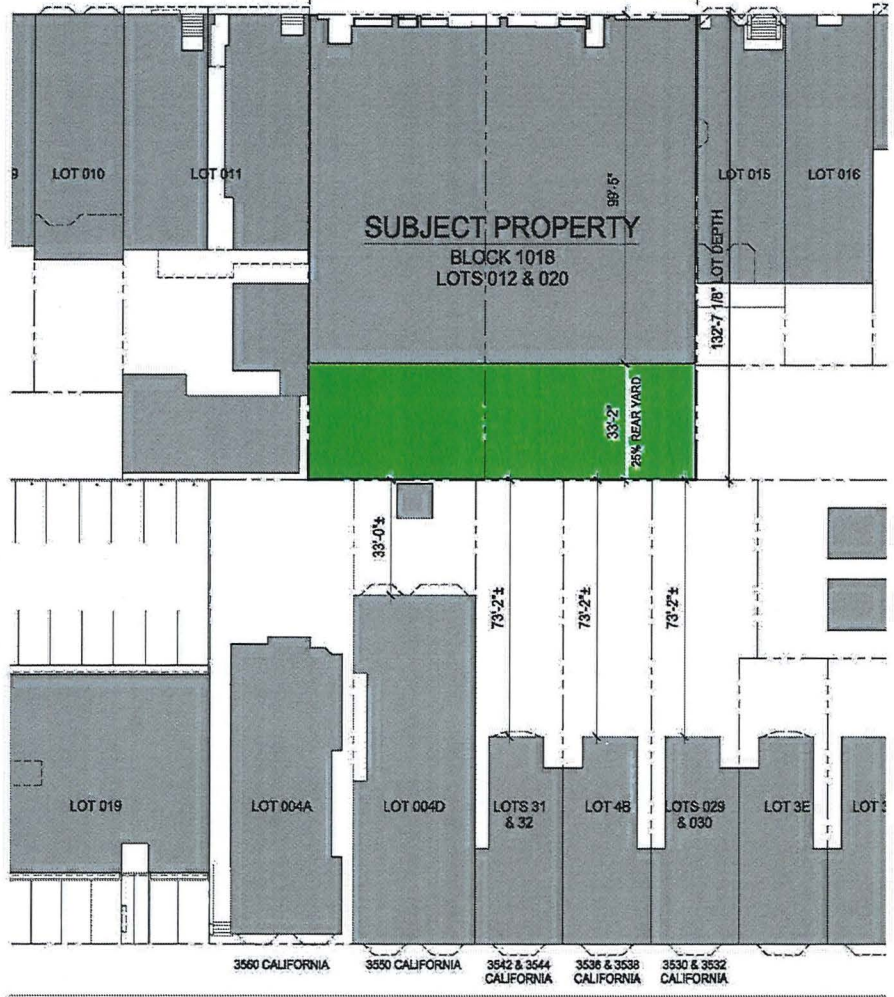


SACRAMENTO STREET

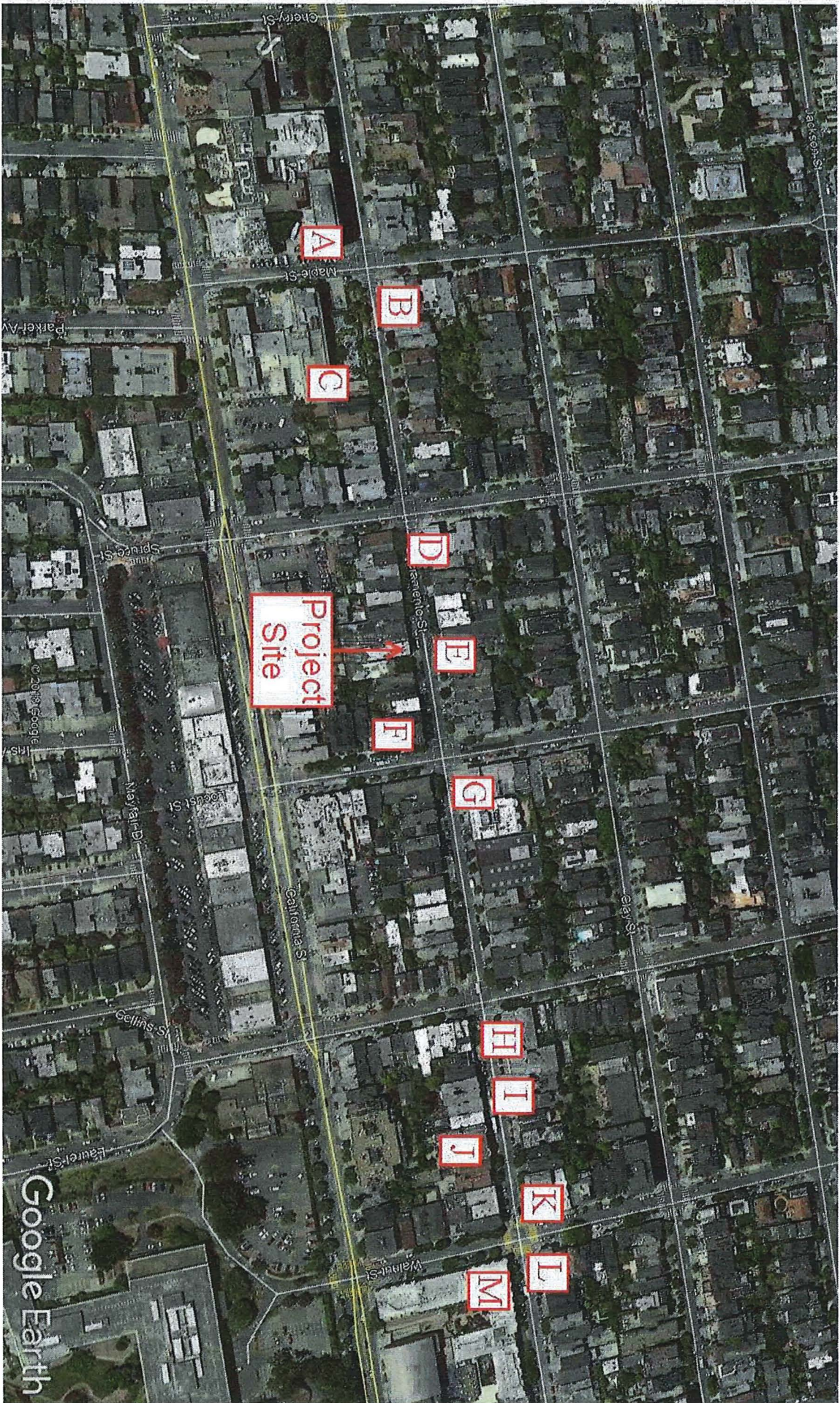
CALIFORNIA STREET

SACRAMENTO STREET

110'-0" LOT WIDTH



CALIFORNIA STREET



Project Site

A

B

C

D

E

F

G

H

I

J

K

L

M

Google Earth

Cherry St

Maple St

Parket Av

Spurge St

W 20th Google

Locket St

Gellins St

Laurel St

California St

Jarameno St

Walnut St

26th St

24th St



A 3801 Sacramento Street (at Maple)
1.5 blocks from project site
7 Stories
FAR = 5.9
Lot Frontages = Total 407' (Sacramento
275'/Maple 132')



B 3970 Sacramento (at Maple)
4 Stories
FAR = 2.7
Lot Frontages = Total 122.3'
(Sacramento 87.5'/Maple 34.8')



C 3773 Sacramento (at Maple)
One block from project site
5 Stories
FAR = 2.1
Lot Frontages = Total 465' (Sacramento
200'/Maple 265)



D 340-356 Spruce Street (at Sacramento)

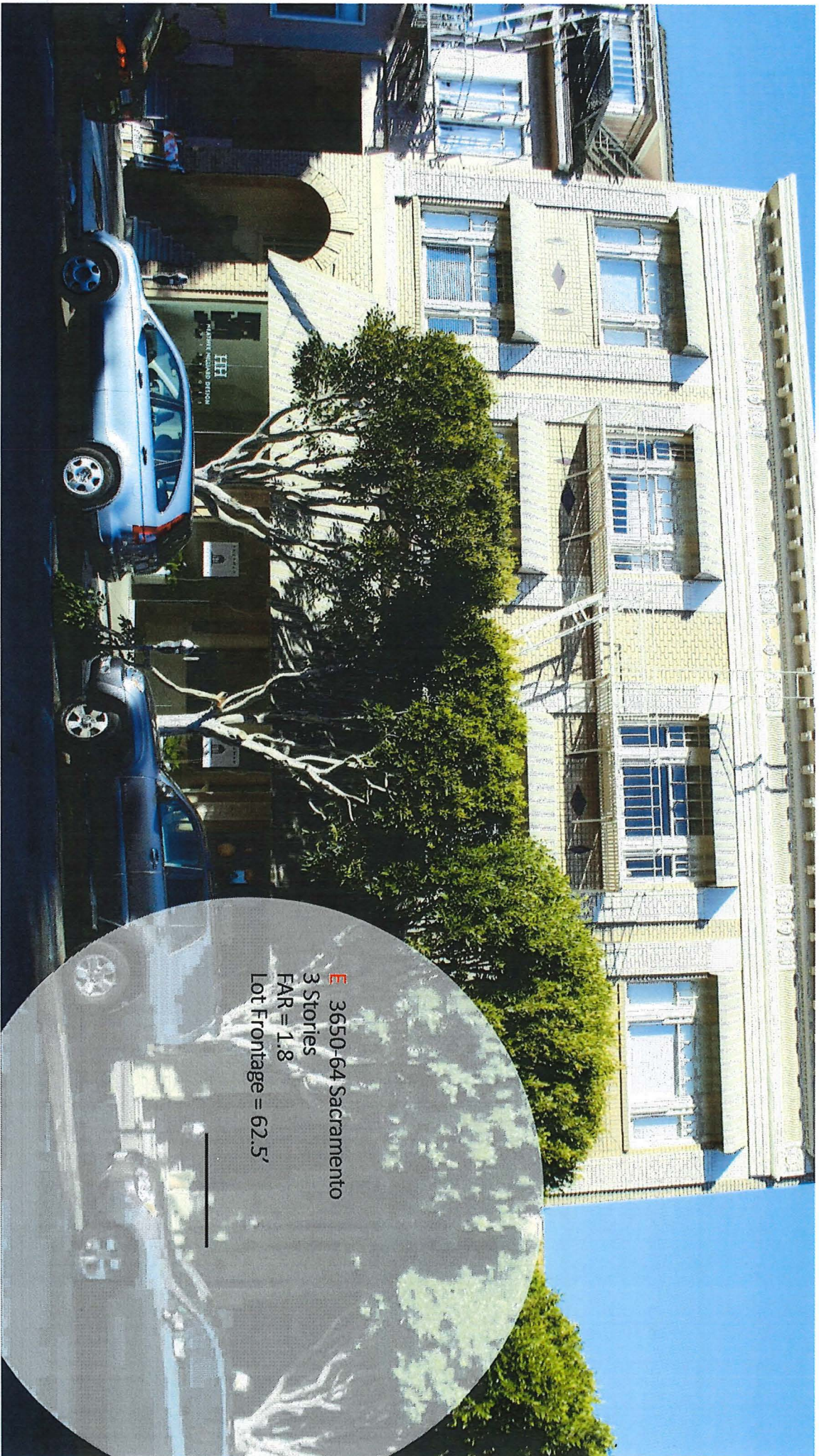
4 Stories

FAR = 2.2

Lot Frontages = Total 160.1' (Sacramento

62.5'/Spruce 97.6')





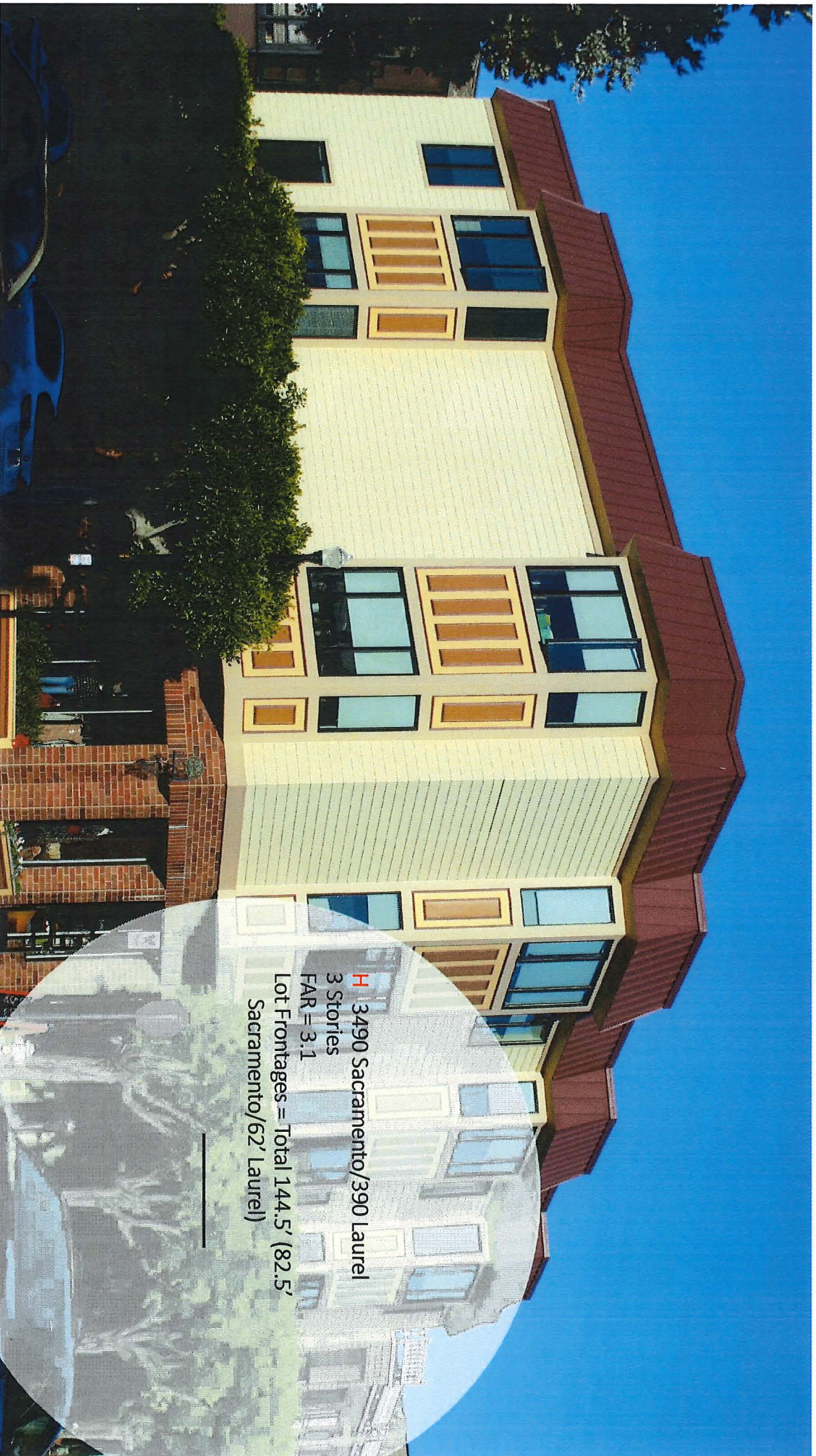
E 3650-64 Sacramento
3 Stories
FAR = 1.8
Lot Frontage = 62.5'



F 3603 Sacramento
3 Stories
FAR = 2.7
Lot Frontages = Total 137.5' (37.5'
Sacramento/100' Locust)



G 3590 Sacramento Street (at Locust)
4 Stories
FAR = 3.5
Lot Frontages = Total 95' (Sacramento
60'/Locust 35')



H 3490 Sacramento/390 Laurel
3 Stories
FAR = 3.1
Lot Frontages = Total 144.5' (82.5'
Sacramento/62' Laurel)



| 3460-64 Sacramento Street
4 Stories
FAR = 1.9
Lot Frontage = 34.5'



┆ 3435 Sacramento Street
4 Stories
FAR = 2.2
Lot Frontage = 68.75'



K 3400 Sacramento Street (at Walnut)
4 Stories
FAR = 2.7
Lot Frontages = Total 135.1' (82.5'
Sacramento/52.6' Walnut)



3378 Sacramento Street (at Walnut)
3 Stories
FAR = 2.7
Lot Frontages = Total 115.1'
(87.5' Sacramento / 27.6' Walnut)



M 3395 Sacramento Street (at Walnut)
4 Stories
FAR = 3.1
Lot Frontages = Total 540.1' (275'
Sacramento/ 265.1' Walnut)

Summary

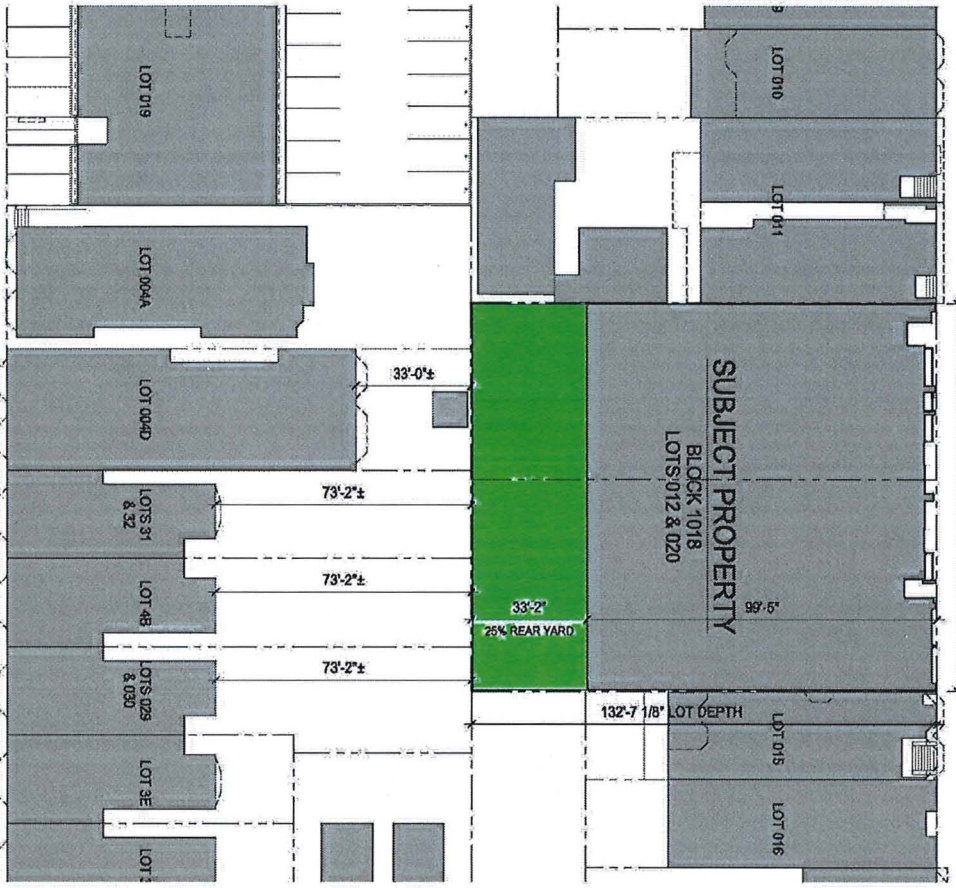
- Opponents object to the four-story height of the project, but nearby there are **six other four-story buildings, one five-story building and one seven-story building**.
- Opponents objects to the bulk/mass of the project, but the project's FAR is 2.3 and there are **eight nearby buildings** with greater FAR, ranging from 2.7 to 3.5 to 5.9.
- Opponents say the top floor should be set back but no other building in the NCD has its top floor set back.

Neighborhood Outreach

- April 2014 pre-application meeting – 46 attendees
- April 2018 meeting to update neighbors on project – 30 attendees
- Hundreds of follow-up emails and phone calls with concerned neighbors
- June 25, 2018 letter from neighborhood group listing concerns
- Redesign of project to address primary concern regarding wall in rear yard – September 5, 2018 email to neighbors explaining redesigning and attaching new plans

SACRAMENTO STREET

130'-0" LOT WIDTH



CALIFORNIA STREET

Addressing Recently Expressed Concerns

- Second Floor Use. Recently, some neighbors expressed concerns about the medical/dental space on the second floor of the building and that the space will be used by a large-scale medical service like a colonoscopy clinic. We are committed to *low-impact* medical/dental uses and already have letters of intent from a pediatrician and psychiatrist to use over half the space. We will commit that the remaining space will be used by similar low-impact medical offices such as therapists and dentists.
- Vibration, Noise and Dust Control Plans. The appellants have asked that we develop “a detailed vibration assessment and monitoring plan,” a “project-specific Noise Control Plan,” and “a Site-Specific Dust Control Plan.” We will do so. We intend to “shrink wrap” the building site at the earliest feasible opportunity as a noise and dust mitigation measure. We will also pay for periodic street cleaning and power washing for adjacent buildings on Sacramento Street to address dust and other cleanliness issues.
- Tree Health. The appellants have asked us to “hire an arborist for tree monitoring.” We will do so.

Addressing Recently Expressed Concerns

- Pre-Construction Survey. The appellants have asked that we do a “pre-construction survey of adjacent structures.” We will do so.
- Impact on Nearby Therapists. The neighbors have expressed concerns that therapists who practice near the building will suffer a hardship because very noisy activities could negatively impact the therapeutic environment. We are willing to help therapists whose offices are close to the project (i.e., on the 3600 block) temporarily relocate during noisy construction such as the demolition phase. We will provide those therapists with free office space at 350 Sansome Street so that they can see patients in a quiet environment.
- Parking During Construction. The appellants have asked that we provide free parking in the parking lot at Locust and California “for patrons of merchants,” and “for construction workers.” We agree to provide such parking for merchants on the 3600 block of Sacramento based on a validation system, and to construction workers. We are also willing to provide valet parking services for merchants that rely on parking, such as restaurants, merchants and therapists, during the most disruptive phases of the demolition and construction.

Addressing Recently Expressed Concerns

- Construction Equipment. The appellants have made a number of requests relating to construction equipment. We agree to (1) stage dump trucks and cement mixers off site so that only one dump truck or cement pourer is on site at any time, (2) make sure heavy equipment is not parked on Sacramento Street overnight, other than on or immediately in front of the construction site, (3) limit street construction no parking signs on Sacramento Street to the frontage immediately adjacent to the project, and (4) instruct contractors that no construction equipment should be parked “on California Street between Locust and Spruce Streets.”
- Construction Hours. The neighbors have asked that we agree to restrict construction hour to 7:00 a.m. to 6:00 p.m. on weekdays; perform only interior work on Saturdays; and restrict demolition and excavation activities to 9:00 a.m. to 4:00 p.m. on weekdays. While this will lengthen the time necessary to complete the various phases of the project, we will agree to these restrictions.
- Community Liaison. We will appoint a community liaison to help promptly address community issues that arise during the demolition and construction phases. The liaison will distribute notices describing construction stages and timing so that neighbors and merchants can plan accordingly.

CEQA ISSUES? – THERE ARE NONE

- Categorical Exemption is appropriate for this urban infill project
- More impactful recent CatEx determinations
 - 875 California. 7-story, approximately 99,820 gross square foot residential building, 65 feet in height. The proposed project would include 44 residential units. The project includes an approximately 15,300 square foot below-grade parking garage with 48 vehicle spaces.
 - 2301 Lombard. 4-story, 40-foot-tall, 41,557-square-foot, mixed use building with 22 residential units over 2,585 square feet of ground-floor retail space. Includes substantial excavation for an at-and-below grade parking garage that would accommodate 33 vehicles.

CEQA ISSUES? – THERE ARE NONE

- More impactful recent CatEx determinations
 - 2465 Van Ness Avenue. Demolition of a gas station and commercial building and construction of new seven-story, 65-foot-tall, approximately 92,600-square-foot, mixed-use building with 41 dwelling units and approximately 2,900 square feet of ground-floor commercial space. The entire site would be excavated to a maximum depth of 14 feet below ground surface and remove approximately 8,750 cubic yards of soil.
 - 235 Valencia Street. Demolition of existing 9,210-square-foot commercial building and construction of a new five-story, 50-foot-tall, approximately 33,268-sf mixed-use building with 40 dwelling units and two ground-floor commercial units.

CEQA ISSUES? – THERE ARE NONE

Equipment to be used

- We have confirmed that we will use smaller, less noise- and vibration-producing equipment
 - ✓ Because of Mr. Ponce's objections, we had our equipment list reviewed by demolition and construction contractors who have performed similar jobs
- This will have the unfortunate effect of lengthening the demolition and construction phases









