

Tentative Map Decision, Conditions of Approval
Department of City Planning Referral
Project ID: 12381

1. **Planning Approval Letter Notice of Special Restrictions:** Prior to the recording of the Final Map or prior to the issuance of a site or building permit for the project, whichever is earlier, the Project Sponsor shall record a Notice of Special Restrictions on the property that contains the conditions of approval pursuant to the Planning Approval Letter dated October 31, 2024, under Project Application (PRJ) No. 2019-022850PRJ.
2. **Below Market Rate Notice of Special Restrictions:** Prior to the recording of the Final Map or issuance of the architectural addendum, whichever is earlier, the Project Sponsor shall record the Below Market Rate Notice of Special Restrictions on the property that contains the conditions of approval pursuant to the Planning Approval Letter dated October 31, 2024, under Project Application (PRJ) No. 2019-022850PRJ and a reduced set of plans that identify the Affordable Units.
3. **Affordable Housing Tenure:** Pursuant to the Planning Approval Letter dated October 31, 2024, under Project Application (PRJ) No. 2019-022850PRJ, the Inclusionary Affordable Housing obligation is based on the Project being used as rental units. Changes in the tenure of the Project (e.g. from rental to ownership) is subject to Planning Code requirements regarding Inclusionary Affordable Housing obligations.
4. **Lot Merger:** Pursuant to the Planning Approval Letter dated October 31, 2024, under Project Application (PRJ) No. 2019-022850PRJ, the Project is receiving a State Density Bonus law Concession/Incentive to allow for a lot merger with a lot frontage that exceeds the limits of Planning Code Section 121.7. With the Concession/Incentive, the new lot frontage is allowed to be 247.5 feet.



PLANNING APPROVAL LETTER

Reissued: October 31, 2024

Date: October 31, 2024
Planning Record No. 2019-022850PRJ
Project Address: 1101-1123 Sutter Street
Zoning: Polk Street NCD
130-E/65-A Height and Bulk District
Priority Equity Geography SUD
Group Housing SUD
Fringe Financial Services SUD & RUD
Block/Lot: 0692 / 001 & 019
Project Sponsor: Julie Heinzler, 1102 Sutter Affordable LP
1101 Sutter Street
San Francisco, CA 94109
Staff Contact: Claire Feeney
claire.feeney@sfgov.org, 628-652-7543

Project Description

The proposed project will demolish a surface parking lot and an existing two-story commercial building at 1123 Sutter Street and construct a new 22-story, 235-foot tall building that will provide 303 rental dwelling units. The project will have 75 studio, 58 one-bedroom, 128 two-bedroom, 31 three-bedroom, and 11 four-bedroom units, and will also contain a 4,001 square foot child care facility, 2,732 square feet of ground floor commercial space, 4 common roof decks, 28 parking spaces, 2 car share spaces, 22 Class 2 bike parking spaces, 176 Class 1 bike parking spaces, and 20 bike lockers. The adjacent public parking garage at 1101 Sutter will be retained with renovations, including the removal of some vehicular entrances and driveways and the creation of a corner retail space. The project also proposes to merge both parcels, 0692001 and 0692019, into a single lot.

Pursuant to California Government Code Sections 65915 (State Density Bonus Law), the project requests seven waivers for rear yard (Sec. 134), residential open space (Sec. 135), above-grade parking setback (Sec. 145.a(c)(1)), off-street loading (Sec. 152), height (Sec. 260), narrow streets and alleys (Sec. 261.1), and bulk (Sec. 270); and two incentives/concessions from development standards for non-residential use size limits (Sec. 121.2) and restrictions of lot mergers (Sec. 121.7).

Project Approval

The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. A final environmental impact report (EIR) for the subject project, file number 2019-022850ENV, was certified on March 24, 2022. On June 11, 2024, the Planning Department issued an addendum to the previously certified EIR that evaluates the potential environmental effects of the modified project compared to the impacts identified in the final EIR. The addendum determined that the proposed revisions to the project would not cause new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts. Mitigation measures agreed to by the project applicant are attached as Exhibit C. Pursuant to San Francisco Administrative Code section 31.16, there are no CEQA appeal rights for an EIR addendum.

The Department therefore approves the project as recorded in Planning Record No. 2019-022850PRJ. The project shall comply with the standard conditions of approval, attached as **Exhibit A**. The property owner shall record Exhibit A in a Notice of Special Restrictions prior to the issuance of a site or building permit for the project. The plans for the approved project are attached to this approval as **Exhibit B**. The property owner shall comply with all CEQA mitigation measures attached to this approval as **Exhibit C**. Please review the mitigation requirements and allow sufficient time to submit documentation of compliance with pre-construction requirements prior to submittal of a building permit. When you are ready to begin environmental monitoring, please email CPC.EnvironmentalMonitoring@sfgov.org. A building permit application will not be accepted by the City until all pre-construction requirements have been satisfied and the department has issued a PEC (Pre-construction Environmental Compliance letter).

The Project is eligible for an administrative modification of the Inclusionary Affordable Housing requirements for Pipeline Projects pursuant to Planning Code Section 415A. Planning Code Section 415A outlines a temporary program to reduce inclusionary requirements to encourage the construction of housing projects that have been Finally Approved prior to November 1, 2023, but have not procured a First Construction Document. This program allows for administrative inclusionary reductions provided that the project does not include significant modifications. Pursuant to Planning Code Section 415A, this project may reduce their on-site inclusionary requirements to 12% with a minimum of 8% of the units affordable to low-income households, 2% affordable to moderate-income households, and 2% affordable to middle-income households. In addition, pursuant to Planning Code Section 415A, the applicable fee rate is 16.4%. This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. Pursuant to Planning Code Section 415A, if the Project Sponsor does not obtain the first construction document by May 1, 2029, the applicable Affordable Housing Fee rate shall be the rate in effect at the time of the issuance of the first construction document.

Project Timeline

Action	Date
Applicant submitted Development Application for Original Project	December 23, 2019
Department staff deemed Application Complete (CAN)	January 24, 2020
Department staff issued Plan Check Letter No. 1 (PCL)	September 17, 2020
Planning Commission Hearing and Approval	March 24, 2022

Environmental Impact Report for Original Project was adopted	March 24, 2022
Applicant submitted Preliminary Application for Revised Project	September 10, 2023
Applicant submitted Development Application	September 20, 2023
Department staff issued an Incomplete Application Notice (IAN)	September 20, 2023
Department staff deemed Application Complete (CAN)	November 14, 2024
Applicant submitted a Revised Application and New Design	December 29, 2023
Department staff issued Plan Check Letter No. 1 (PCL)	February 27, 2024
Applicant responded to PCL No. 1	April 6, 2024
Department staff issued Plan Check Letter No. 2 (PCL)	April 22, 2024
Applicant responded to PCL No. 2	April 26, 2024
Department staff initiated Neighborhood Notification pursuant to Planning Code Section 311	May 13, 2024
Neighborhood Notice pursuant to Planning Code Section 311 concluded	June 11, 2024
Department staff issued CEQA EIR Addendum for Revised Project	June 11, 2024
Department staff issued a Planning Approval Letter for the Revised Project	July 9, 2024
Department staff reissued the Planning Approval Letter with updated content for the revised Project	July 24, 2024

Priority Policies and General Plan Findings

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies and relevant findings within the General Plan.

Individually Requested State Density Bonus Findings

PRJ/EEA Accepted Date	December 29, 2023
Project Size	Large, 25+ units
Project Tenure	Rental
On-Site Inclusionary Rate	12%
Fee Rate	16.4%
Total Number of On-Site Affordable Units	45 units
AMI Levels	<p>12% @ 50% AMI for State Density Bonus Affordable Units or 23 units 8% @ low (55% AMI) Inclusionary Units which also qualify for State density bonus at very low income or 15 units 2% @ moderate (80% AMI) Inclusionary Units or 3 units 2% @ middle (110% AMI) Inclusionary Units or 4 units The project sponsor has expressed interest in using tax credits which would increase the number of affordable units on the site. Use of</p>

	development subsidies from any Federal, State or local program must comply with Planning Code Section 415.
Total Residential Floor Area	295,421 sq. ft.
Base Units	184 units
% Density Bonus	64.67% Sponsor is eligible for up to 70% density bonus in exchange for providing a total of 20% on-site affordable units at very-low income.
Affordable Unit Mix	11 Studio, 9 one-bedrooms, 19 two-bedrooms, 4 three-bedrooms, 2 four-bedroom
Total Units in Project	303

The Planning Director makes the following findings as applicable under Planning Code Section 206.6:

Individually Requested State Density Bonus Findings: Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable:

- a) The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing more than 15% of the Base Project's residential units on-site as affordable to households at 50% of AMI.

The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project has requested incentives/concessions from development standards for non-residential use size limits (Sec. 121.2) and restrictions of lot mergers (Sec. 121.7) which will result in identifiable and actual cost reduction.

Non-Residential Use Size Limits Non-residential land uses are principally permitted up to 2,000 square feet within the Polk Street NCD, up to 4,000 square feet with a Conditional Use Authorization, and not permitted above 4,000 square feet. The Project is proposing a single tenant space for a non-residential land use that is 4,001 square feet and therefore requires an incentive/concession. The non-residential land use is currently proposed as a childcare facility, although it may be any non-residential land use that is principally permitted on the ground floor and is Code compliant. The childcare facility will be accessible to building occupants, in addition to the general public, and will help encourage higher occupancy rates for the family-sized dwelling units. For every 1% increase in overall occupancy, the project generates an additional amount of more than \$100,000 in annual gross revenue – therefore, maximizing occupancy is a vital economic component to the project's success.

Restrictions of Lot Mergers Lot mergers are limited to a lot frontage of 25 feet within the Polk Street NCD. The Project is proposing to combine its two parcels which will result in a 247.5-foot lot frontage (172.5 + 75), therefore an incentive/concession is required. The two parcels need to be merged because of building code construction requirements and to enable the creation of vertical/three-dimensional subdivisions. Without

the lot merger, the project will be unable to receive the financing from the CalHFA MIP program which Project has already been awarded. It would cost the Project more than \$20 million dollars in private investment and state issued low-income tax credits if the lot merger incentive/concession is not allowed.

If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The project has requested seven waivers from the development standards for rear yard (Sec. 134), residential open space (Sec. 135), above-grade parking setback (Sec. 145.a(c)(1)), off-street loading (Sec. 152), height (Sec. 260), narrow streets and alleys (Sec. 261.1), and bulk (Sec. 270).

Rear Yard*The requested waiver results in increased residential density. Rear yards within the Polk Street NCD are required to be 25% of lot depth, starting at the lowest story which contains a dwelling unit. The Project Site is a through-lot and the proposed building has no rear yard and extends the entire depth of the parcel, and is thus not compliant. Rendering the proposed building complaint with regard to the rear yard requirement would require the reduction of building volume and/or reduction in the number of units proposed.*

Residential Open Space*The requested waiver results in increased residential density. In the Polk Street NCD there must be either 60-square feet of private open space or 80-square of common open space per dwelling unit. 91 of the 303 dwelling units have private open space. The remaining 212 dwelling units have access to 9,560 square feet of common open space, which is less than the 16,960 (212x80) square feet that is required. The project is thus not compliant. Rendering the proposed building complaint with regard to the residential open space requirement would require the reduction of building volume and/or reduction in the number of units proposed.*

Above-Grade Parking Setback*The requested waiver results in increased residential density. Planning code Section 145.1 requires off-street parking entrances to be set back at least 25-feet from any façade facing a street that is at least 30 feet in width. Hemlock Street is 35 feet wide and proposed the off-street parking entrance is set back less than 4 feet, which is thus not compliant. Rendering the proposed building complaint with regard to the above-grade parking setback requirement would require the reduction of building volume and/or reduction in the number of units proposed.*

Off-Street Loading*The requested waiver results in increased residential density. Planning Code Section 152.1 requires two off-street freight loading spaces for projects that have 200,001 to 500,000 square feet of residential space. The proposed building has 295,421 square feet of residential space but is only providing one off-street freight loading space, and is thus not compliant. Rendering the proposed building complaint with regard to the off-street freight loading requirement would require the reduction of building volume and/or reduction in the number of units proposed.*

Height*The requested waiver results in increased residential density. The Project Site is in both the 65-A and 130-E Height and Bulk Districts. The proposed building is 224-foot tall which exceeds the allowable height by 159-feet at its peak and is thus not compliant. Rendering the proposed building complaint with*

regard to the height requirement would require the reduction of building volume and/or reduction in the number of units proposed.

Narrow Streets and Alleys*The requested waiver results in increased residential density. Planning Code Section 261.1 requires that for building frontages on streets that are less than 40-feet wide, the upper stories must be set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting Narrow Street. The proposed building frontage along Hemlock Street, which is 35-feet wide, does not have any set backs for any floors, and is thus not compliant. Rendering the proposed building complaint with regard to narrow streets and alleys requirement would require the reduction of building volume and/or reduction in the number of units proposed.*

Bulky*The requested waiver results in increased residential density. The Project Site is in both the 65-A and 130-E Height and Bulk Districts. The proposed building is 224-feet tall, which by exceeding the height limit also exceeds bulk limitations and is thus not compliant. Rendering the proposed building complaint with regard to bulk requirement would require the reduction of building volume and/or reduction in the number of units proposed.*

- b) If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The requested Density Bonus is not based on donation of land.

- c) If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus and concessions/incentives are not based on the inclusion of a Child Care facility. While the Non-Residential Use Size Limit concession/incentive is for a space that is currently proposed as a childcare facility, it may be any non-residential land use that is principally permitted on the ground floor and is Code compliant.

- d) If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested concessions/incentives are for both residential and non-residential uses. The inclusion of the non-residential concession/incentive will help reduce the cost of the housing development and are land uses that are compatible with housing and existing buildings in the area.

Planning Code Section 311

The Department has completed all required neighborhood notification pursuant to Planning Code Section 311. Pursuant to Planning code Section 206.6, except as provided in Section [317](#) or where a Conditional Use Authorization is required to permit a non-residential use, an application for any Individually Requested Density Bonus project shall not be subject to any other underlying entitlement approvals related to the proposed housing, such as a Conditional Use Authorization or a Large Project Authorization. Any building permit submittals after this Planning Department Approval are considered post-entitlement permits subject to AB1114.

Expiration

This Planning Approval is valid for three years, the applicant must submit for a building permit by October 31, 2027.

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Approved Plans

Exhibit C – Mitigation Measures

Exhibit D – Transportation Demand Management Program

Exhibit A – Conditions of Approval

Performance

- **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Permit to construct the project and/or commence the approved use within this three-year period.
- **Expiration and Renewal.** Should a 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 the applicable new application for Authorization if the approval process has since changed. Should the project sponsor decline to so file, and decline to withdraw the permit application, the approval authorized through this Motion shall be deemed null and void with no further action.
- **Diligent Pursuit.** Once a 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.
- **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, please contact the assigned planner Claire Feeney, at Claire.Feeney@sfgov.org.

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415.701.4848, <https://www.sf.gov/comply-first-source-hiring-program>

- **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Department action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of the Site Permit.

For information about compliance on any of the Conditions noted below, contact the Planning Department at 628-652-7600 or at www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, or at www.sfmohcd.org.

1. **State Density Bonus Regulatory Agreement.** Recipients of development bonuses under this Section 206.6 shall enter into a Regulatory Agreement with the City, as follows.

- a. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
- b. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Project.
- c. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
- d. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - i. The total number of dwelling units approved for the Project, including the number of Restricted Affordable Units;
 - ii. A description of the household income group to be accommodated by the Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), the project sponsor must commit to completing a market survey of the area before marketing Restricted Affordable Units;
 - iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of the Restricted Affordable Units;
 - iv. Term of use restrictions for the life of the project;
 - v. A schedule for completion and occupancy of Restricted Affordable Units;
 - vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
 - vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement); and
 - viii. Other provisions to ensure implementation and compliance with Section 206.6.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

2. **Number of Rental Units in a State Density Bonus Project.** The Project Sponsor has elected the Combination Alternative pursuant to Planning Code Section 415A and 415.5, with a 12% onsite

requirement and a 16.4% fee requirement. The 12% on-site requirement results in 22 units (15 at low-income, 3 at moderate income and 4 at middle income).

The project is seeking a 64.67% bonus under the State Density Bonus Law, which requires the sponsor to maximize the amount of on-site affordable housing required for the 50% bonus under CA Govt. Code Section 65915 and then provide additional on-site affordable housing to achieve an additional 20% density bonus under CA Govt. Code Section 65915. The project requires that 15% of the 184-unit Base Project (28 units) be rented to households earning 50% AMI to achieve a 50% density bonus under CA Govt. Code section 65915, and that an additional 5% of the 184-unit Base Project (10 units) be rented to households earning 50% AMI to qualify for the remaining 14.67% density bonus necessary for the project. The low-income inclusionary units are counted toward the overall requirement of units the project sponsor needs to qualify for the density bonus under the State Density Bonus Law.

In total, the project requires 45 on-site affordable units: 15 low-income inclusionary units (which are also used to qualify for the density bonus), 3 moderate-income inclusionary units, 4 middle-income inclusionary units, and 23 very-low income units (50% AMI) under the State Density Bonus Law. If the number of market-rate units change, the number of required Affordable Units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD"). The Sponsor will satisfy any remaining Inclusionary Obligation through payment of the Affordable Housing Fee. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.

3. **Unit Mix.** The Project contains 75 studios, 58 one-bedroom, 128 two-bedroom, 31 three-bedroom units, and 11 four-bedroom units; therefore, the required affordable unit mix is 11 studios, 9 one-bedroom, 19 two-bedroom, 4 three-bedroom units, and 2 four-bedroom units. If the overall unit mix of the Project changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.
4. **Unit Tenure.** The project is a Rental Housing Project as defined in Section 415.2. If the Project seeks to convert from a Rental Housing Project to an Ownership Housing Project, the Project shall require public notice for a hearing and approval from the Planning Department pursuant to Planning Code Section 415.5(g)(5). Conversion from a Rental Unit to an Owned Unit shall follow the procedures set forth in the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), as amended from time to time.

If a Rental Housing Project converts to an Ownership Housing Project with the approval of the Planning Department, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Ownership Housing Projects, or (B) provide additional on-site or off-site Affordable Units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Ownership Housing Projects. The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion as specified in Planning Code Section 415.

5. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Sections 415.3 and 415A, the Project is required to provide 12% of the proposed dwelling units as Affordable to Qualifying Households. At least 8% must be affordable to low-income households, at least 2% must be affordable to moderate income households, and at least 2% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning up to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning up to 130% of Area Median Income eligible to apply for middle-income units.

	Number of Units	Affordable Rent AMI	Maximum Household AMI
Low-Income Units	15	55%	65%
Moderate Income Units	3	80%	90%
Middle Income Units	4	110%	130%

The Affordable Units that satisfy both the Density Bonus Law and the Inclusionary Affordable Housing Program (the “Combo Units”) shall be rented to Very Low-Income households, as defined as households with income not to exceed 50% of AMI in the California Health and Safety Code Section 50105 and/or California Government Code Sections 65915, the State Density Bonus Law. The income table used to determine the rent and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. For the Combo Units, if the resultant rent or income levels at 50% of AMI under the table required by the State Density Bonus Law are higher than the rent and income levels at 55% of AMI under the Inclusionary Affordable Housing Program, the rent and incomes levels shall default to the maximum allowable rent and income levels for Affordable Units under the Inclusionary Affordable Housing Program. After such Density Bonus Law units have been rented for a term of 55 years, the subsequent rent and income levels of such units may be adjusted to 55 percent of Area Median Income under the Inclusionary Affordable Housing Program, using income table published by MOHCD called “Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD metro Fair market Rent Area that contains San Francisco,” and shall remain affordable for the remainder of the life of the Project. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. The remaining units being offered for rent affordable to households at fifty-five 55 percent of Area Median Income under the income table called “Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco.” The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, (iv) recertification, and (v) re-rental are set forth in the Procedures Manual.

6. **Occupancy of Middle Income Units.** For any Affordable Units with rents set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons pursuant to Planning Code Section 415.6(a)(3).

7. **Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6(f)(2), the Affordable Units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the Affordable Units shall not be less than the applicable percentage applied to the total residential floor area of the overall project, provided that a 10% variation in floor area is permitted.
8. **Notice of Special Restrictions.** Pursuant to Planning Code Section 415.6(g)(1), the Project Sponsor shall record a Notice of Special Restrictions on the property that contains these conditions of approval and a reduced set of plans that identify the Affordable Units satisfying the requirements of this approval prior to the issuance of the architectural addendum or twelve months prior to the first certificate of occupancy, whichever is earlier. The Project Sponsor shall comply with Zoning Administrator Bulletin No. 10 and any other affordable housing designation standards published by the Planning Department or MOHCD and updated periodically. The Project Sponsor shall provide a copy of the recorded Notice of Special Restrictions to the Planning Department and MOHCD or its successor prior to the issuance of the architectural addendum. If a Project does not anticipate an architectural addendum, then the Notice of Special Restrictions shall be recorded prior to the issuance of the Building Permit. Following the designation of Affordable Units, changes to the overall residential square footage or to any unit within the Project require written approval from the Planning Department in consultation with MOHCD who will determine if the changes are consistent with Zoning Administrator Bulletin No. 10 and any other affordable housing designation standards published by the Planning Department or MOHCD.
9. **Construction Timeline.** Prior to the issuance of the site permit, the Project Sponsor shall submit an estimated construction timeline to the Department in accordance with Planning Section 415.6(g)(3).
10. **Unit Pricing.** Pursuant to Planning Code Section 415.6(g)(2), the Project Sponsor shall submit a request for pricing determination from MOHCD at least eight (8) months prior to first certificate of occupancy.
11. **Duration.** Under Planning Code Section 415.8, all units are constructed pursuant to Section 415.6, and therefore must remain Affordable to Qualifying Households for the life of the project.
12. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of this Planning Approval Letter, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.
13. **Modification of Elected Alternative.** Pursuant to Planning Code Section 415.5(g)(3), any proposed change from the on-site alternative to another alternative, including the Affordable Housing Fee, requires public notice for hearing and approval from the Planning Department to amend these Conditions of Approval.
14. **20% below market rents.** Pursuant to PC Section 415.6, the maximum affordable rents shall be no higher than 20% below market rents for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable rents, and the eligible households for such units, accordingly.

15. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415A.4(d)(2), the first construction document for the project must be issued no later than May 1, 2029. If the Project Sponsor does not obtain first construction document by May 1, 2029, the applicable Affordable Housing rate shall be the rate in effect at the time of the issuance of the first construction document.
16. **Procedures Manual.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), as amended from time to time. The Procedures Manual is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:
<https://sfmohcd.org/inclusionary-housing-program-manuals>

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for initial rental, re-rental, and recertification.

- Comparability. The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the project; and (4) be maintained in the same manner as the market units. The interior features in Affordable Units should be generally the same as those of the market units in the project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in Zoning Administrator Bulletin No. 10 and the Procedures Manual. Any material changes to an affordable unit following recordation of the Notice of Special Restrictions requires written approval from the Planning Department in consultation with MOHCD
- Tenure. The project is a Rental Housing Project. Therefore, the affordable unit(s) shall be rented to low-income, moderate-income, and middle-income households, as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, (iv) recertification, and (v) re-rental for the Affordable Units are set forth in the Procedures Manual.
- Marketing. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of Affordable Units.
- a) Parking. The 28 total number of parking spaces leased to residential tenants in the Project shall be made available to renters of Affordable Units according to the Procedures Manual.

17. **Compliance.** If the Project fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the DBI Director of the Project's compliance. The Planning Department, MOHCD and City Attorney's Office may also enforce against violations of the Inclusionary Affordable Housing program. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the Project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

Design – Compliance at Plan Stage

- **Shared Light.** The Project shall comply with San Francisco Building Code Sections 1204.1 and 1204.2 regarding the provision of natural light to habitable rooms within a dwelling unit with two or more bedrooms by means of exterior glazed openings. Any plan revisions required by the Department of Building Inspection for compliance with shared light standards for dwelling units with two or more bedrooms will be routed to Planning Department staff for review to ensure such revisions maintain compliance with Planning Code Section 207.6.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- **Revocation due to Violation of Conditions.** Should the project be found to be violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion that are not resolved and abated, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

- **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: [indicate choice of sidewalk/building frontage/private site area and which street frontage or other designation of location]. This location has the following design considerations: [use as needed for any streetscape, curb cut or building frontage detail issues]. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works,

628.271.2000, www.sfpublicworks.org

Entertainment Commission – Noise Attenuation Conditions

- **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:
 - a. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - b. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - c. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - d. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

For information about compliance, contact the Entertainment Commission at 628.652.6030, <https://www.sf.gov/departments/entertainment-commission>.

PROPOSED DENSITY INCREASE TO FULLY ENTITLED PROJECT AT:

1 1 0 1 - 1 1 2 3 S U T T E R



PROJECT DESCRIPTION

Project Sponsor proposes to modify the previously entitled project under Motion No. M-21090 and Planning Case No. 2019-022850. The mixed-use development will be located at 1101-1123 Sutter on an approximately 29,700 SF site, currently occupied by two structures: a public parking garage at 1101 Sutter Street (Assessor's Block 0692, Lot 001) and a mortuary at 1123 Sutter Street (Assessor's Block 0692, Lot 019); 1101 Sutter Street and 1123 Street collectively, the "Property". The approved project consists of a residential conversion of the existing public parking garage building, demolition of the mortuary building, and construction of a new 14-story residential tower. The overall project would consist of 221 dwelling units, and also contains ground floor retail and childcare uses (the "Approved Project").

At the corner of Sutter and Larkin, the three-level concrete auto-repair building—built in 1920 and designated an A-status Historic Resource—will receive upgrades and repairs as needed to continue functioning as a parking facility. Mainly, the ground floor will receive new infill storefront and garage doors at the corner of Sutter St and Larkin St.

At the west side of the site, the mortuary will be removed for new construction of a 22-story high-rise tower. This high-density development will utilize the Individually Requested State Density Bonus Program to increase the number of code-permitted units from 184 to 286. In total, the pair of buildings will provide 303 new homes, including 38 below-market-rate units. These new units will be offered on a rental basis.

The 22-story, 235-foot tower will offer 303 rental apartments over an active, pedestrian-friendly commercial ground floor. Oriented toward Sutter Street, the dynamic street level incorporates a mix of uses, including the primary residential lobby, common amenities for residents, commercial and retail spaces.

At Hemlock Alley to the south, the ground level will include an outdoor entry court that serves a gym and provides secondary residential access. The building is set back from the alley at various distances to accommodate the entry court, an outdoor area for the child-care center, private terraces and balconies, and access to the garage and loading entries.

Midway up the tower, on the 7th floor, the building steps back about 40 feet on the west side, to provide a shared landscaped area at this setback. At the 21st floor, another stepback is incorporated to create an outdoor landscaped terrace. Additionally the top (22nd) floor provides shared view points as well as a number of building services, and a community room with associated outdoor roof deck.

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VICINITY MAP



PROJECT TEAM

DEVELOPER:
1101 SUTTER AFFORDABLE, LP
1101 SUTTER STREET
SAN FRANCISCO, CA 94109
ATTN: JULIE HEINZLER, AIA
T: 415.422.4800
E: JULIE@MARTINBUILDING.COM

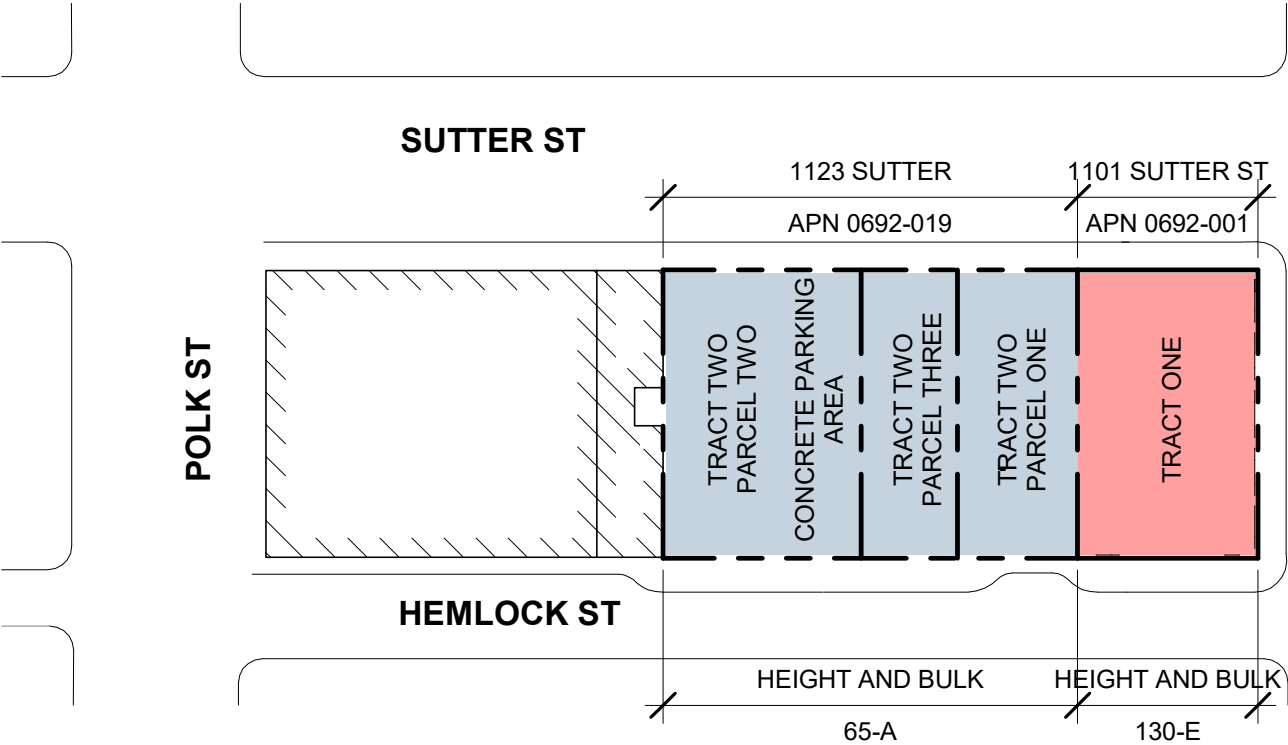
ARCHITECT:
DAVID BAKER ARCHITECTS
461 SECOND STREET #127
SAN FRANCISCO, CA 94107
ATTN: PEDRAM FARASHBANDI, AIA
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LANDSCAPE ARCHITECT:
INTERSTICE ARCHITECTS
1173 SUTTER STREET
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APN:	0692-001 & 0692-019
Address:	1101 & 1123 Sutter
Current Use:	Garage & Funeral Home
Total Lot Area:	29,700 SF
Planning District: Neighborhood:	District 4 Downtown Downtown / Civic Center
Zoning District: Height & Bulk Districts:	NCD - Polk Street Neighborhood Commercial 65-A & 130-E
Special Use Districts:	Lower Polk Street Alcohol Restricted Use Within 1/4 Mile of Fringe Financial Services RUD Within 1/4 Mile of an Existing Fringe Financial Service
Special Sign Districts: Legislative Setbacks: Limited and Nonconforming Uses: Planning Areas: Public Realm and Streetscape Plans: Notice of Special Restrictions:	None None None None None None
Other Notices and Regulations:	Active Ground Floor Use Required Vision Zero Program
Design Guidelines:	Polk/Pacific Special Area Design Guidelines
Community Benefit Districts:	Lower Polk
Historic Preservation:	A - Historic Resource Present & B - Unknown / Age Eligible



	Historic Building (1101)	New Building (1123)
Type of construction	Type IIIA	Type IA
Occupancies	B, S, M	M, A-2, B, E, R-2, S
Number of stories above grade	3	22
Number of stories below grade	1	1
Allowable Stories above grade (504.4)	4	UL
Building height	42'	235' - 6" (FROM MID POINT ALONG SUTTER) 242' - 6" (FROM MID POINT ALONG HEMLOCK)
Allowable Height (504.3)	85'	UL

SEE SHEET **G02** FOR ZONING COMPLIANCE MATRIX

PROPOSED ADJ. UNIT MIX - 2024 ALL ST BELOW 500				
TYPE	True Count	Adjust. Factor	Adjust. Count	Percent
1BR	58	1.00	58	19%
2BR	128	1.00	128	42%
3BR	31	1.00	31	10%
4BR	11	1.00	11	4%
STUDIO <500 SQFT	75	0.75	56.25	25%
	303		284.25	
ACTUAL UNIT COUNT			285 (Rounded)	
UNIT COUNT FOR DENSITY REQUIREMENTS				

GROSS FLOOR AREA COMPARISONS		
	Existing	Proposed
Residential	0 SF	295,421 SF
Commercial	15,720 SF	2,730 SF
Childcare	0 SF	4,001 SF
Garage	24,493 SF	24,493 SF

SF LOCAL INCLUSIONARY HOUSING STATE DENSITY BONUS AFFORDABLE UNITS			
TYPE	CALCULATION	COUNT	RESULT
VLI UNITS	184 * 15%	= 28 UNITS	50% BONUS
MODERATE UNITS OR VLI	184 * 5%	= 10 UNITS	15% BONUS
DENSITY BONUS	184 * 65%	= 119 UNITS	303 UNIT MAX

PARKING EXISTING	PARKING PROPOSED
CAR ~ 140 SPOTS PARKING STRUCTURE AT 1101 SURFACE PARKING AT 1123	CAR Standard 26 ADA 2 Car Share 2 Total 30 Loading 1 BIKE Class I 196 Class II 22

GROSS FLOOR AREA PER SEC. 102	
1101 SUTTER	
Circulation	153 SF
Commercial	732 SF
Garage (Public Parking)	33,493 SF
Service	2,067 SF
1123 SUTTER	
Child Care	4,001 SF
Circulation	43,274 SF
Commercial	1,998 SF
Common	11,386 SF
Residential	253,351 SF
Service	7,422 SF
TOTAL	357,876 SF
SEE SHEET G09 FOR AREA CALCULATIONS	

OPEN SPACES PROVIDED	
TYPE	Area
Common	9,560 SF
Private	6,725 SF
Total	16,285 SF
SEE SHEET G03 FOR OPEN SPACES	

GARAGE AREA	
Building	Area
1101 SUTTER - Garage	33,493 SF
1123 SUTTER - Garage	9,660 SF
Total	43,154 SF
SEE SHEET G09 FOR AREA CALCULATIONS	

	Item	Requirement	Reference	Proposed	Status	Additional Information
RESIDENTIAL	Density	1 unit per 400 SF of lot area; or the density permitted in the nearest Residential District, whichever is greater. Nearest Residential District: RC-4 RC-4 Density: 3 units per lot or up to one unit per 200 SF of lot area. Base Density o 29,700sf divided by 200 sf/unit = 148.5 (rounded to 149) o 30% as 3- bedrooms and 70% as studios less than 500sf: § 149 x 30% = 45 (qty) 3-bedroom units § 149 X 70% = 104 (qty) studios o Each studio is counted as ¾ of a unit: 104 divided by ¾ = 138.6 (rounded to 139 studios) Final Base Density: 45 (3-bedroom units) plus 139 (studios under 500sf) = 184 50% SDB + 15% SDB = 303 du per code plus density bonus	Table 723 Sec 207 Table 209.3 Sec 209.3 RC-4 - NOTE 8	303 du (8)1 For purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.	Complying	None
	Dwelling Unit Mix	No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.	Table 723 Sec 207.6	56% 2+ Bedrooms	Complying	See G01
	Usable Open Space	60 SF per unit if private, or 80 SF per unit if common In Neighborhood Commercial Districts, the amount of usable open space to be provided shall be the amount required in the nearest Residential District. Nearest Residential District: RM-3 RM-3 SF per unit if private: 60 SF per unit if common: 80	Table 723 Sec 135(d) Table 135A	6,725 SF Private Open Space on 107 balconies 63 SF Private Open Space / Unit 9,560 SF Common Open Space 48 SF Common Open Space / Unit for 196 Units	Waiver #1	See G03
	Required Off-Street Loading	For buildings outside C-3 and Eastern Neighborhood Mixed Use Districts, and between 200,001 and 500,000sqft, (excluding retail sales and industrial uses) two off-street freight loading spaces are required.	Sec 152	1 Off-street loading zone provided	Waiver #2	See G05
	Bird-safe Buildings	Free-standing glass walls, that have unbroken glazed segments 24 square feet and larger in size, defined as "feature related hazards" must be treated at 100% of the glazing area.	Sec 139(c)(1) & (2) Sec 139(c)(3)(b)	Bird Safe Glazing Treatment will be employed where required to mitigage feature based "bird hazzards" as outlined by Sec 139.	Complying	None
	Dwelling Unit Exposure	In each dwelling unit, the required windows of at least one room shall face directly on an open area that is either a public street or rear yard meeting the requirements of the Code.	Sec 140(a)(1) & (2)		Complying	None
	Car Parking	No car parking required. If car parking is provided, car share spaces are required. 303 units = 2 required car-share parking space. Maximum: 0.5 spaces per du x (303 du) = 152 spaces maximum	Sec 166 Table 166 Table 151	30 parking spaces (26 standard + 2 ADA + 2 car-share)	Complying	See A11.1
	Bicycle Parking	Class I: For buildings containing more than 100 du, 100 spaces plus one space for every four du over 100. Class II: One per 20 du. <i>303 du - 100 = 203 / 4 = 51 + 100 = 151 Class I Bike Parking Spaces</i> <i>303 du / 20 = 15 Class II Bike Parking Spaces</i>	Sec 155.2 Table 155.2	192 Class I spaces 16 Class II spaces	Complying	See A11.1, A11.2
	Active Ground Floor Use	Active commercial uses are required on the ground floor of all street frontages in the Polk Street NCD. An individual ground floor nonresidential use may not occupy more than 75'-0" for the first 25'-0" of depth along a street-facing facade. Max. 1/3 the width or 20'-0", whichever is less, of a street frontage shall be devoted to parking and loading.	Sec 145.4(b)(28) Sec 145.4(d) Sec 145.1	Active uses proposed within first 25'-0" on Sutter Street, Larkin Street, and Hemlock Street. 20'-0" is dedicated to parking and loading access	Complying	See G04, G05
	Density	FAR: 2.5 <i>Lot Area = 29,700 SF x 2.5 = 74,250 SF maximum</i>	Table 723	42,352 SF non-residential area 1.43 FAR	Complying	See G01

NON-RESIDENTIAL	Use Size	Permitted up to 1,999 SF Conditional Use 2,000 to 3,999 SF Not Permitted above 4,000 SF	Table 723	Retail Space @1123 = 1,998SF Commercial @1101 = 732SF Child Care @1123: 4,001 SF	Concession #1	See G01
	Car Parking	No car parking required. If more than 25 spaces are provided, car share required.	Table 723	0 car parking spaces provided for non-residential uses	N/A	
	Bike Parking	Commercial: 1 Class I space for every 7,500SF of occupied floor area, minimum 2 Class II spaces Child Care: minimum 2 Class I spaces, 1 Class II space for every 20 children (<i>max. 22 children at proposed Child Care facility</i>)	Sec 155.2 Table 155.2	4 Class I spaces 6 Class II spaces	Complying	See A11.1, A11.2
	Freight Loading	None required if gross floor area is less than 10,000 SF.	Table 723	6,639 SF commercial	N/A	See G01

MASSING AND SETBACKS	Item	Requirement	Reference	Proposed	Status	Additional Information
	Maximum Height	130'-0"	Zoning Map HT02	223'-9", measured from midpoint along Sutter Street 231'-4", measured from midpoint along Hemlock Street	<u>Waiver #3</u>	See G06
	Bulk Controls	Above 65ft in height - Max Plan Length: 110'-0" Max Plan Diagonal 140'-0"	Sec 270	Max Plan Length: 132'-0" Max Plan Diagonal: 164'-0"	<u>Waiver #4</u>	See G06
	Rear Yard	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15'-0".	Table 723	2,600 SF of rear yard required - 2,675 SF of open area provided, not in standard rear yard area	<u>Waiver #5</u>	See G07
	Front and Side Yard	Not Required	Table 723		N/A	
	Narrow Streets	Street frontages (more than 60'-0" away from an intersection with a street that is wider than 40'-0") on a narrow street (with a ROW less than 40'-0") shall have upper stories set back at least 10'-0" at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. Sutter St & Larking St > 60'-0" Hemlock Street = 35'-0" x 1.25 = 43'-9" height above which a 10'-0" set back is required	Sec 261.1 Fig. 261.1A	1,875 SF of setback required -2,088 SF of setback provided, not in standard setback area. The resulting building mass does not fit within the bounds defined by the sun access plane.	<u>Waiver #6</u>	See G07
	Above-Grade Parking	Off-street parking at street grade on a development lot must meet the following requirements: Minimum 25'-0" setback at ground floor, Minimum 15'-0" setback at floors above. Where setback is measured from any facade facing a street at least 30 feet in width. Parking above the ground level shall be entirely screened from all public rights-of-way in a manner that accentuates ground floor uses, minimizes mechanical features and is in keeping with the overall vocabulary of the building.	Sec 145.1(c)(1)	Proposed below grade parking at 1123 Sutter extends above the grade plane along Hemlock Street at the face of the property line. Thus, encroaching within the minimum 25'-0" setback.	<u>Waiver #7</u>	See G04.1

Lot Merger	Planning Code Section 121.7 only permits lot merger with certain findings made by the Planning Department or Planning Commission.	Sec. 121.7	The project requests approval of a lot merger with no conditional use and without making specified findings.	<u>Concession #2</u>	None
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Density Calculation:

Base Density (defaults to nearest R District, which is RC-4)
-Land area of 29,700 sf divided by 200 sf/unit = 148.5 (rounded to 149)
-30% as 3- bedrooms and 70% as studios less than 500sf:
-149 x 30% = 45 (qty) 3-bedroom units
-149 X 70% = 104 (qty) studios
-Each studio is counted as ¾ of a unit: 104 divided by ¾ = 138.6 (rounded to 139 studios)
-Final Base Density: 45 (3-bedroom units) plus 139 (studios under 500sf) = 184

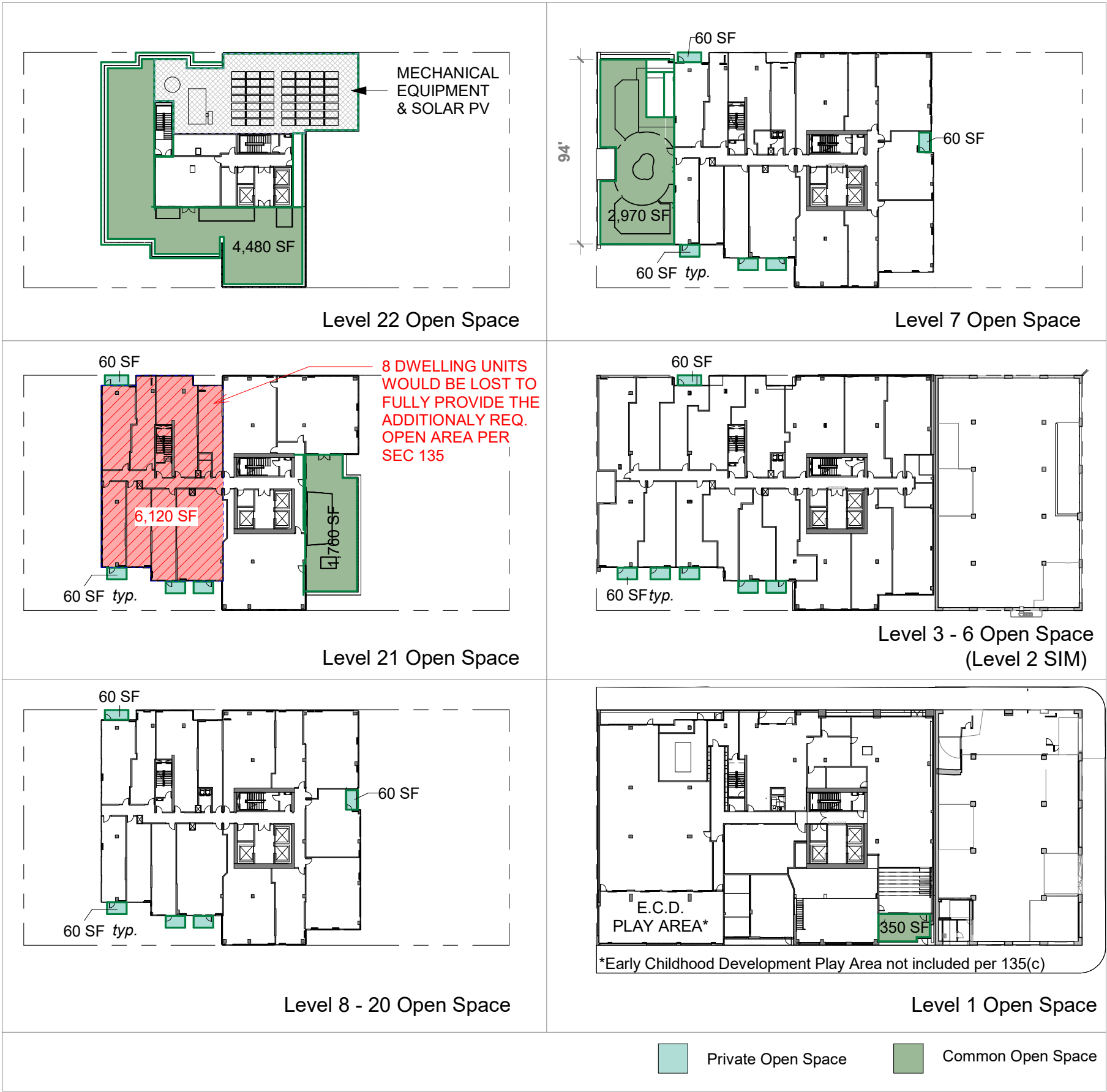
Bonus Density required for project unit count
-303 units divided by 184 Base Density = 1.65
-Therefore, the Bonus Density required is 65% (50% plus 15%)

Project figures:
-To achieve a 65% Density Bonus (based on AB 1287) the following to be provided:
-15% of the Base Density (184 units x 15% = 27.6) rounded to 28 units at VLI and either one of the following:
-5% of the Base Density at VLI (184 x 5% = 9.2) rounded to 10 units, or
-5% of the Base Density at Moderate Income (184 x 5% = 9.2) rounded to 10 units
-Final total number of affordable units is 38 (10 of which may be either VLI or Moderate Income) to achieve a total (maximum) Density Bonus of 65%

Open Space Type	Provided Area	# of du served	Provided Area per Unit	Required Area
Private (<i>balconies</i>)	6,725 SF	107	63 SF/du	60 SF/du
Common	9,560 SF			15,680 SF
<div> <div>REQUIRED</div> <div>303 total du - 107 du = 196 du</div> <div>60 SF (private) * 1.33 = 80 SF (common)</div> <div> 196 du x 80 SF common open space = 15,680 SF common open space required <div>du</div> </div> </div>				

<p>Sec 135 - Usable Open Space for Dwelling Units</p> <p>135(a) "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group housing).</p> <p>"Common usable open space" shall mean an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing).</p> <p>135(d) In Neighborhood Commercial Districts, the amount of usable open space to be provided shall be the amount required in the nearest Residential District, but the minimum amount of open space required shall be in no case greater than the amount set forth in Table 135A for the district in which the building is located.</p> <p>Nearest District: RM-3</p> <p>135(d)(1)For dwellings other than those specified in Paragraphs (d)(2) through (d)(5) below, the minimum amount of usable open space to be provided for use by each dwelling unit shall be as specified in the second column of Table 135A if such usable open space is all private. Where common usable open space is used to satisfy all or part of the requirement for a dwelling unit, such common usable open space shall be provided in an amount equal to 1.33 square feet for each one square foot of private usable open space specified in the second column of Table 135A. In such cases, the balance of the required usable open space may be provided as private usable open space, with full credit for each square foot of private usable open space so provided.</p> <p>Private Usable Open Space per du = 60 Common Usable Open Space per du = 80</p> <p>135(f)(1) Minimum Dimensions and Minimum Area. Any space credited as private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court.</p> <p>135(g)(1) Minimum Dimensions and Minimum Area. Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.</p> <p>135(g)(3) Use of Solariums. The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.</p>	
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<p>WAIVER #1 - Sec 135(d)</p> <p>The provided mix of private and common open space does not meet the requiremet as outlined in Sec 135. The provided private balconies and three shared resident roof decks fall short of the RM-3 district requirement by 6,120 SF of common open space.</p> <p>Due to restrictions of the site, providing the additional common open area required would not be possible without reducing the unit count of the project by at least 8 DU.</p>	
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Sec 145.1 - Street Frontages in Neighborhood Commercial District

145.1(b)(2) Active Use. An "active use" shall mean any principal, conditional, or accessory use that by its nature does not require non-transparent walls facing a public street or involves the storage of goods or vehicles.

(A) Residential uses are considered active uses above the ground floor; on the ground floor, residential uses are considered active uses only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units that provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission.

(B) Spaces accessory to residential uses, such as fitness or community rooms, are considered active uses only if they meet the intent of this section and have access directly to the public sidewalk or street.

(C) Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger.

(D) Public Uses defined in Section 102 are considered active uses except utility installations.

145.1(c)(1) Above-Grade Parking Setback. Off-street parking at street grade on a development lot must be set back at least 25 feet on the ground floor and at least 15 feet on floors above, from any facade facing a street at least 30 feet in width. Parking above the ground level shall be entirely screened from all public rights-of-way in a manner that accentuates ground floor uses, minimizes mechanical features and is in keeping with the overall massing and architectural vocabulary of the building.

145.1(c)(2) Parking and Loading Entrances. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress... Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way.

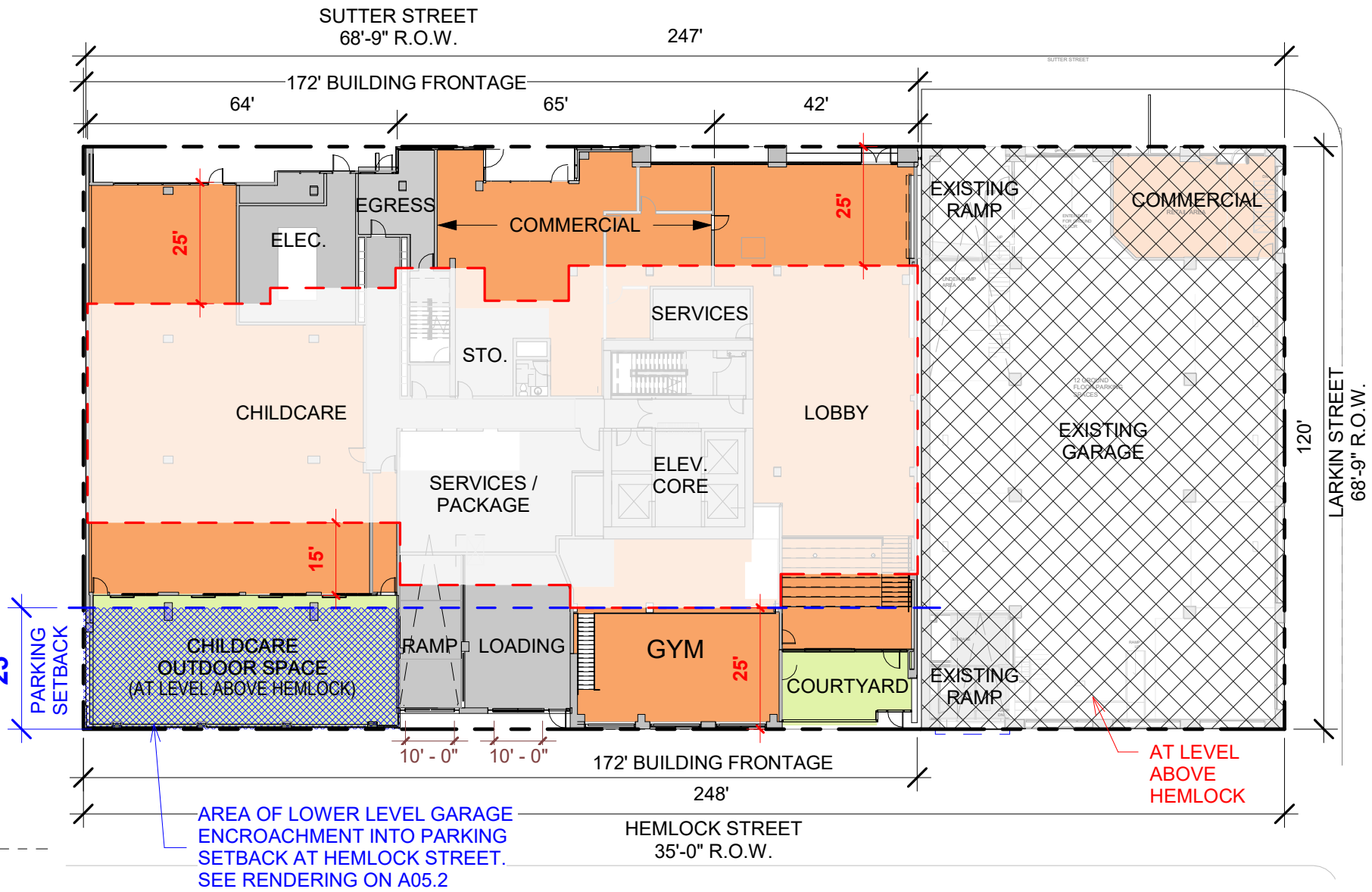
145.1(c)(3) Active Uses Required. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space.

145.1(c)(4)(C) Ground floor Non-Residential Uses in all RC districts, C-2 districts, RED districts, and NC districts other than NCT, shall have a minimum floor-to-floor height of 14 feet, as measured from grade except in 40-foot and 50-foot height districts, where buildings shall have a minimum floor-to-floor height of 10 feet.

WAIVER #7 - Sec 145.1(c)(1)

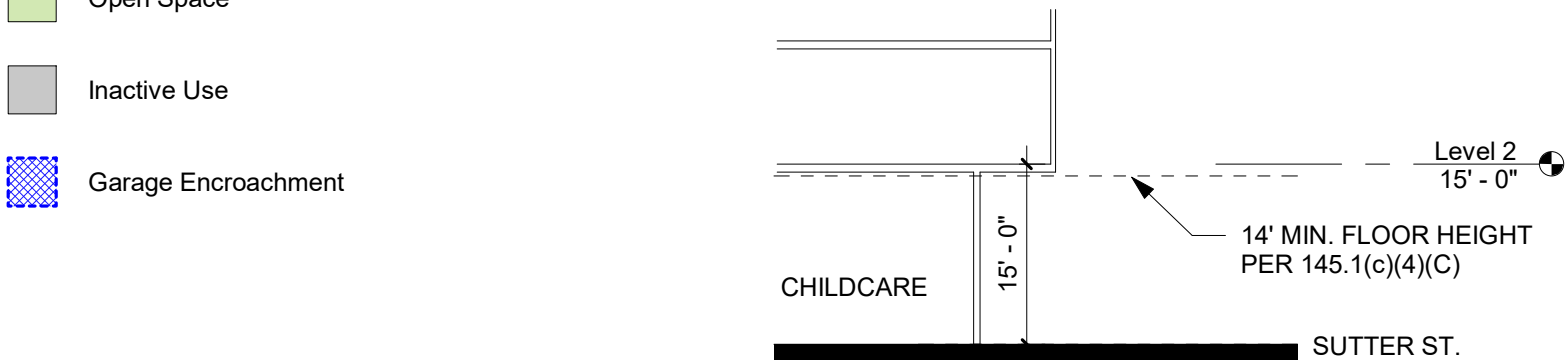
The primary ground floor elevation for the project is set along Sutter Street, and the primary parking for the building is at the floor below. Despite being below-grade parking, the roof and partial exterior walls of the garage are exposed along Hemlock Street due to the significant grade fall off when moving south on Larkin Street.

Due to constraints of the site, pulling the exterior garage wall and roof north to meet the required 25'-0" setback would eliminate the required childcare outdoor play area, and dramatically reduce parking capacity at the below-grade garage.



Scale: 1" = 30'-0"

HEMLOCK STREET:
10'-0" Loading + 10'-0" 1123 Building Garage Ramp = 20'-0"
Compliant within the 20'-0" Maximum Width for Parking and Loading



145.1(b)(2) Active Use. An "active use" shall mean any principal, conditional, or accessory use that by its nature does not require non-transparent walls facing a public street or involves the storage of goods or vehicles.

(A) Residential uses are considered active uses above the ground floor; on the ground floor, residential uses are considered active uses only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units that provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission.

(B) Spaces accessory to residential uses, such as fitness or community rooms, are considered active uses only if they meet the intent of this section and have access directly to the public sidewalk or street.

(C) Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger.

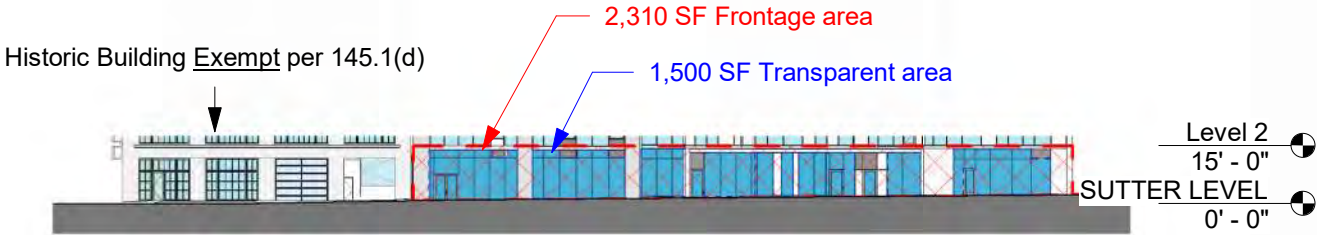
(D) Public Uses defined in Section 102 are considered active uses except utility installations.

145.1(c)(5) Street-Facing Ground-Level Spaces. The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Street-facing ground-level spaces housing non-residential active uses in hotels, office buildings, shopping centers, and other large buildings shall open directly onto the street, rather than solely into lobbies and interior spaces of the buildings. Such required street-facing entrances shall remain open to the public during business hours.

145.1(c)(6) Transparency and Fenestration. Frontages with active uses that are not PDR must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Buildings located inside of, or within an unobstructed line of less than 300 feet of an Urban Bird Refuge, as defined in Section 139(c)(1), shall follow glazing requirements within Section 139(c) of this Code.

145.1(c)(7) Gates, Railings, and Grillwork. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

145.1(d) Exceptions for Historic Buildings. Specific street frontage requirements in this Section may be modified or waived by the Planning Commission for structures designated as landmarks, significant or contributory buildings within a historic district, or buildings of merit when the Historic Preservation Commission advises that complying with specific street frontage requirements would adversely affect the landmark, significant, contributory, or meritorious character of the structure, or that modification or waiver would enhance the economic feasibility of preservation of the landmark or structure.



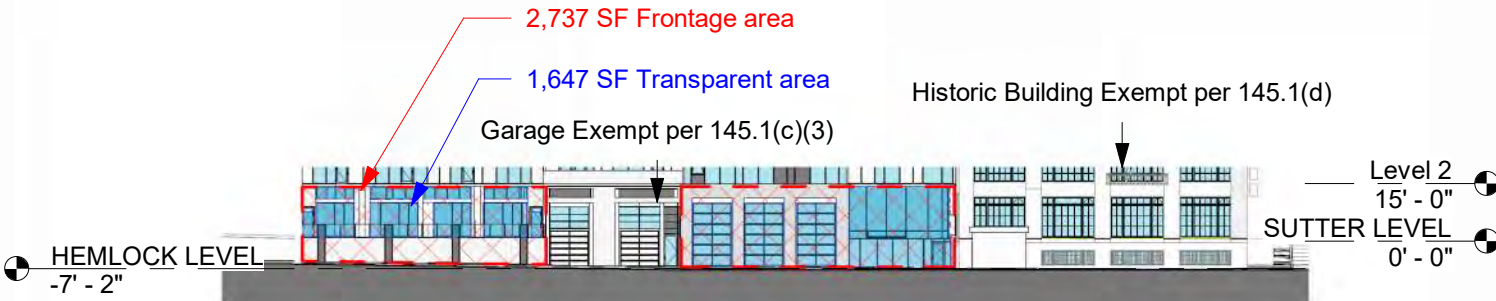
Sutter Street = 65% Transparent

Scale: 1" = 50'-0"



Larkin Street = Historic Building Exempt per 145.1(d)

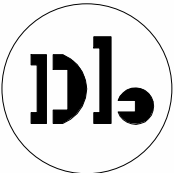
Scale: 1" = 50'-0"



Hemlock Street = 60% Transparent

Scale: 1" = 50'-0"

COMPLIANT



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ZONING COMPLIANCE - ACTIVE GROUND FLOOR

21914
scale: 1" = 50'-0"
date: 04-25-2024

G04.2

Sec 1.5 - Transportation, Off-Street Parking, and Loading

Sec. 152. Schedule of required off-street freight loading spaces in districts other than c-3 and eastern neighborhoods mixed use districts.

In districts other than C-3 and Eastern Neighborhoods Mixed Use Districts, off-street freight loading spaces shall be provided in the minimum quantities specified in the following table, except as otherwise provided in Section 152.2 and Section 161 of this Code. The measurement of Occupied Floor Area shall be as defined in this Code, except that non-accessory parking spaces and driveways and maneuvering areas incidental thereto shall not be counted. In accordance with Section 210.5, this Section 152 shall not apply to Commercial or to Residential Adaptive Reuse projects.

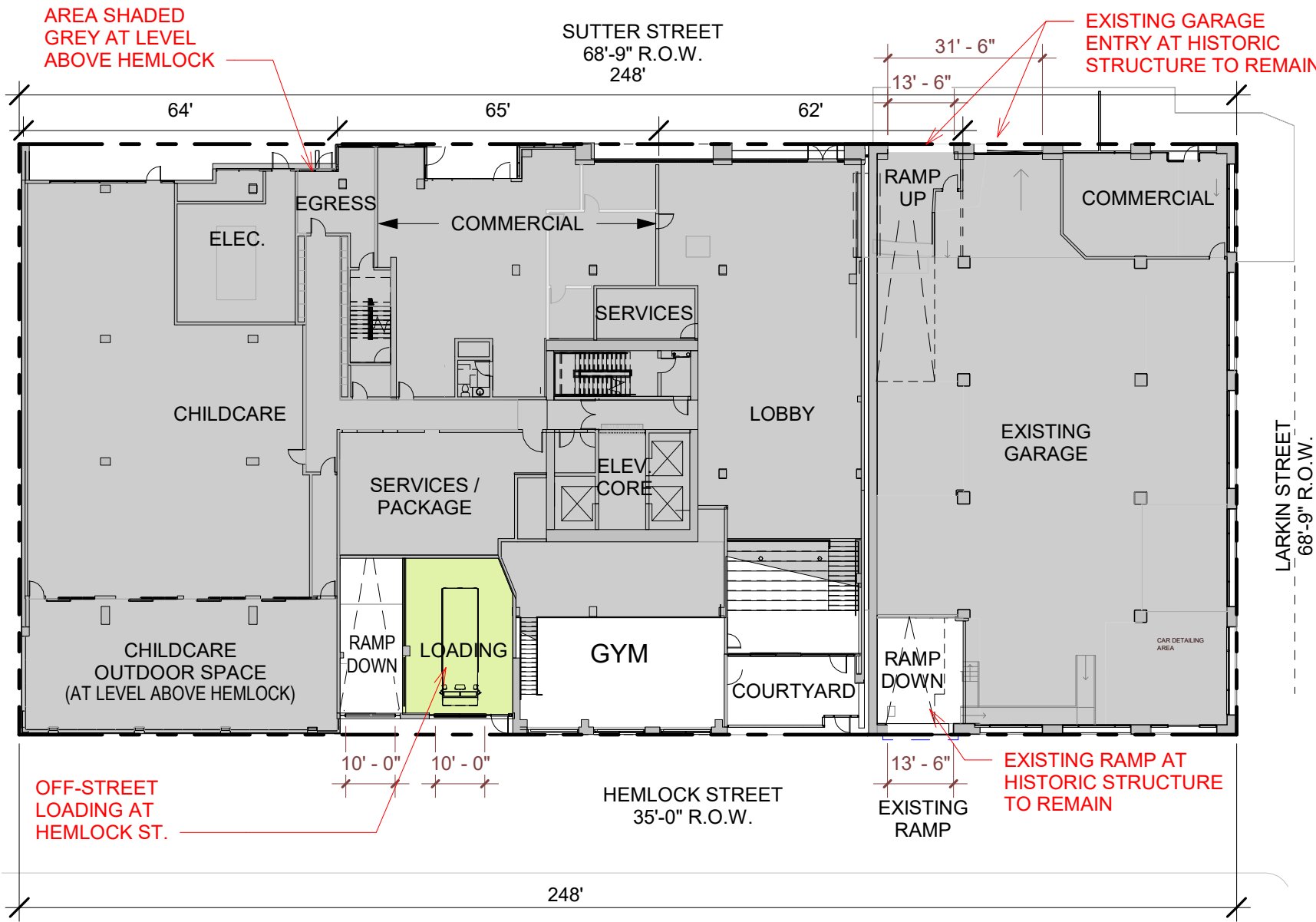
Per Table 152, where the use is defined as either "Retail Sales and Services and Industrial" or "All other uses not included above", the second option is applicable as shown in column 1, row 3. For this designation, structures with a floor area of between 200,001 - 500,000sqft must provide two (2) Off-Street Freight Loading Spaces.

Designation = "All other uses not included above"
Occupied Floor Area of Structure or Use = 200,001sqft - 500,00sqft
Number of Off-Street Freight Loading Spaces Required = 2

WAIVER #2 Off-Street Loading - Sec 152

The provided off-street loading zone can only accomidate one freight loading space, one less than the number required by Table 152.

The site does not have capacity to provide any loading within the garage, unless a deeper basement was proposed. To instead provide the second off-streat loading space on Hemlock St. or Sutter St. would directly conflict with the prescribed parking and loading entrance width limits as outlined in 145.1(c)(2), as it would add significant lineal footage of additional curb cuts along Hemlock Street. Additionally, it would mean a reduction in active ground floor uses, reduce ground floor resident and community programing, and add significant cost to the project.



Scale: 1" = 30'-0"

260(a)(1) The point above which such measurements shall be taken shall be as specified as follows.

260(a)(1)(A) In the case of either (B) or (C) below, such point shall be taken at the centerline of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the centerline of each building step.

260(a)(1)(B) Where the lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street. This point shall be used for height measurement only for a lot depth not extending beyond a line 100 feet from and parallel to such street, or beyond a line equidistant between such street and the street on the opposite side of the block, whichever depth is greater.

260(a)(1)(D) Where the lot has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken, within the scope of the rules stated above. Where the height limits for buildings and structures are established by this Code, the upper points to be taken for measurement of height shall be as prescribed in the provisions relating to such height limits.

Table 270: Bulk Limits

Height Above Which Maximum Dimensions Apply: 65'-0"
Maximum Plan Length: 110'-0"
Maximum Plan Diagonal: 140'-0"

WAIVER #3 - Sec 250

The overall building height is **235'-3"** (as measured from Sutter St.) which exceeds the 130'-0" maximum. The building height for the first 100' of lot depth as measured from Sutter St. per 260(a)(1)(B) is **234'-0"**. For the 20' of lot depth that fronts Hemlock Street, this height increases to **240'-7"** as we use the midpoint of Hemlock as our measuring point. Please see building section on A31.

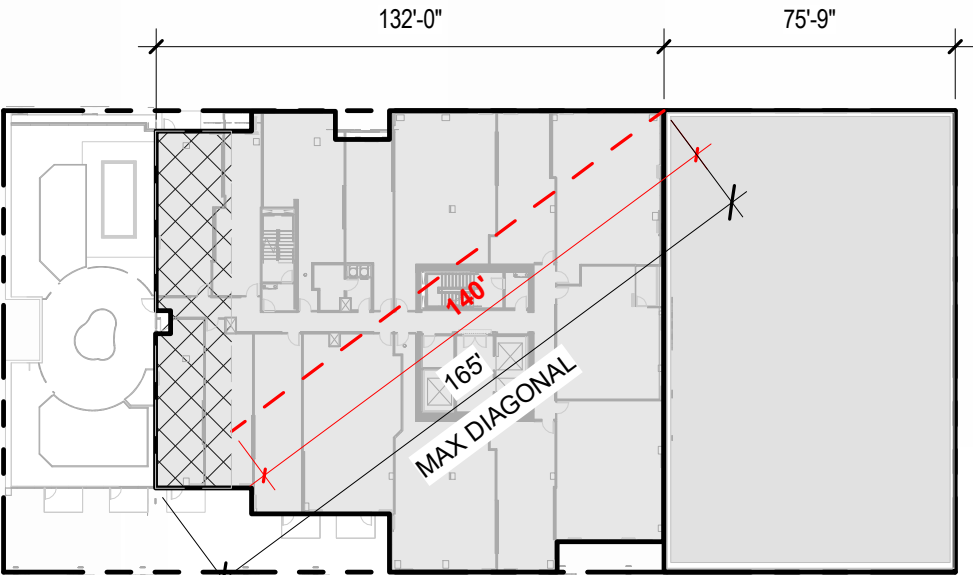
If the building were to comply with the code height limit, **128** units on Level 13 - Level 21 would be lost, and the rooftop open spaces would not be provided.

Losing the ~6,200 SF of combined rooftop open space reduces the amount of usable open space provided below what is required to satisfy open space requirements for the 303 proposed units. Instead, the minimal open space provided would only allow for 130 units. In addition, residential amenity space would be lost.

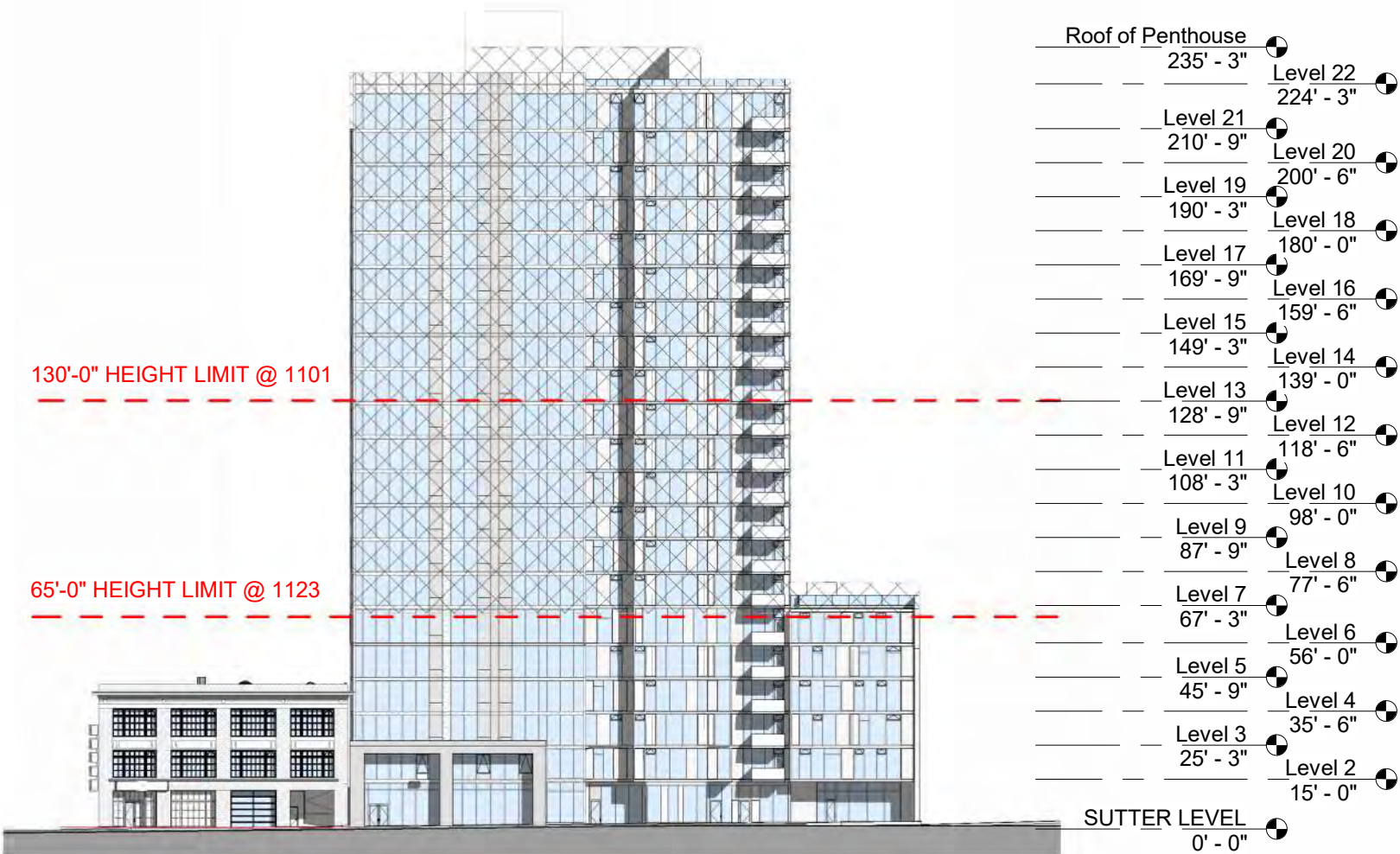
WAIVER #4 - Sec 270

Above 65'-0" in height, the building's maximum plan is 132'-0" exceeding the 110'-0" code maximum.
Above 65'-0" in height, the building's maximum diagonal is 165'-0", exceeding the 140'-0" code maximum.

If the building were to comply with the code bulk controls, at least 3 units would be lost for levels 7-21, resulting in the loss of an estimated 45 units.

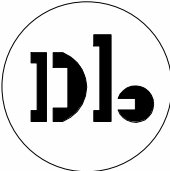


Scale: 1" = 50'-0"



Scale: 1" = 50'-0"

Areas Exceeding Height & Bulk Requirements



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ZONING COMPLIANCE - HEIGHT AND BULK

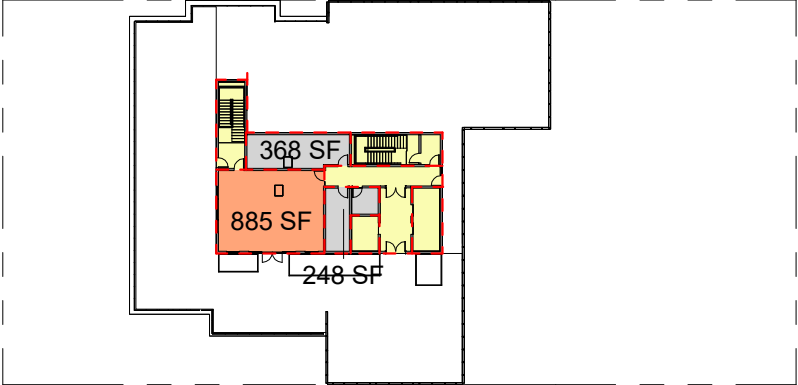
21914
scale: As indicated
date: 04-25-2024

G06

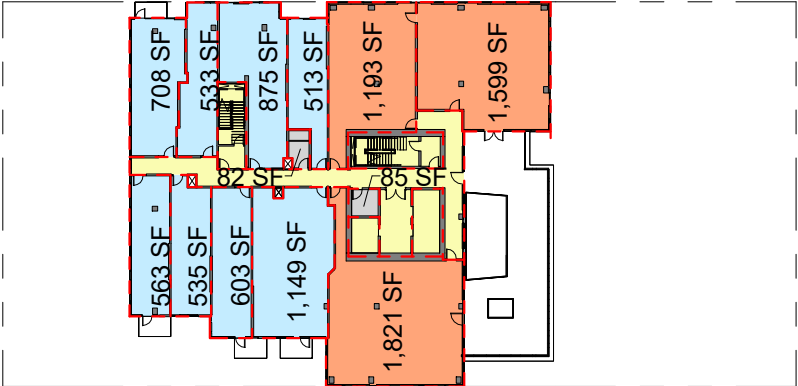
GROSS FLOOR AREA		
USE	0-6	Area
1101 SUTTER 1101 LOWER LEVEL		
Circulation		153 SF
Garage		8,025 SF
Service		2,067 SF
SUTTER LEVEL		
Commercial		732 SF
Garage		7,931 SF
Level 2		
Garage		8,769 SF
Level 3		
Garage		8,769 SF
		36,445 SF
1123 SUTTER 1123 GARAGE LEVEL		
Circulation		1,771 SF
Common		3,974 SF
Garage		10,364 SF
Service		3,729 SF
SUTTER LEVEL		
Child Care		3,909 SF
Circulation		2,532 SF
Commercial		1,998 SF
Common		4,185 SF
Service		2,415 SF
Level 2		
Circulation		1,967 SF
Residential		15,372 SF
Service		532 SF
Level 3		
Circulation		1,967 SF
Residential		15,523 SF
Service		532 SF
Level 4		
Circulation		1,943 SF
Residential		15,839 SF
Service		165 SF
Level 5		
Circulation		1,943 SF
Residential		15,839 SF
Service		165 SF
Level 6		
Circulation		2,041 SF
Residential		15,684 SF
Service		221 SF

GROSS FLOOR AREA		
USE	7-17	Area
Level 7		
Circulation		1,963 SF
Residential		12,030 SF
Service		259 SF
Level 8		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 9		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 10		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 11		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 12		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 13		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 14		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 15		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 16		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 17		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF

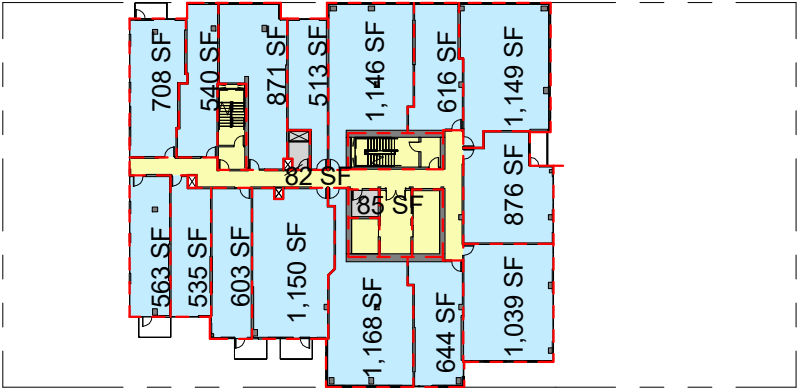
GROSS FLOOR AREA		
USE	18-22	Area
Level 18		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 19		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 20		
Circulation		1,963 SF
Residential		12,122 SF
Service		168 SF
Level 21		
Circulation		2,070 SF
Common		4,614 SF
Residential		5,479 SF
Service		168 SF
Level 22		
Circulation		1,325 SF
Common		885 SF
Service		615 SF
		339,302 SF



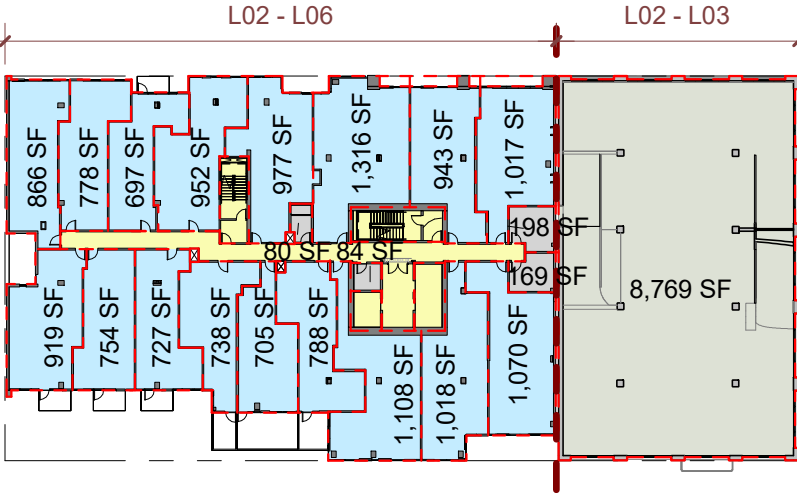
ROOF DECK LEVEL 22 PLAN



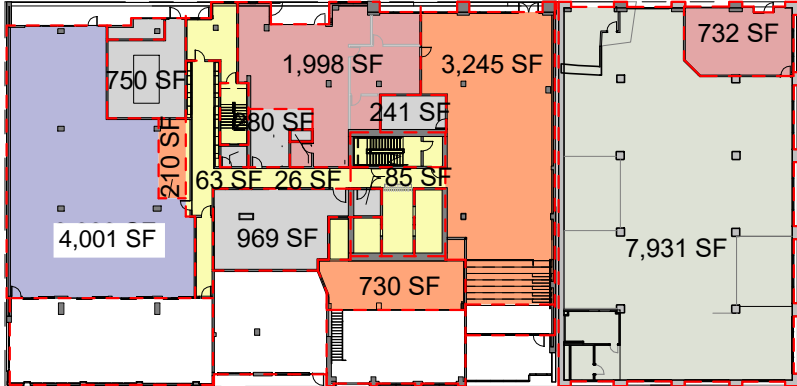
ROOF DECK LEVEL 21 PLAN



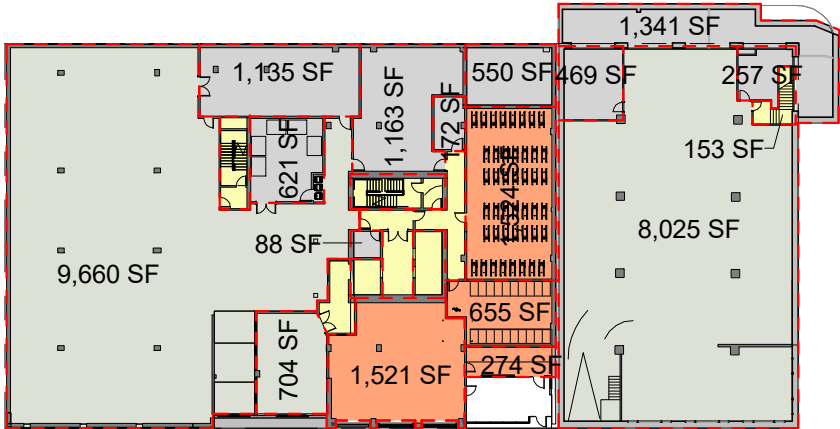
TYPICAL RESIDENTIAL LEVELS 07-20
(LEVEL 08 SHOWN)



TYPICAL RESIDENTIAL LEVELS 02-06
(LEVEL 02 SHOWN)



GROUND LEVEL PLAN

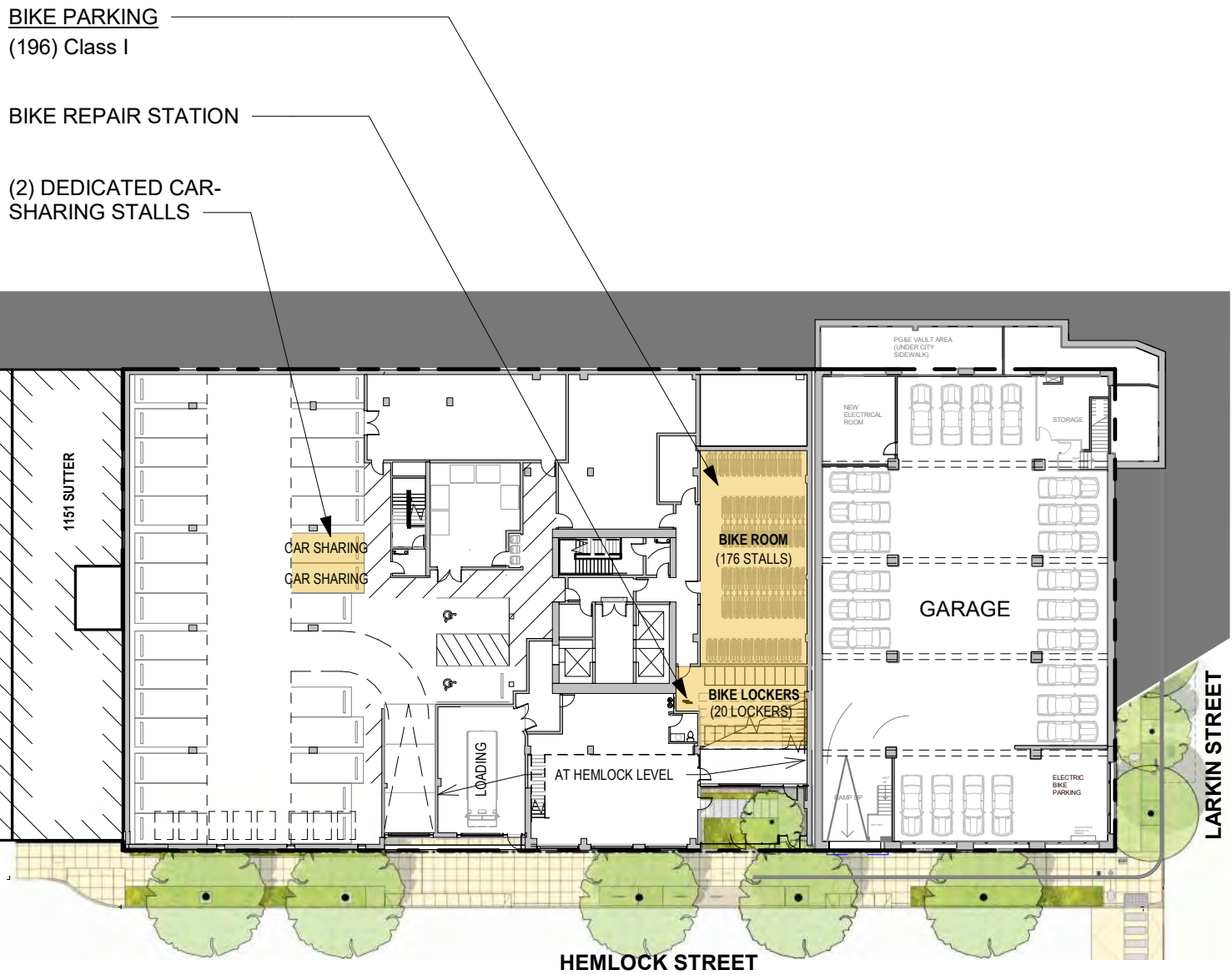


LOWER LEVEL PLAN

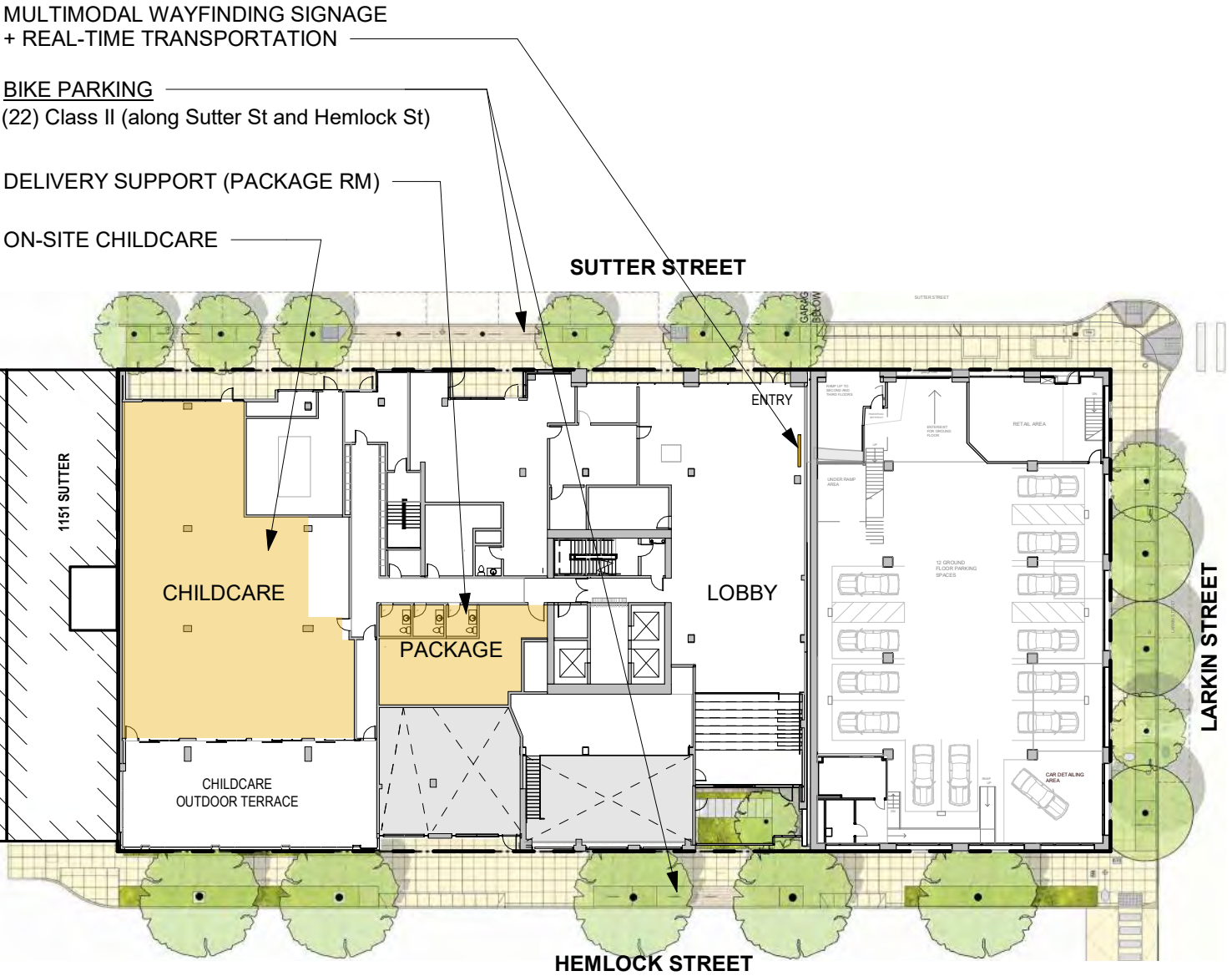


TRANSPORTATION DEMAND MANAGEMENT

1123 GARAGE LEVEL

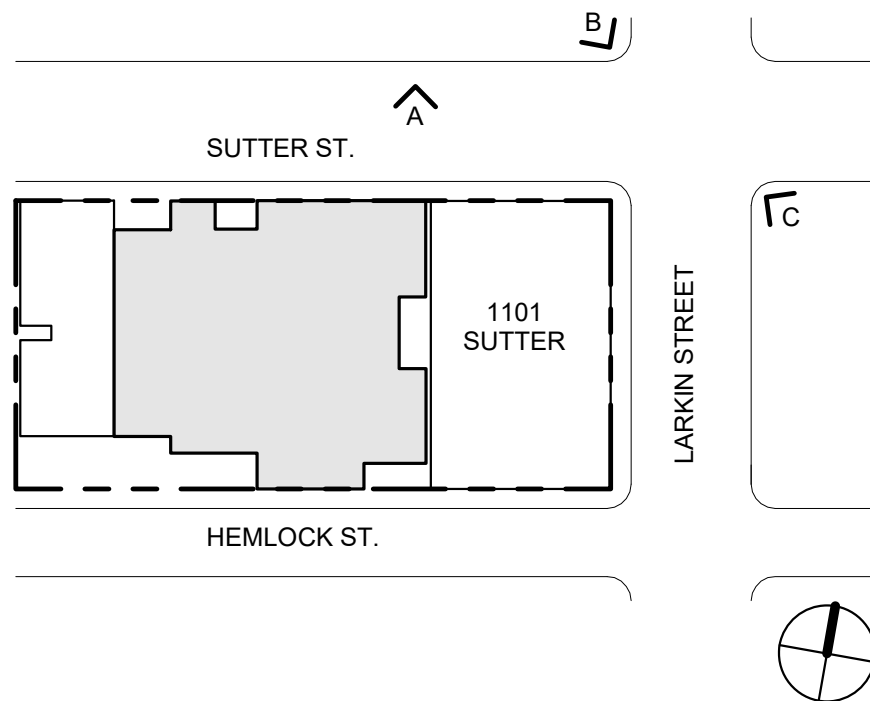


SUTTER ST LEVEL





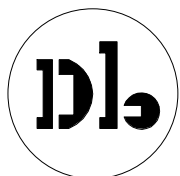
A - SUTTER STREET ELEVATION LOOKING NORTH



B - VIEW LOOKING SOUTH-EAST - HOTEL CARLTON



C - VIEW LOOKING NORTH-WEST



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SITE CONTEXT PHOTOS

21914
scale: 1" = 80'-0"
date: 04-25-2024

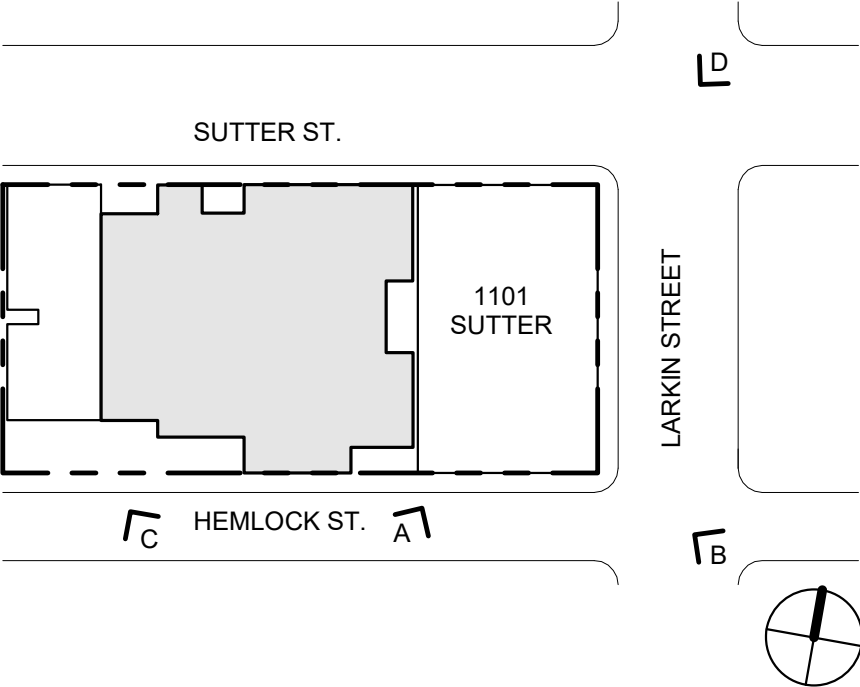
G15



A - HEMLOCK STREET VIEW LOOKING NORTH-EAST



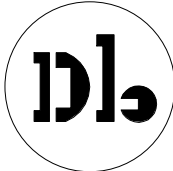
B - LARKIN STREET VIEW LOOKING NORTH-WEST



C - HEMLOCK STREET VIEW LOOKING NORTH-WEST



D - SUTTER VIEW OF 1101 LOOKING SOUTH-WEST



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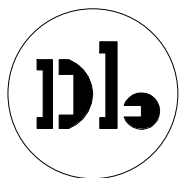
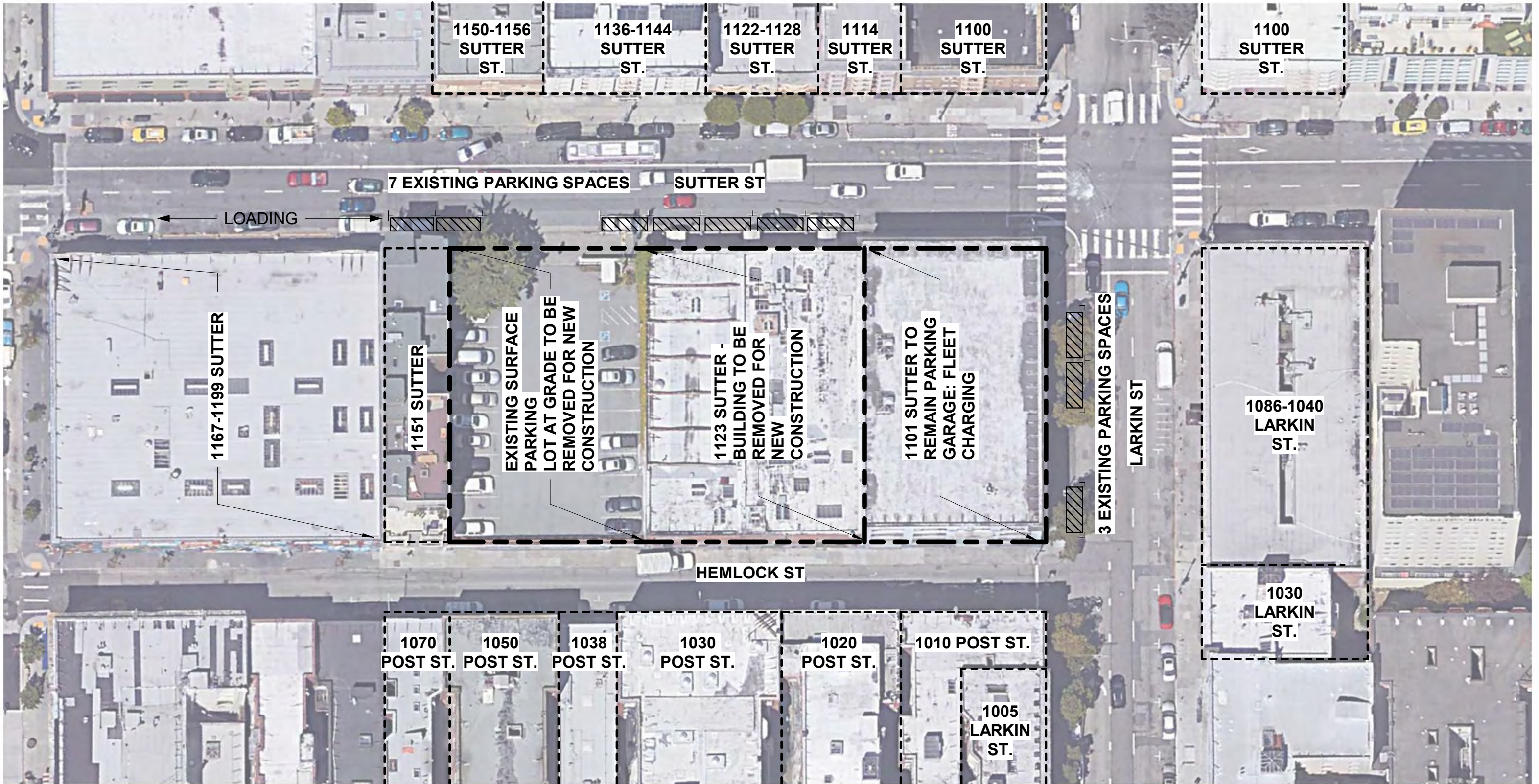
1101 Sutter Affordable, LP

1101-1123 SUTTER

SITE CONTEXT PHOTOS

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date: 04-25-2024

G16

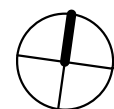


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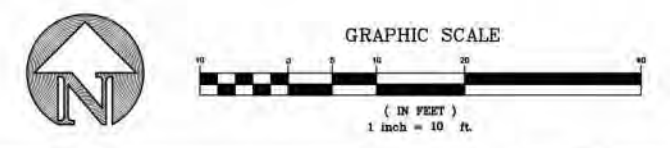
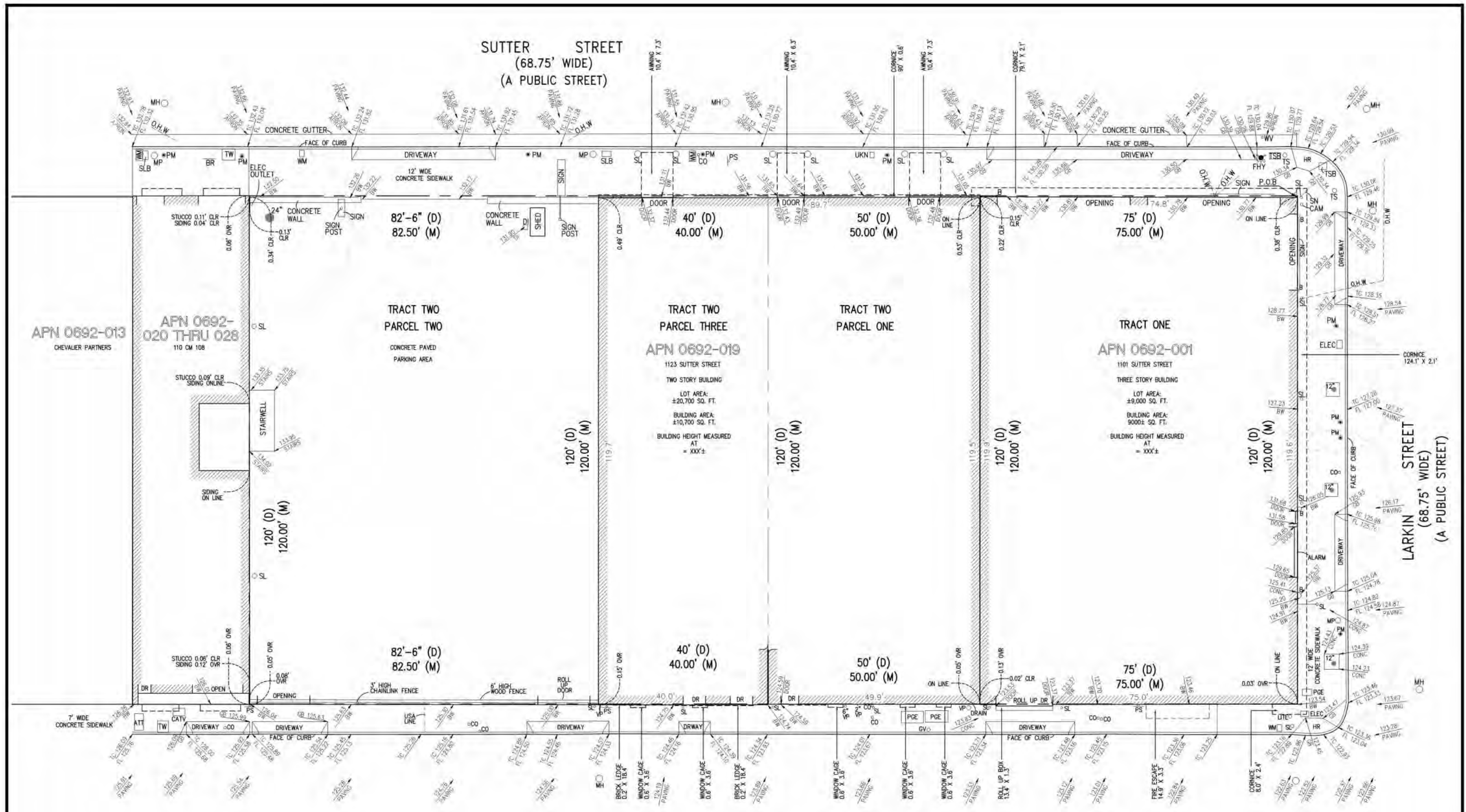
EXISTING SITE PLAN



scale: 12" = 1'-0"
date: 04-25-2024

21914

G20



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRYAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

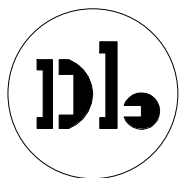
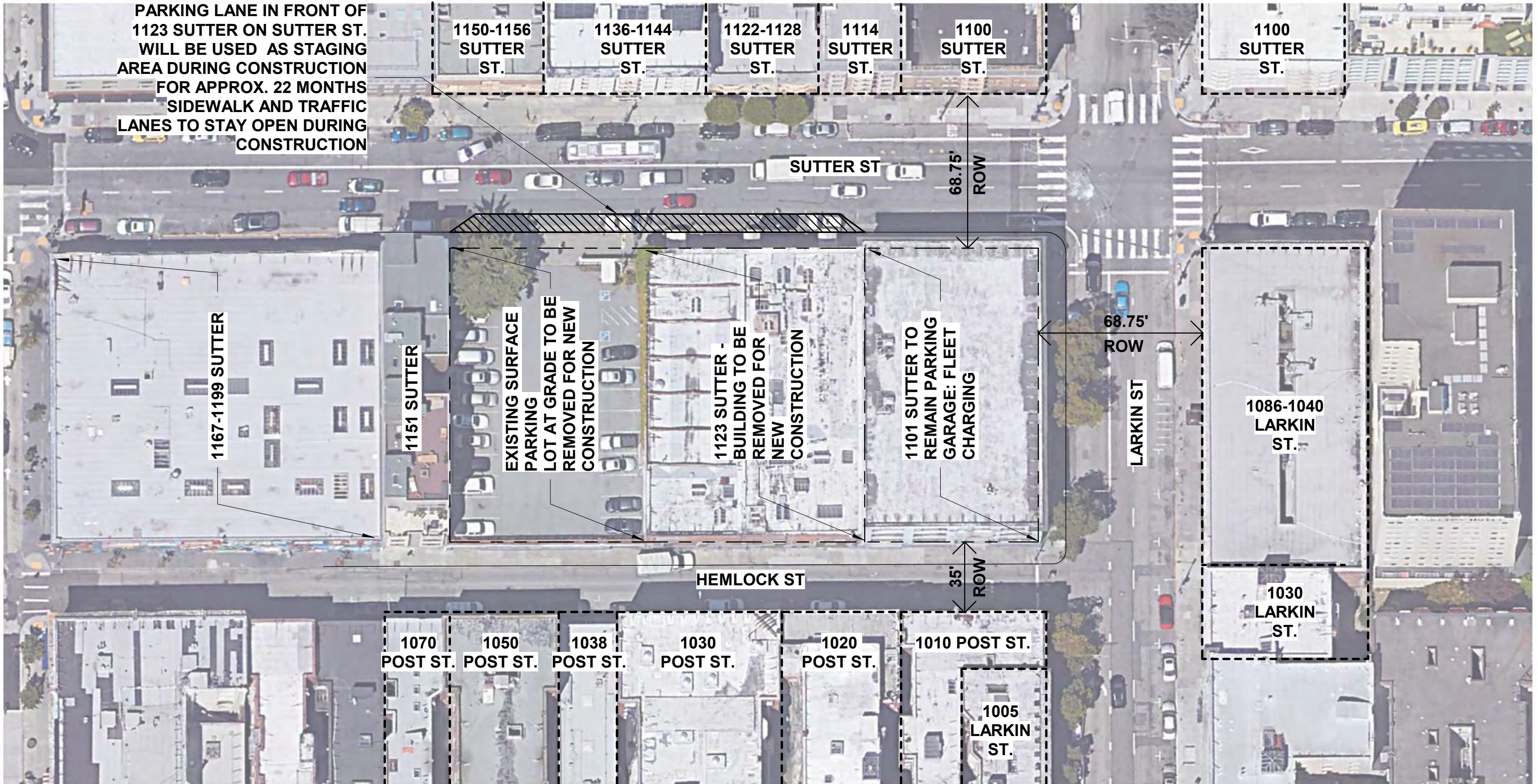


APPROVED: _____
APPROVED: _____

PROJECT NO.	DES.	TW	RL	REV.	PUB.	DATE	NO.	DATE	DESCRIPTION
6649						09.16.19			REVISED ELEVATION
						05.23.19			PRELIMINARY

ALTA/ NSPS LAND TITLE SURVEY OF
1101 & 1123 SUTTER STREET
ASSESSOR'S BLOCK 0692; LOT 001 & 019
SAN FRANCISCO
CALIFORNIA

SCALE:
HORIZ. NTS
VERT. NTS
G 21

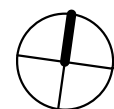


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1101-1123 SUTTER

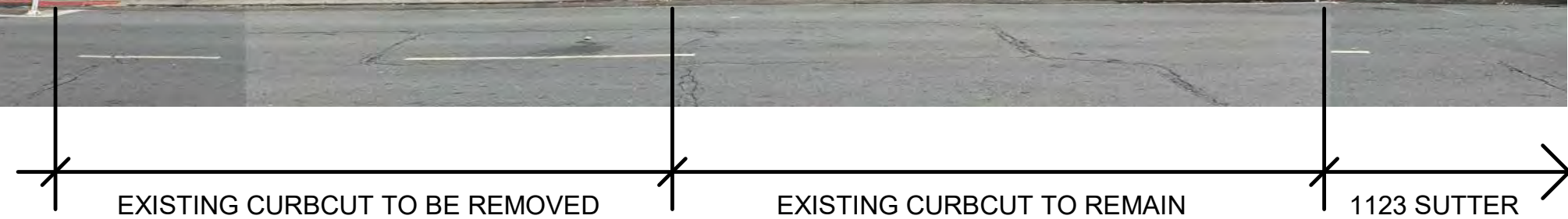
STAGING PLAN DURING CONSTRUCTION



scale: NTS
date: 04-25-2024

21914

G22



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1101-1123 SUTTER

EXISTING ELEVATION PHOTO - SUTTER STREET

21914
scale:
date: 04-25-2024

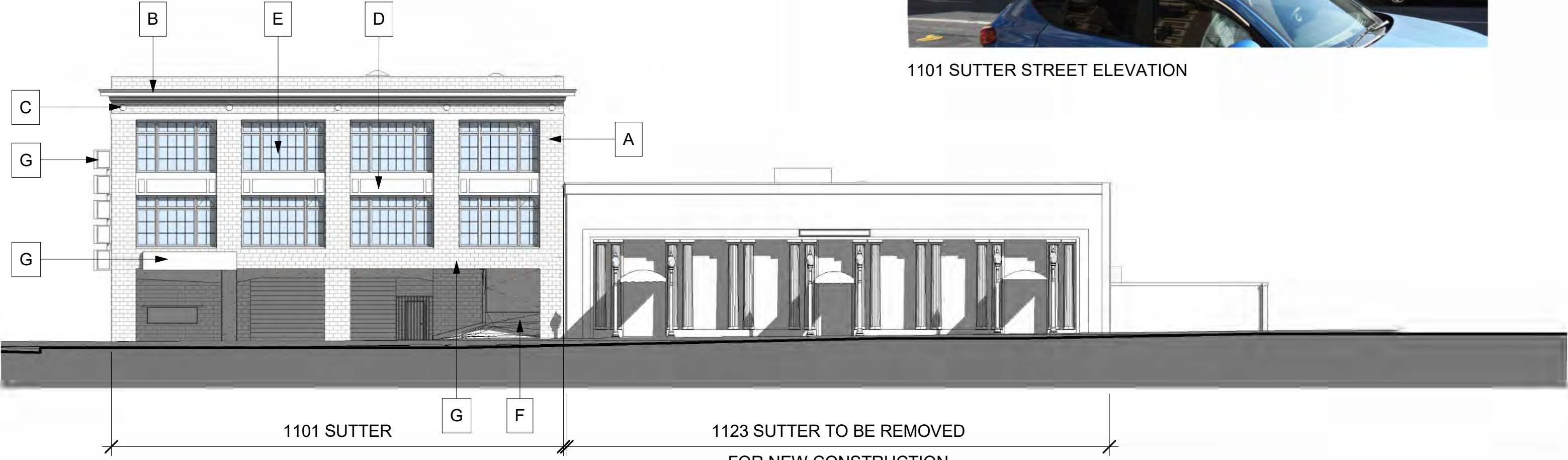
G30

EXISTING BUILDING MATERIALS

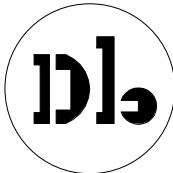
- A - STUCCO, PAINTED AND SCORED
- B - PAINTED CORNICE
- C - PAINTED MEDALLION
- D - PAINTED SPANDREL WITH DECORATIVE URNS
- E - OPERABLE WOOD CASEMENT WINDOWS
- F - DRIVE ENTRY
- G - BUILDING SIGNAGE
- H - ROLL UP GARAGE DOOR
- I - FIRE ESCAPE LADDER



1101 SUTTER STREET ELEVATION



ELEVATION - SUTTER STREET



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1101-1123 SUTTER

EXISTING ELEVATIONS - SUTTER STREET

21914
scale: As indicated
date: 04-25-2024

G31

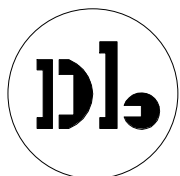


EXISTING CURBCUT TO BE REMOVED

EXISTING CURBCUT TO BE REMOVED



EXISTING CURBCUT TO REMAIN



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EXISTING ELEVATION PHOTO HEMLOCK STREET



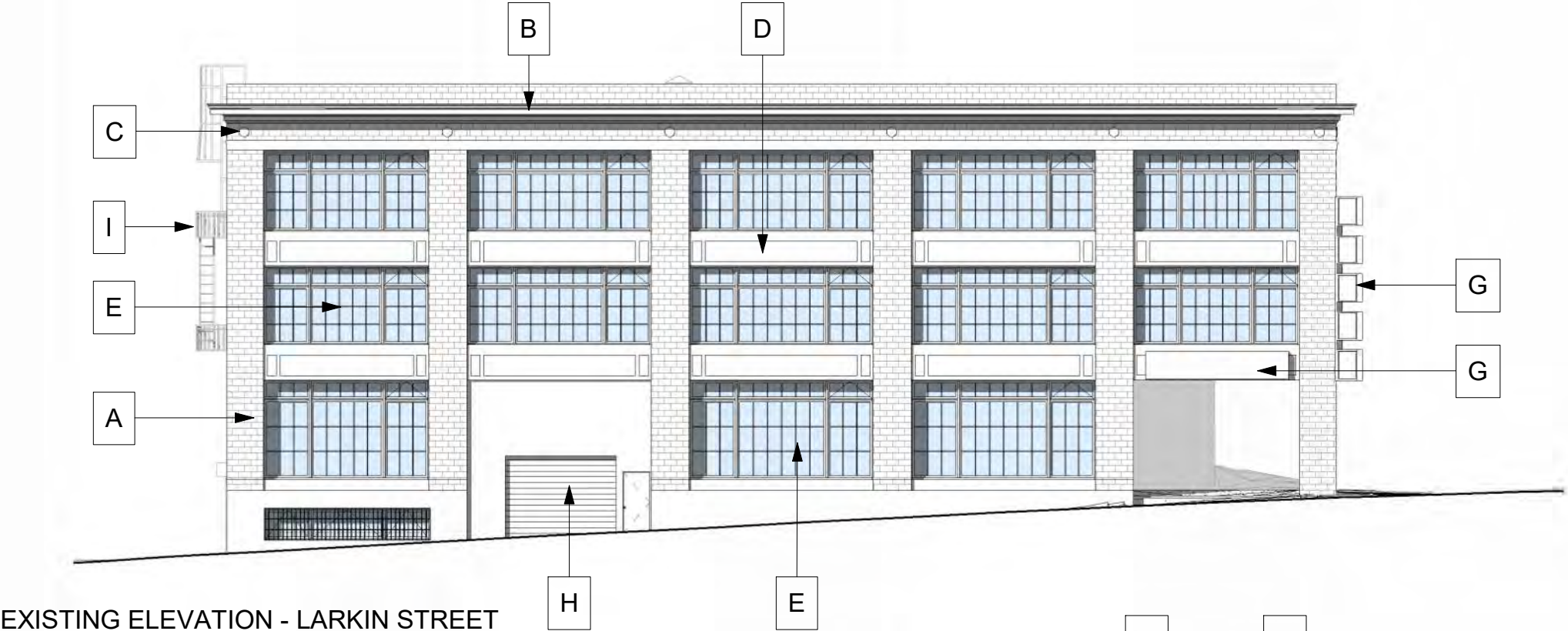
scale:
date:

21914
04-25-2024

G33

EXISTING BUILDING MATERIALS

- A - STUCCO, PAINTED AND SCORED
- B - PAINTED CORNICE
- C - PAINTED MEDALLION
- D - PAINTED SPANDREL WITH DECORATIVE URNS
- E - OPERABLE WOOD CASEMENT WINDOWS
- F - DRIVE ENTRY
- G - BUILDING SIGNAGE
- H - ROLL UP GARAGE DOOR
- I - FIRE ESCAPE LADDER



David Baker Architects

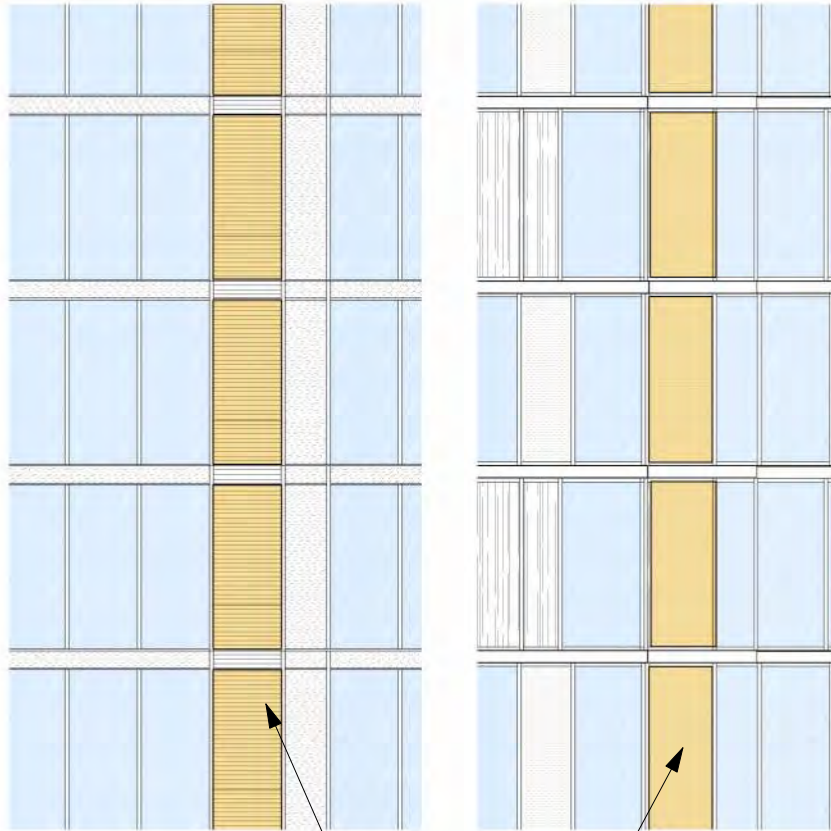
1101 Sutter Affordable, LP

1101-1123 SUTTER

EXISTING ELEVATIONS - LARKIN AND
HEMLOCK STREETS

21914
scale: As indicated
date: 04-25-2024

G34

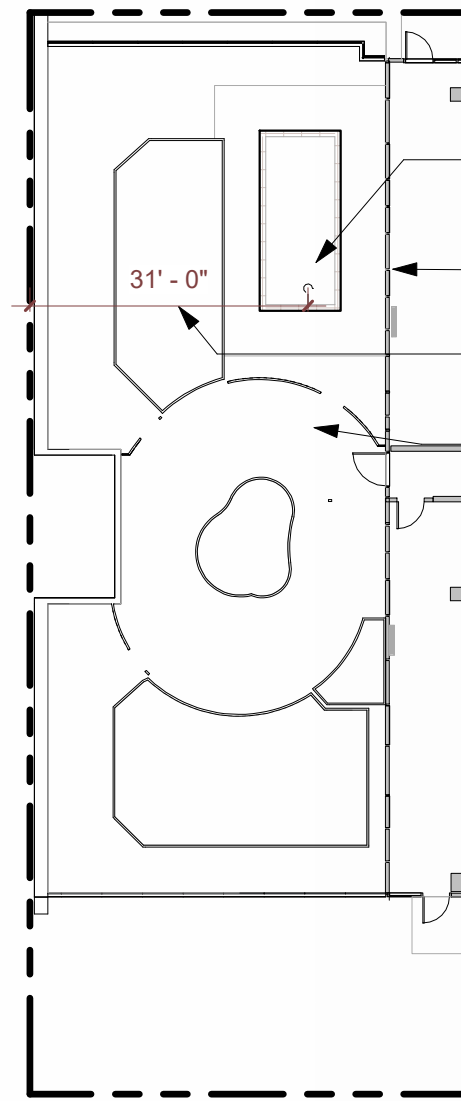


METAL LOUVERS
PERFORATED METAL
SCREEN

UNITS MECH. SYSTEM



EXAMPLE PHOTOS OF PROPOSED MECHANICAL
SYTEM FOR THE RESIDENTIAL UNITS.
THE SYSTEM IS INTEGRATED INTO THE FACADE
DESIGN.



FLOOR PLAN LEVEL OUTDOOR AREA

DIESEL SUPPLY
GENERATOR IN
ACOUSTIC CLOSURE
NO OPENING IS
PROPOSED WITHIN 10'
GENERATOR FLUE IS
31' FROM PROPERTY
LINE - CODE MIN IS 30'
800 KW (SD800/MD800)
DIESEL STANDBY
GENERATOR



EXAMPLE PHOTOS OF THE PROPOSED GENERATOR

GENERATOR

OTHER MEP EQUIPMENT

GARAGE/LOWER LEVEL:

VRF AIR COOLED CONDENSERS
GARAGE INTAKE
GARAGE EXHAUST SHAFT
DOMESTIC WATER BOOSTER PUMP AND
BLACKFLOW PREVENTER ROOM
FIRE TANK

GROUND LEVEL:

RESTAURANT / RETAIL INTAKE/ EXHAUST LOUVER AREA
FIRE PUMP ROOM INTAKE/EXHAUST LOUVER AREA
PRIMARY SERVICE ENTRANCE DISCONNECT AND METER ROOM
MAIN ELECTRICAL SUBSTATION ROOM
FIRE COMMAND CENTER

RESIDENTIAL LEVELS:

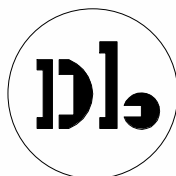
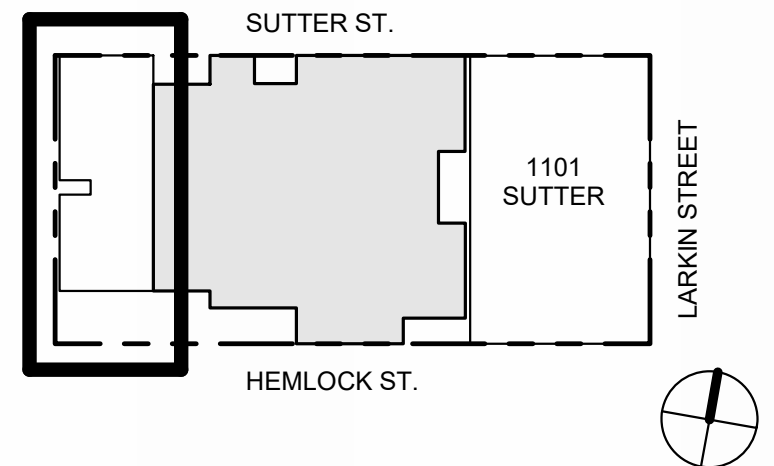
KITCHEN RANGE EXHAUST
BATHROOM EXHAUST

LEVEL 7

GENERATOR - SEE ABOVE

ROOF LEVEL:

VRF AIR COOLED CONDENSERS
CORRIDOR VENTILATION PACKAGED RTU
CORRIDOR EXHAUST FAN
SOLAR PV
ROOF NORMAL POWER ELECTRICAL ROOM
DOMESTIC WATER HEATER ROOM
STAIR PRESSURIZATION FANS



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MECHANICAL

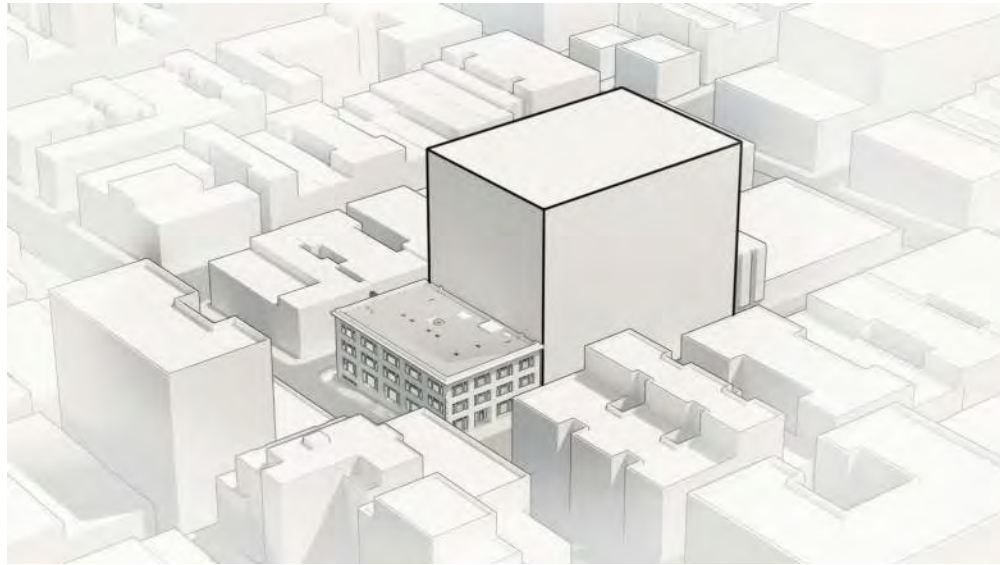
21914
scale: As indicated
date: 04-25-2024

G40

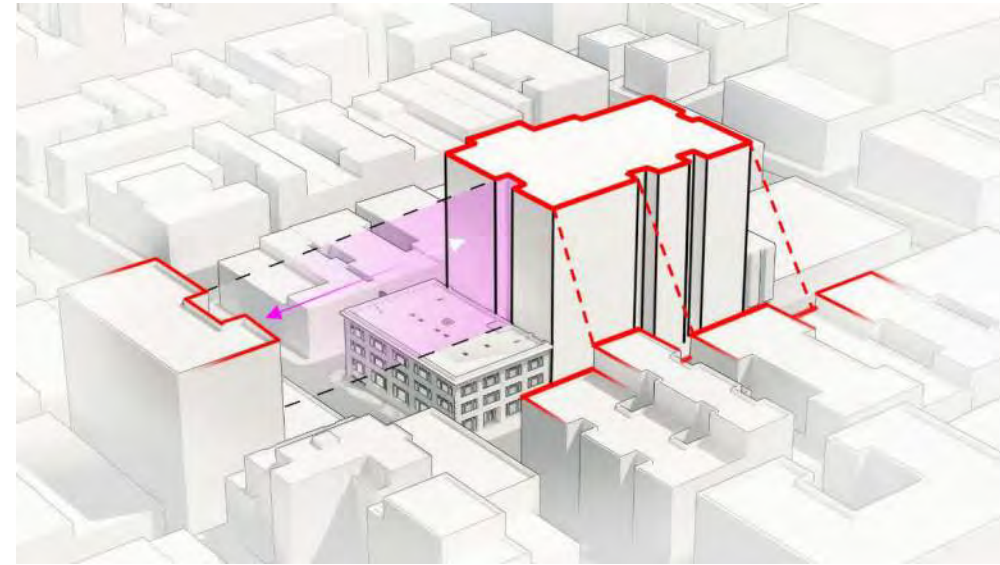


BUILDING AND RETAIL SIGNAGE TO BE INCORPORATED INTO STOREFRONT FRAMING AND POTENTIAL AWNINGS.

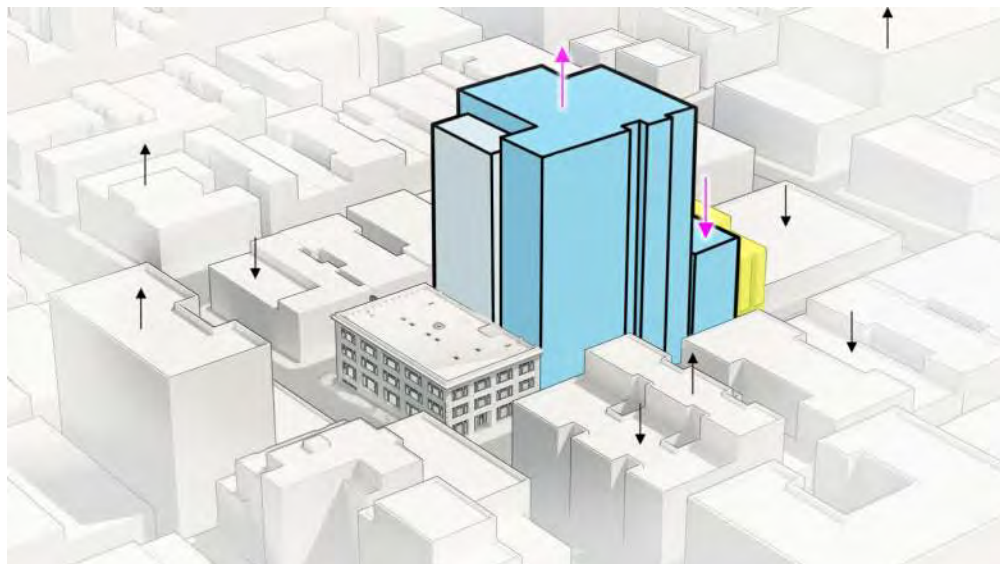




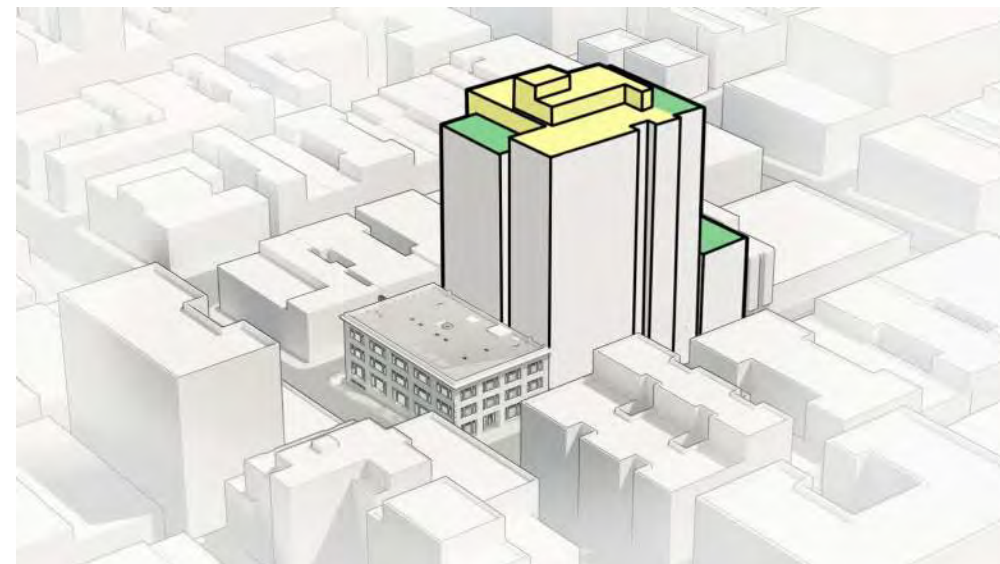
SITE EXTRUSION BLOCK



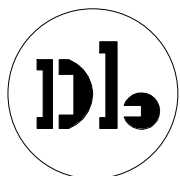
MODULATE MASSING TO CONTEXT

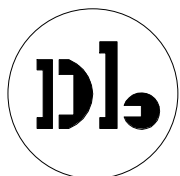
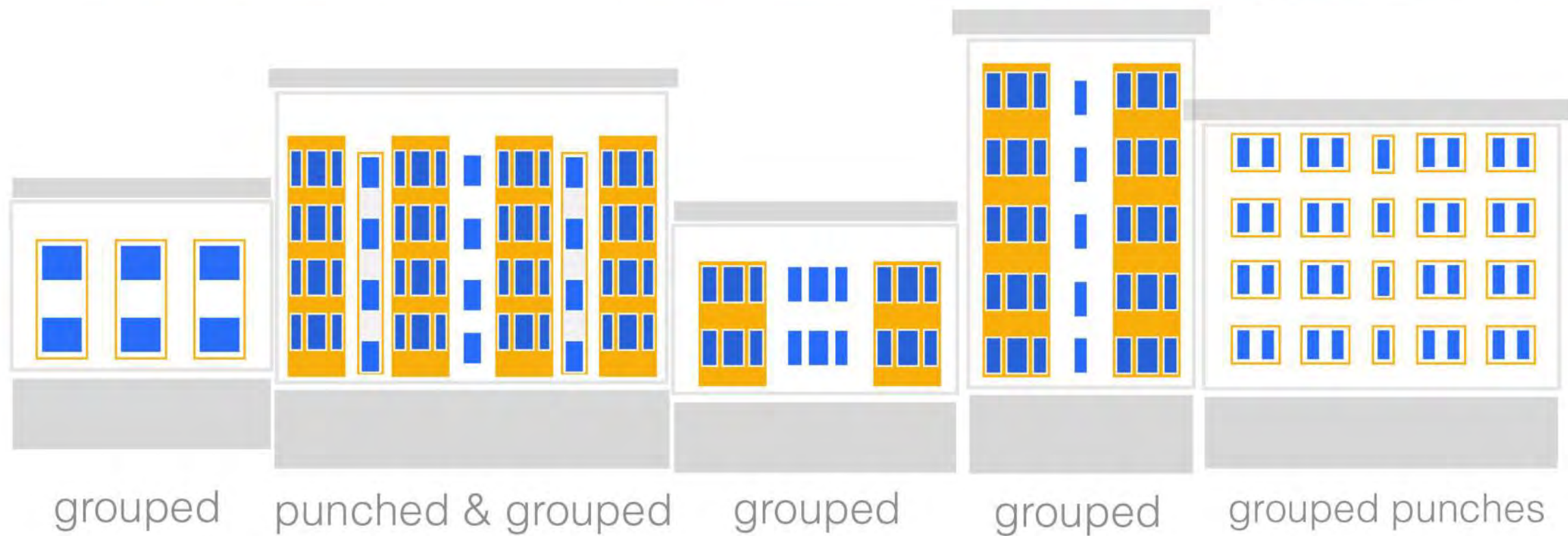


MODULATE MASSING HEIGHTS



GREEN SPACES AND COMMON SPACES





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CONTEXTUAL WINDOW PATTERNS

21914
scale:
date: 04-25-2024

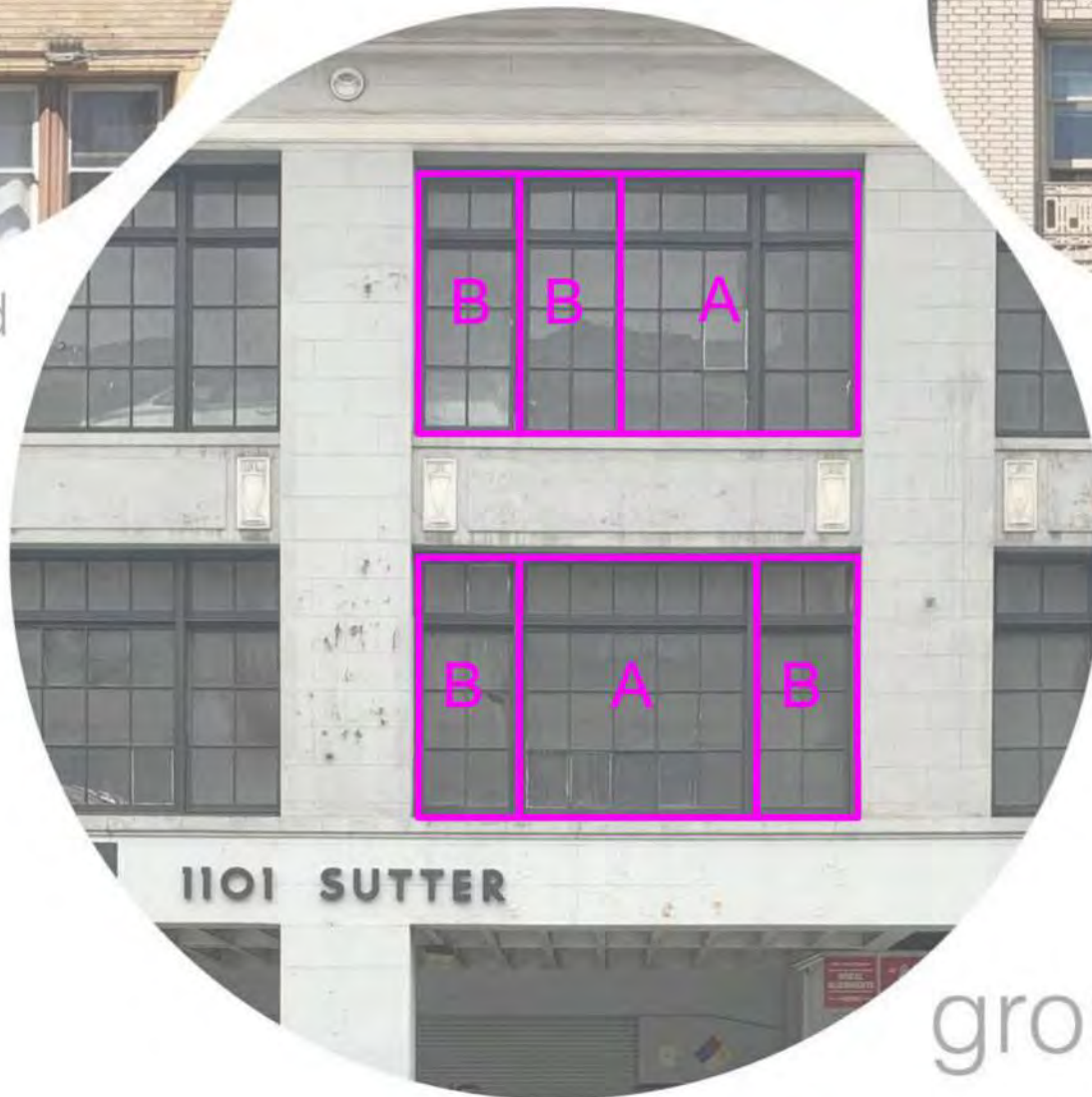
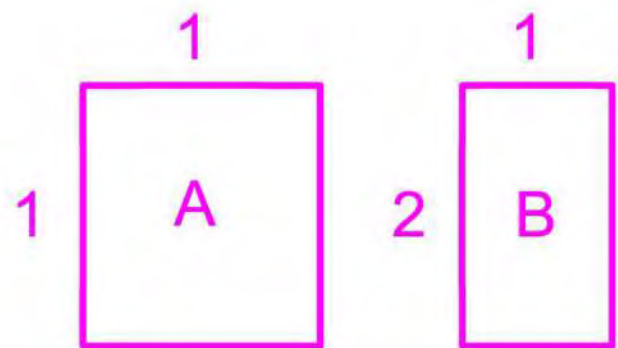
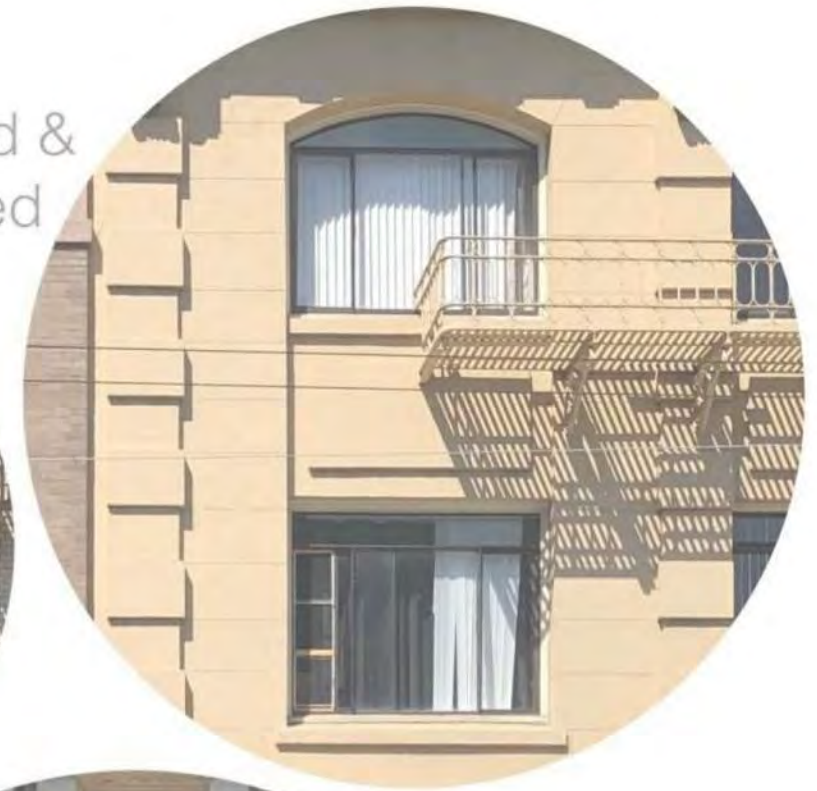
G51



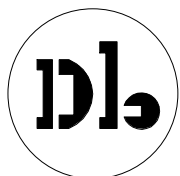
punched & grouped



punched & grouped



grouped



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CONTEXTUAL WINDOW PATTERNS

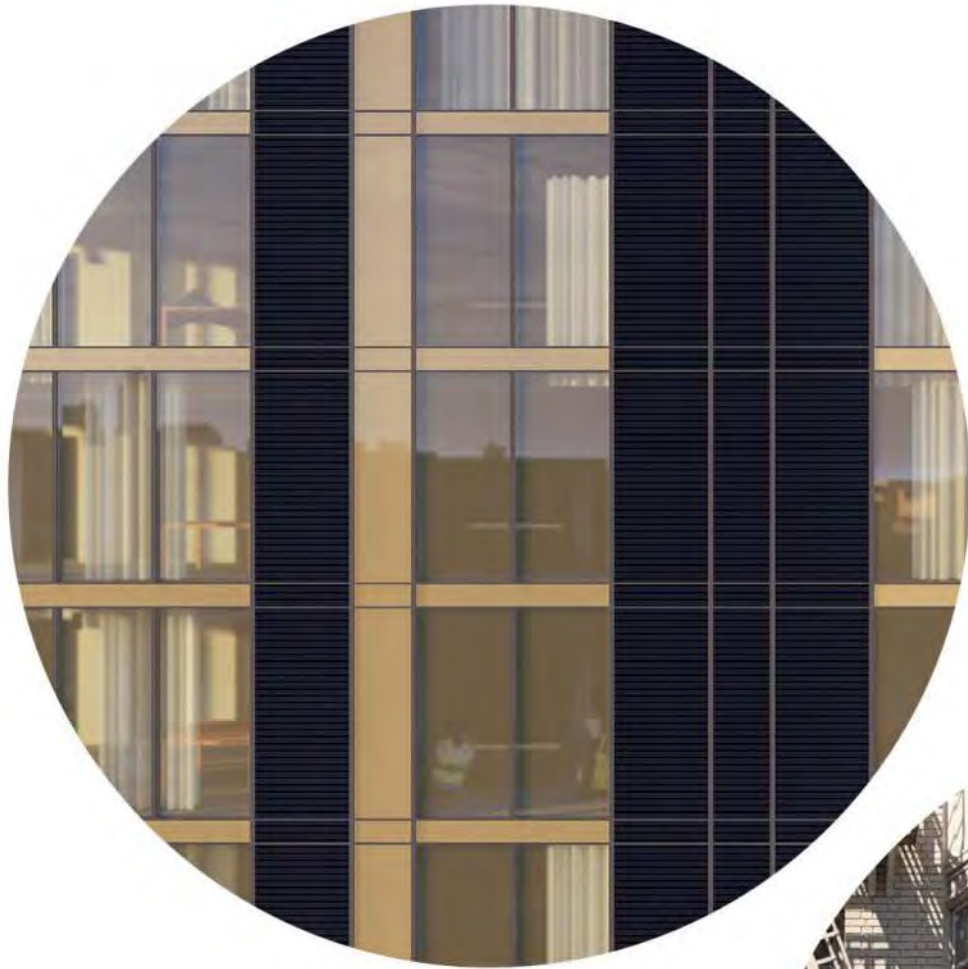


scale:
date:

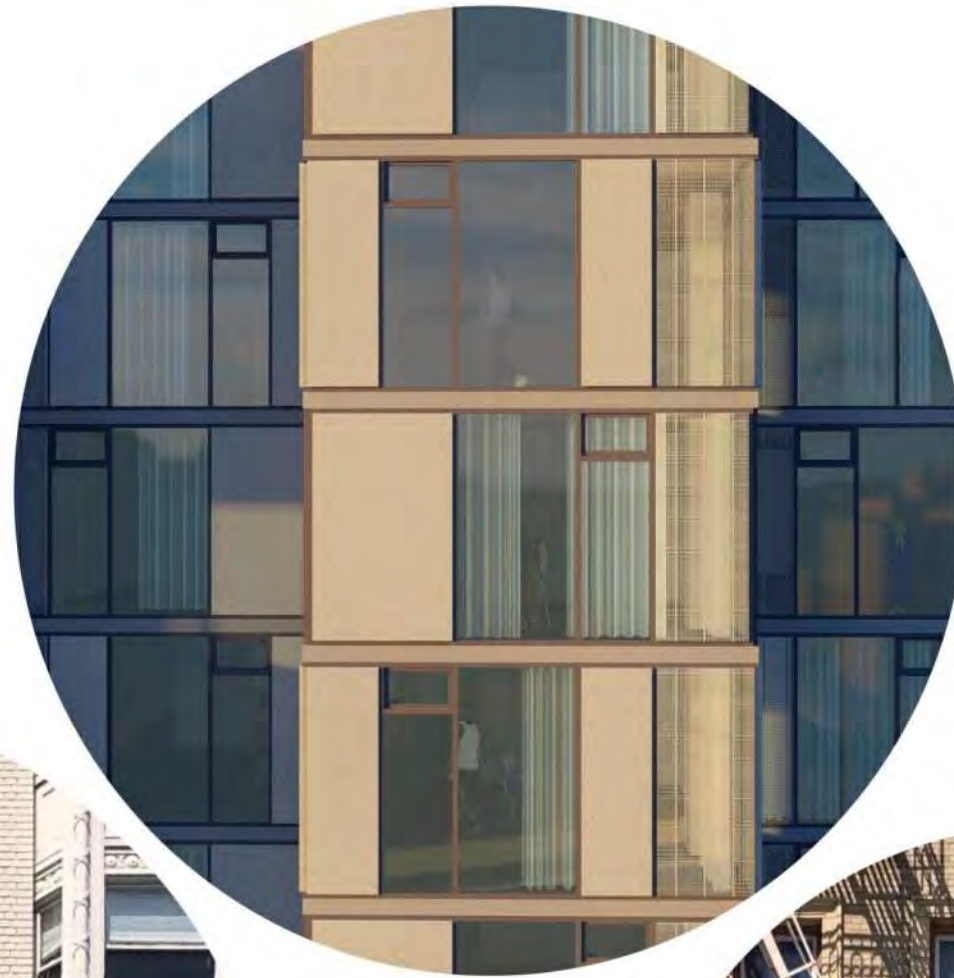
21914

04-25-2024

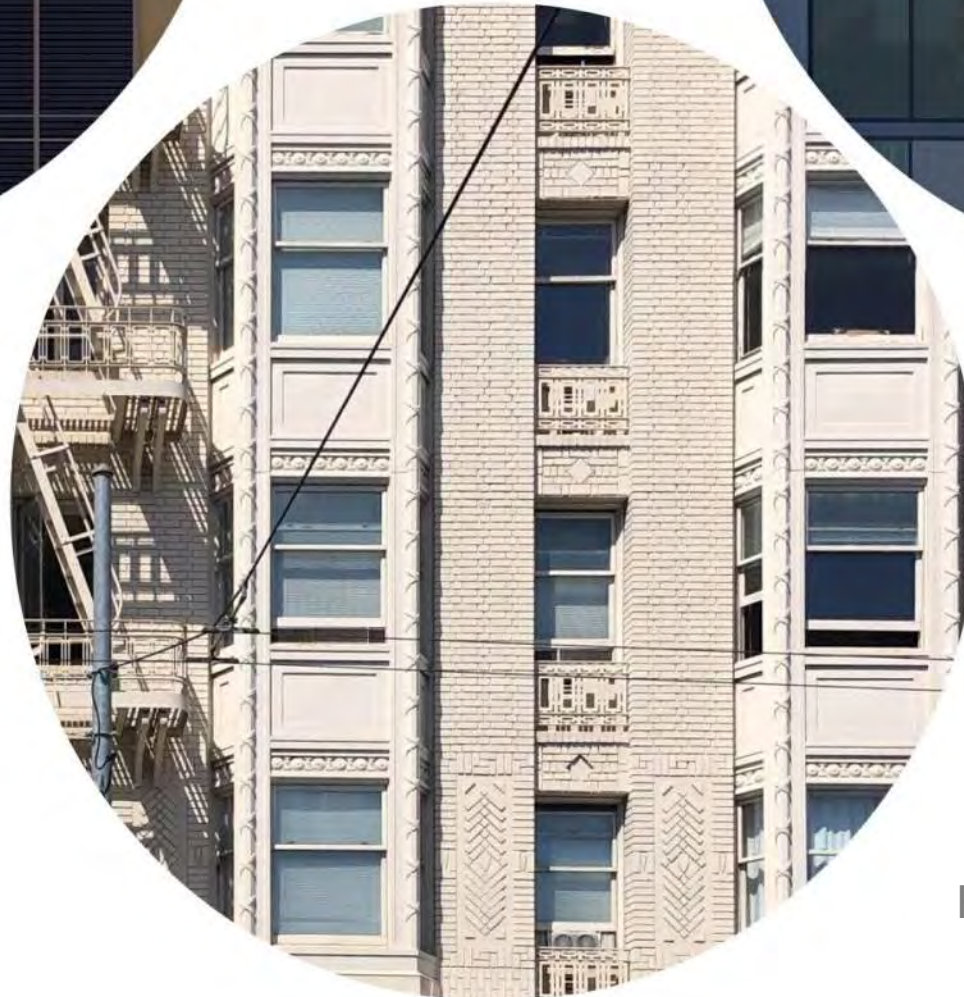
G52



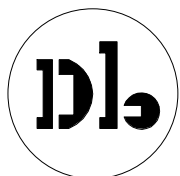
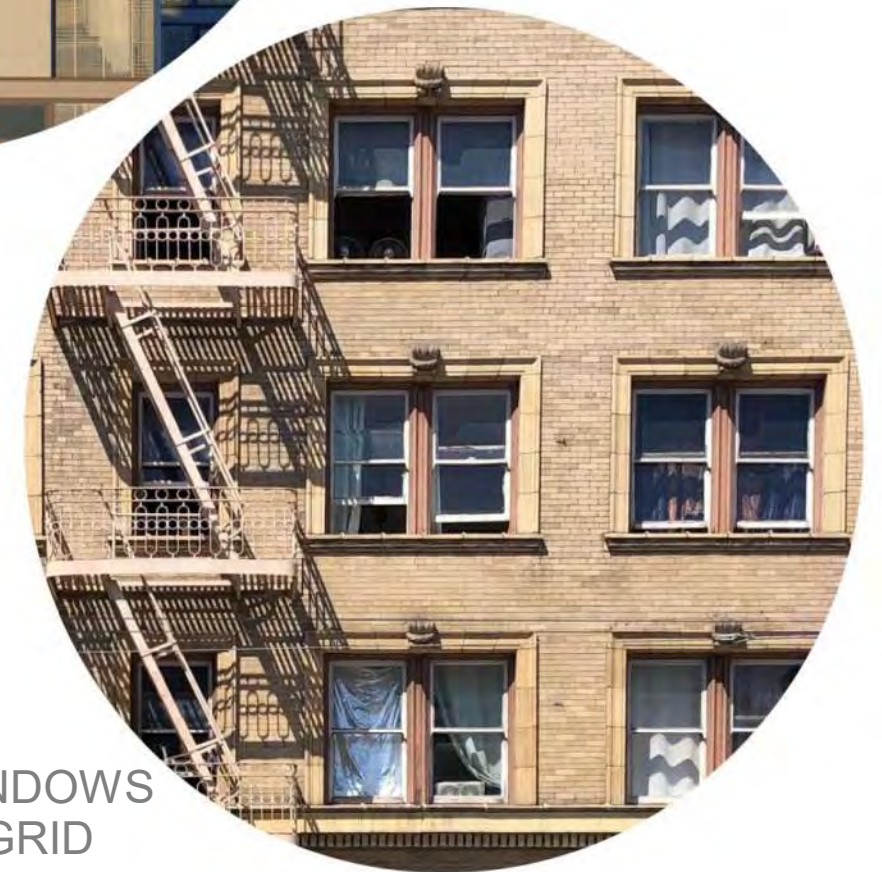
WINDOWS & GROUPED
LOUVERS VERTICALLY
ORIENTED



RECESSED WINDOWS
OFFSET GRID



RECESSED WINDOWS
STANDARD GRID



David Baker Architects

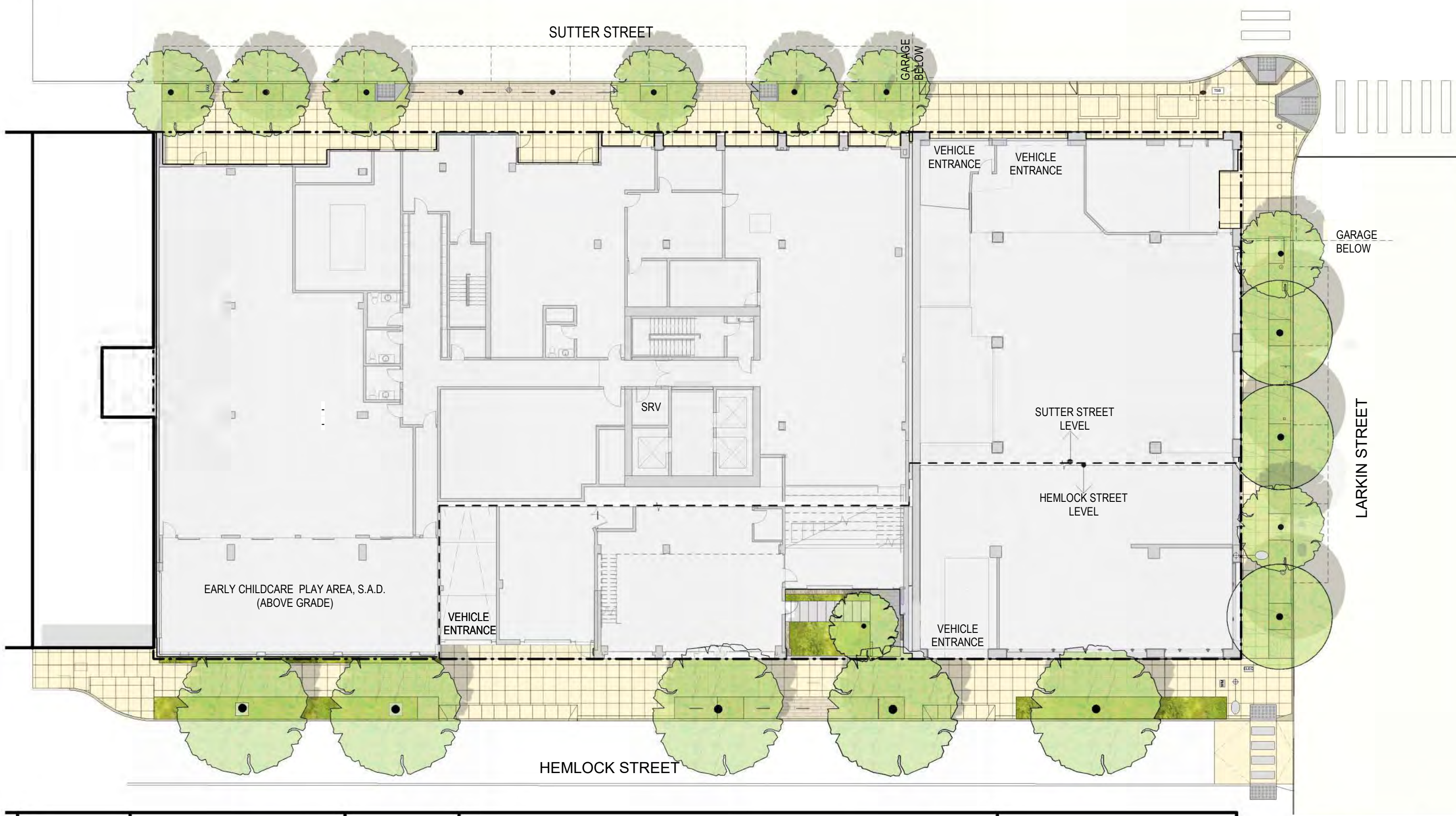
1101 Sutter Affordable, LP

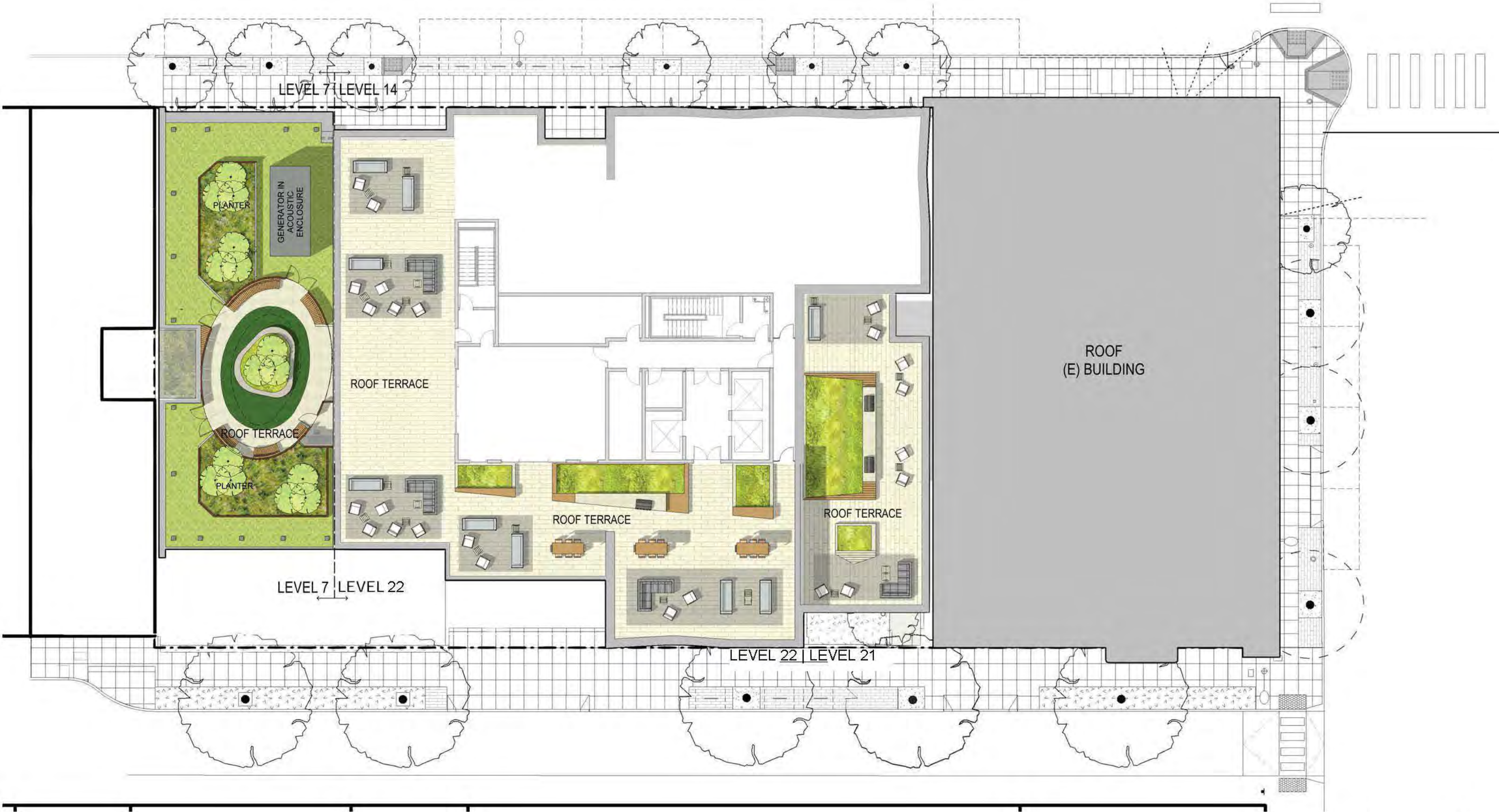
1101-1123 SUTTER

FACADE DESIGN AND CONTEXT

21914
scale:
date: 04-25-2024

G53





INTERSTICE Architects

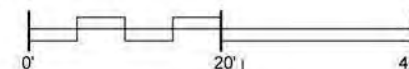
1101 Sutter Affordable, LP

1101 Sutter Street

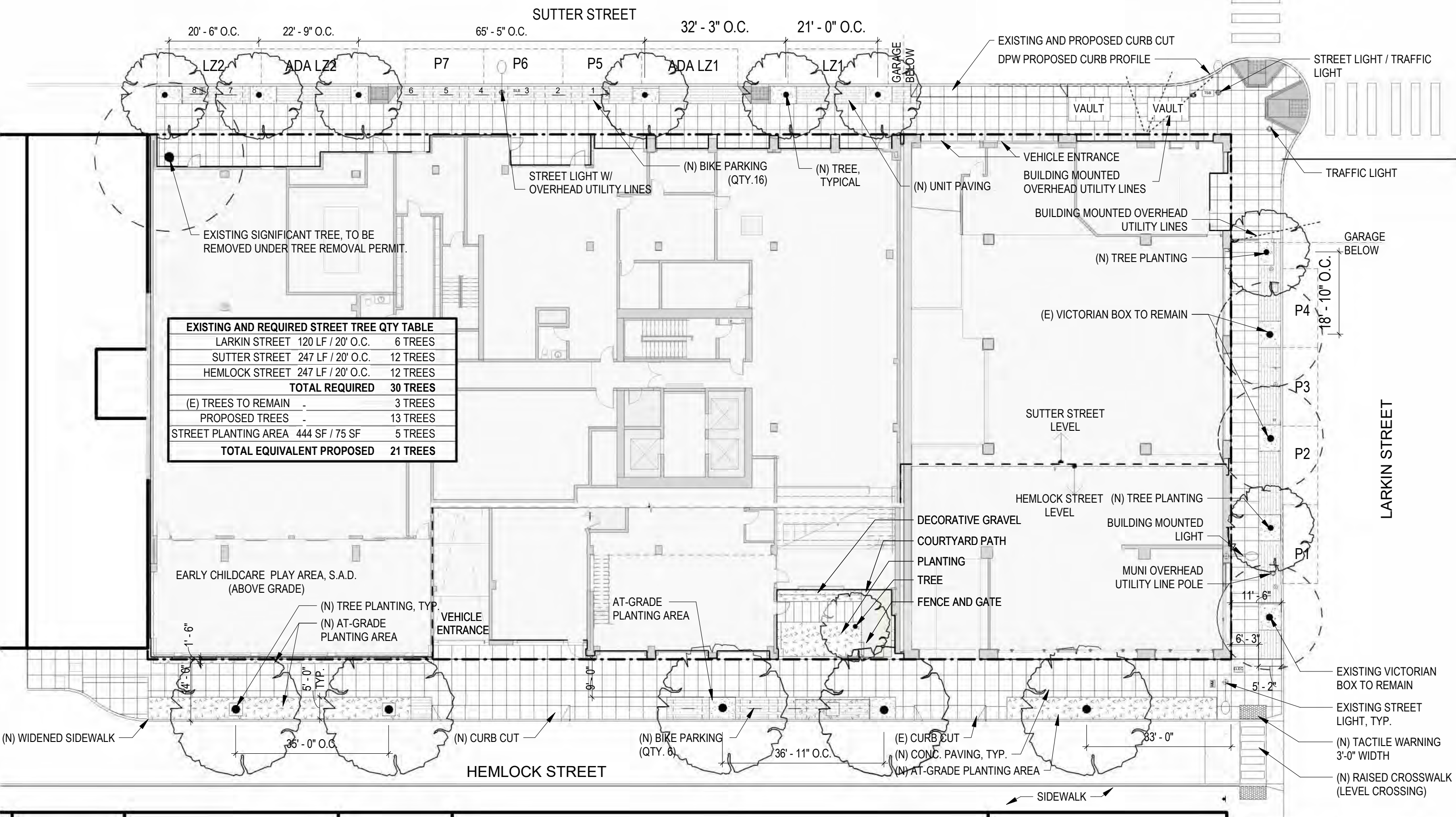
RENDERED LANDSCAPE PLAN
LEVELS 7, 21, 22

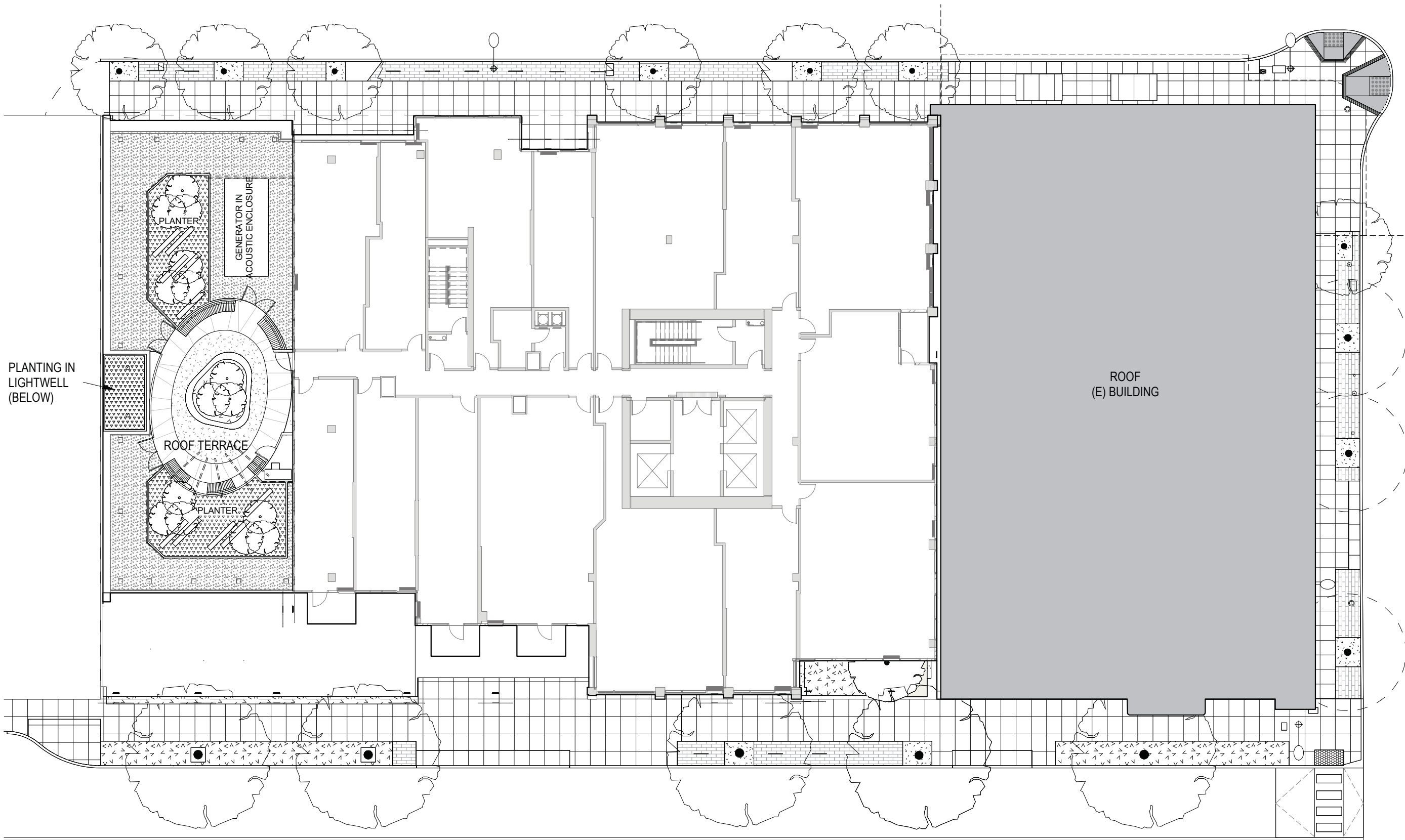


19-11
scale: 1" = 20'-0"
date: 04-25-2024



L02



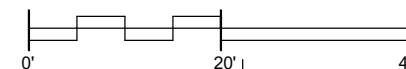


INTERSTICE Architects

1101 Sutter Affordable, LP

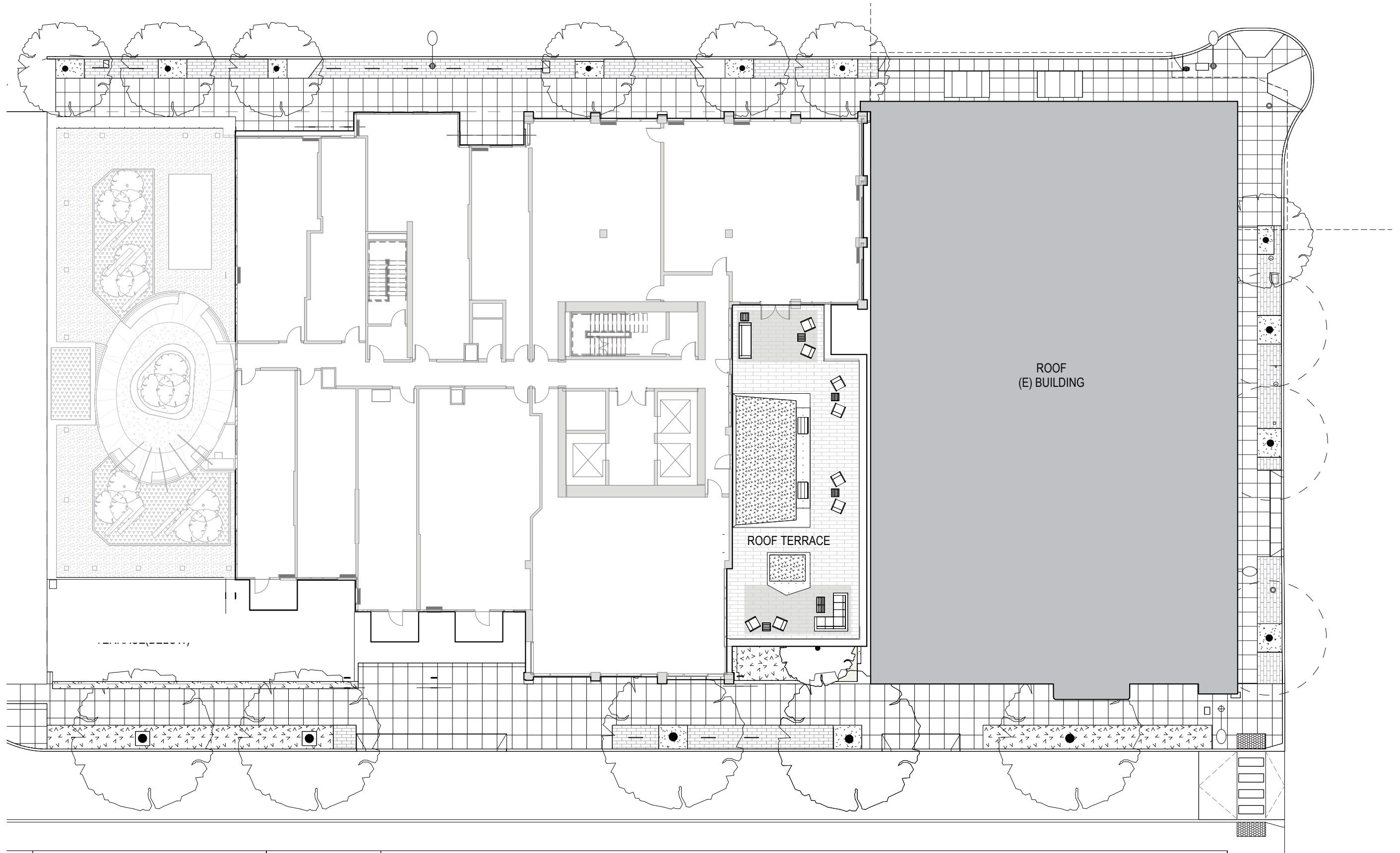
1101 Sutter Street

LANDSCAPE PLAN LEVEL 7



19-11
scale: 1" = 20'-0"
date: 04-25-2024

L04

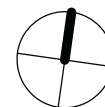


INTERSTICE Architects

1101 Sutter Affordable, LP

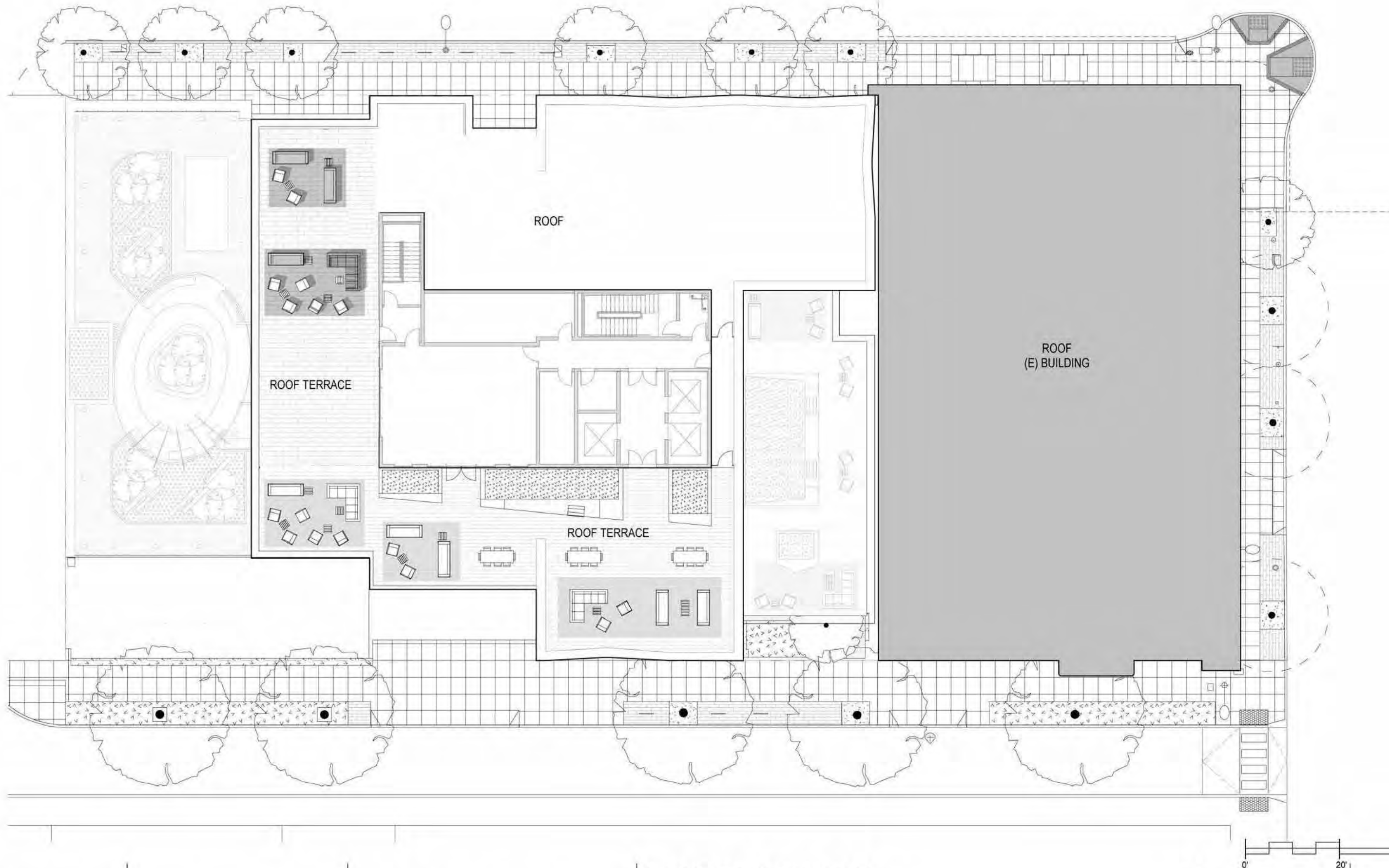
1101 Sutter Street

LANDSCAPE PLAN
LEVEL 21



19-11
scale: 1" = 20'-0"
date: 04-25-2024

L05



INTERSTICE Architects

1101 Sutter Affordable, LP

1101 Sutter Street

LANDSCAPE PLAN
LEVEL 22



19-11
scale: 1" = 20'-0"
date: 04-25-2024

L06



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1101 Sutter Affordable, LP

1101-1123 SUTTER

AERIAL VIEW FROM SOUTH WEST

21914
scale:
date: 04-25-2024

A01



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1101 Sutter Affordable, LP

1101-1123 SUTTER

AERIAL VIEW FROM SOUTH EAST

21914
scale:
date: 04-25-2024

A02



David Baker Architects

1101 Sutter Affordable, LP

1101-1123 SUTTER

AERIAL VIEW FROM NORTH WEST

21914
scale:
date: 04-25-2024

A03



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1101-1123 SUTTER

**VIEW FROM CORNER OF LARKIN AND
HEMLOCK**

21914
scale:
date: 04-25-2024

A04



David Baker Architects

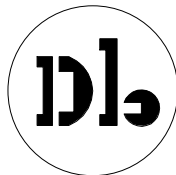
1101 Sutter Affordable, LP

1101-1123 SUTTER

**VIEW FROM HEMLOCK LOOKING NORTH
WEST**

21914
scale:
date: 04-25-2024

A05.1



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1101-1123 SUTTER

**VIEW FROM HEMLOCK LOOKING NORTH
EAST**

21914
scale:
date: 04-25-2024

A05.2



David Baker Architects

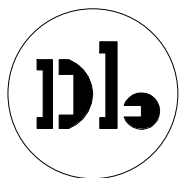
1101 Sutter Affordable, LP

1101-1123 SUTTER

HEMLOCK FACADE AT GYM

21914
scale:
date: 04-25-2024

A06



David Baker Architects

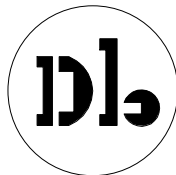
1101 Sutter Affordable, LP

1101-1123 SUTTER

VIEW FROM SUTTER

21914
scale:
date: 04-25-2024

A08.1



David Baker Architects

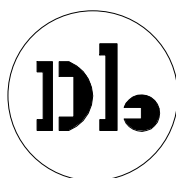
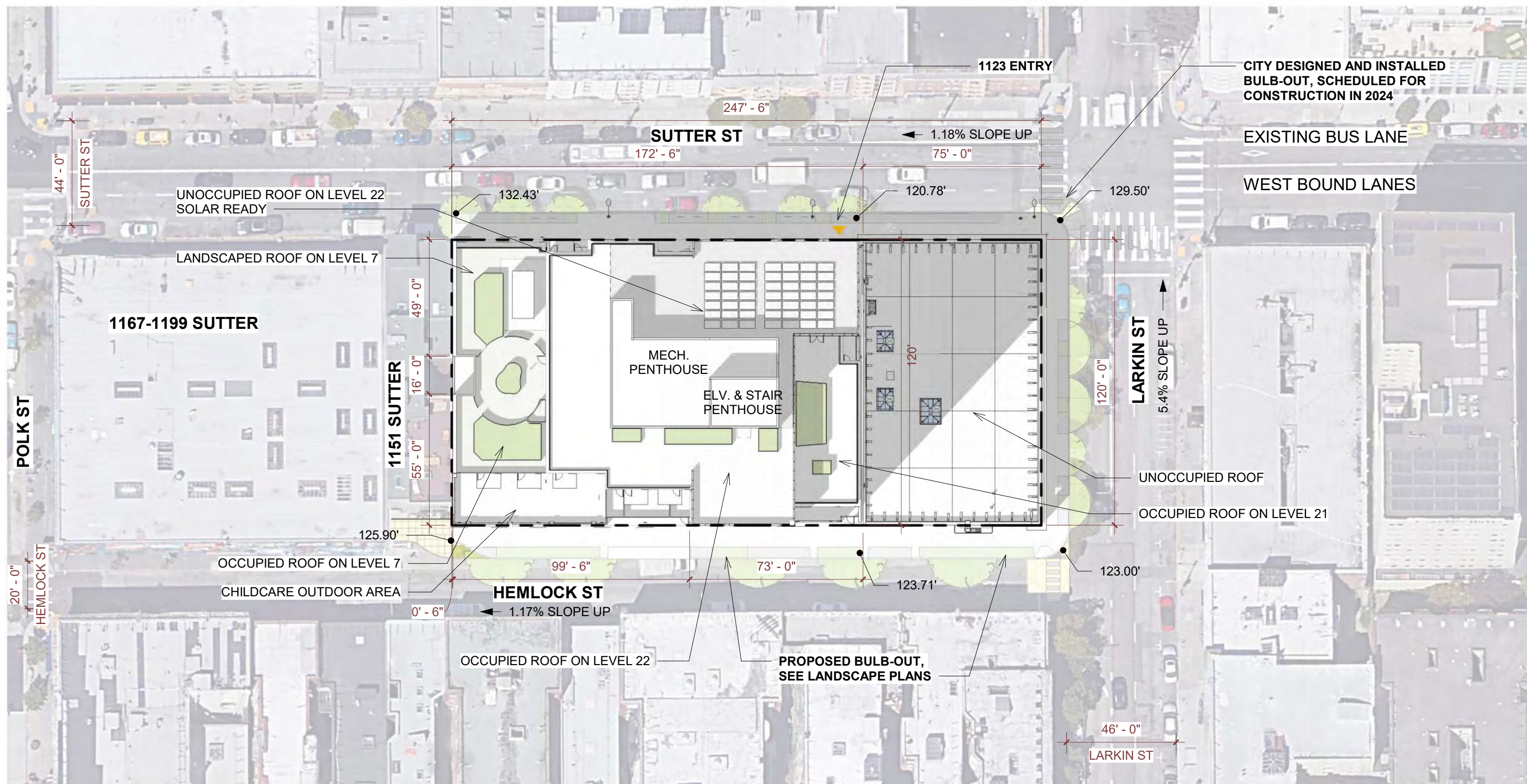
1101 Sutter Affordable, LP

1101-1123 SUTTER

VIEW FROM SUTTER

21914
scale:
date: 04-25-2024

A08.2



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1101 Sutter Affordable, LP

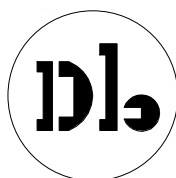
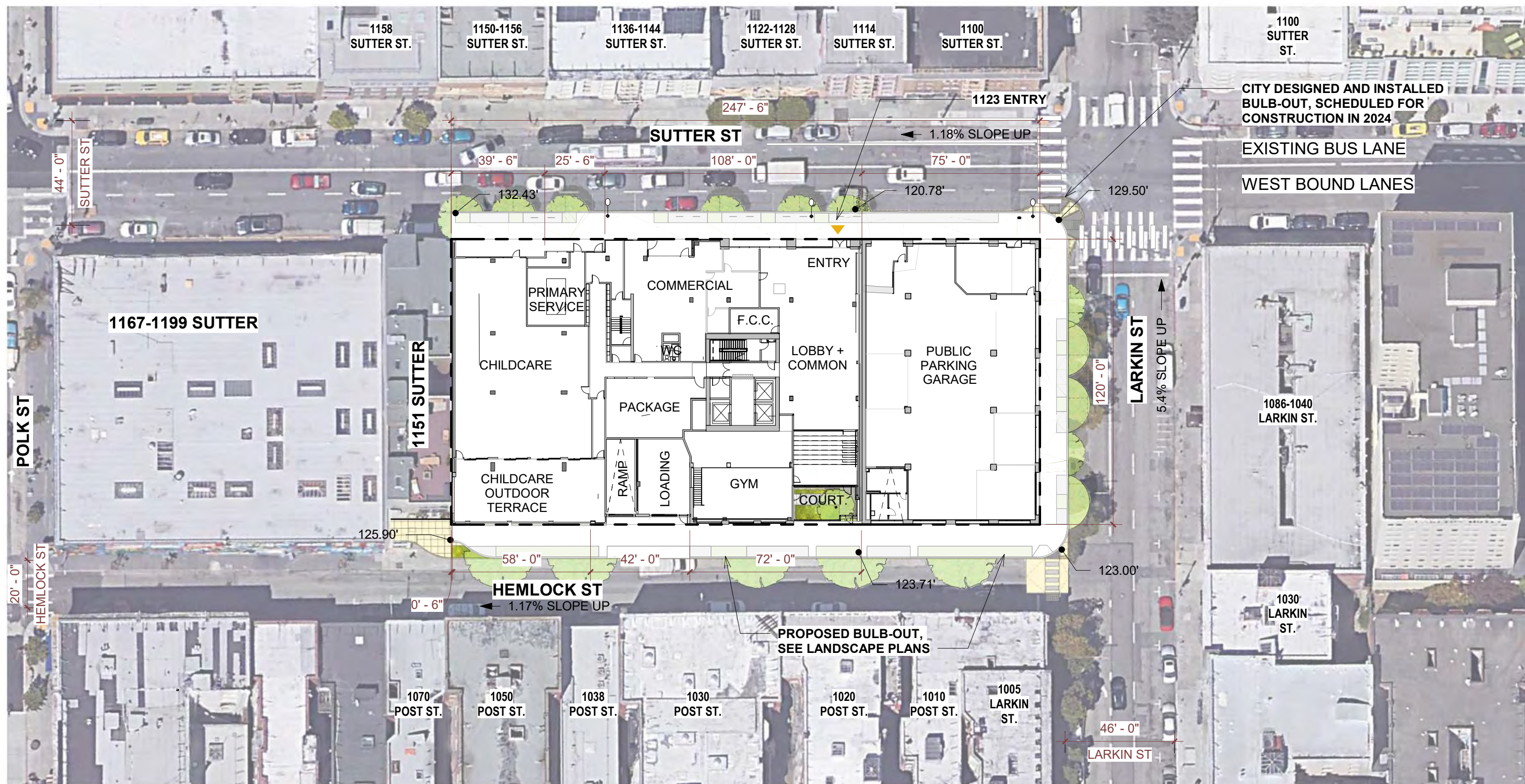
1101-1123 SUTTER

PROPOSED SITE PLAN



21914
scale: 1" = 40'-0"
date: 04-25-2024

A10



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1101 Sutter Affordable, LP

1101-1123 SUTTER

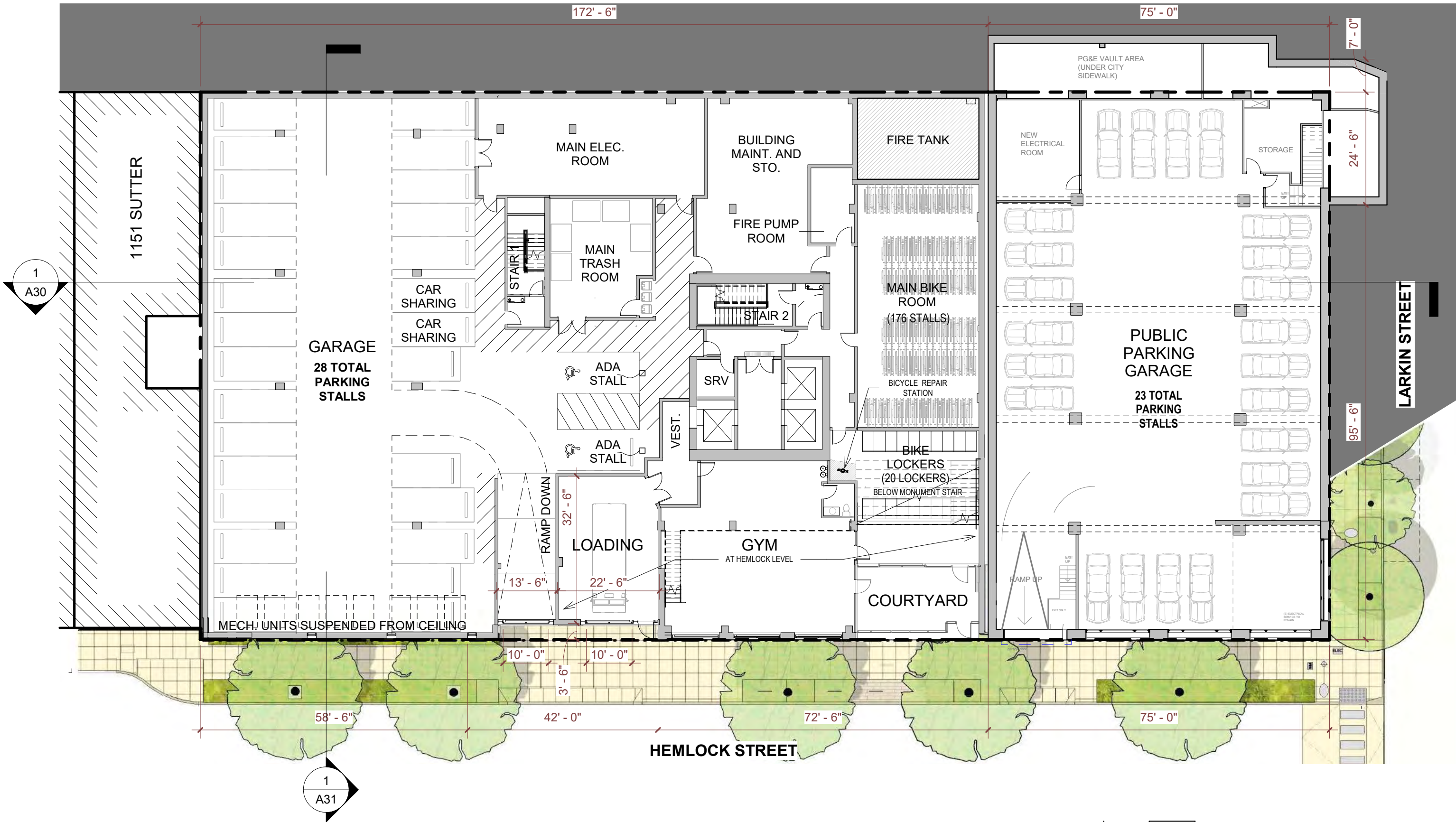
PROPOSED SITE PLAN



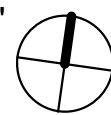
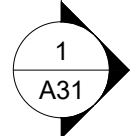
scale: 1" = 40'-0"
date: 04-25-2024

21914

A11




247' - 6"



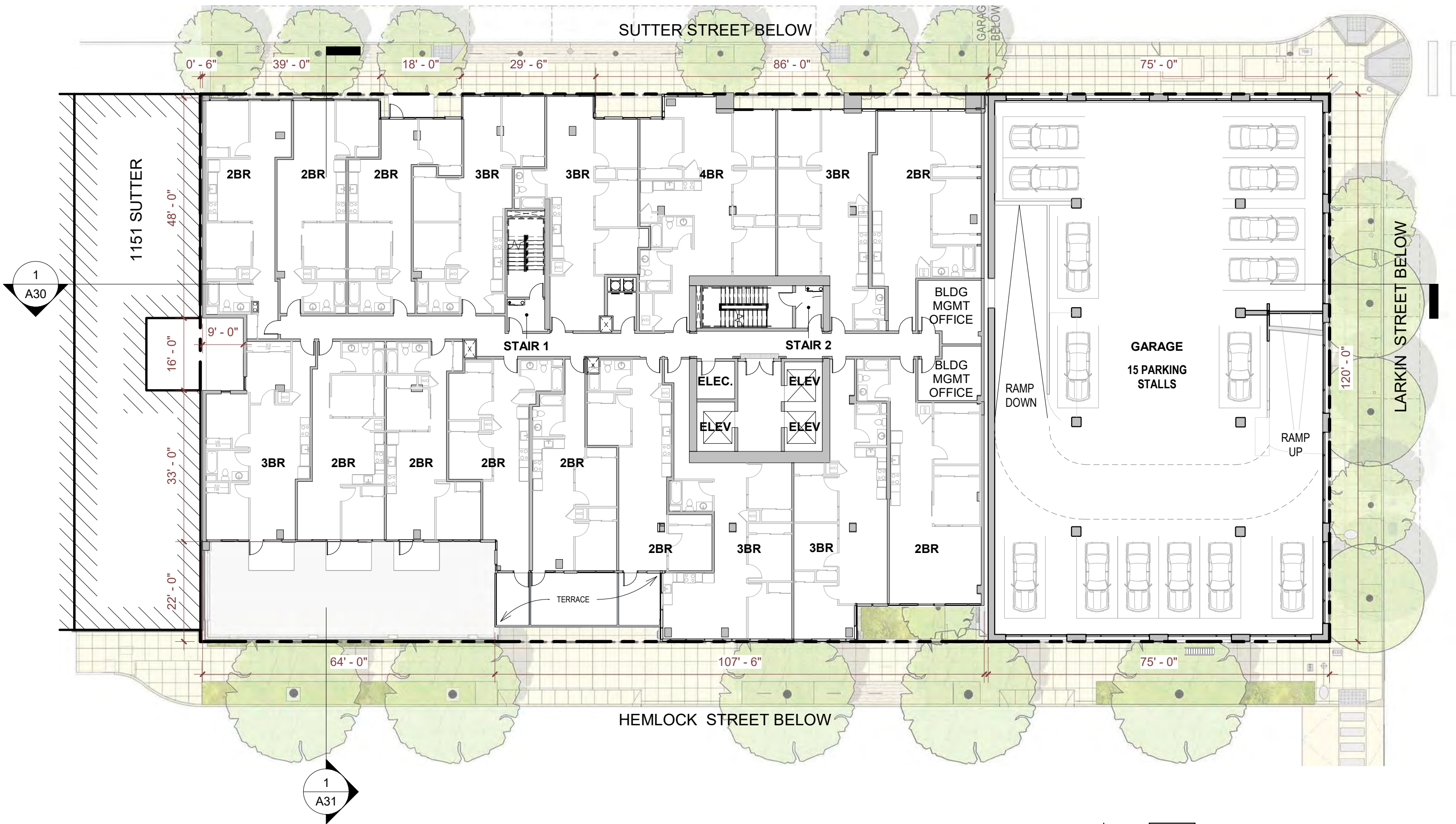
21914

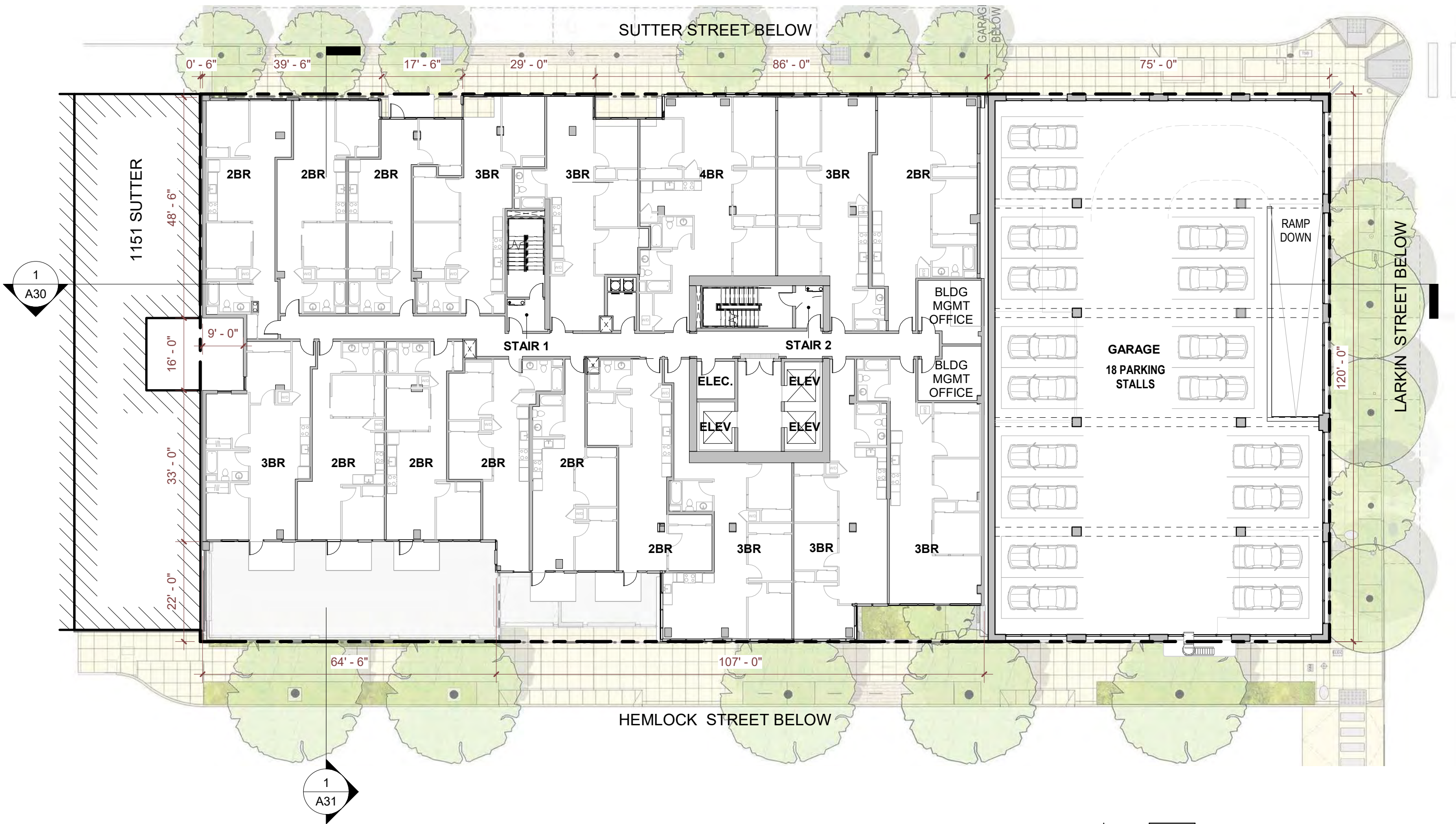
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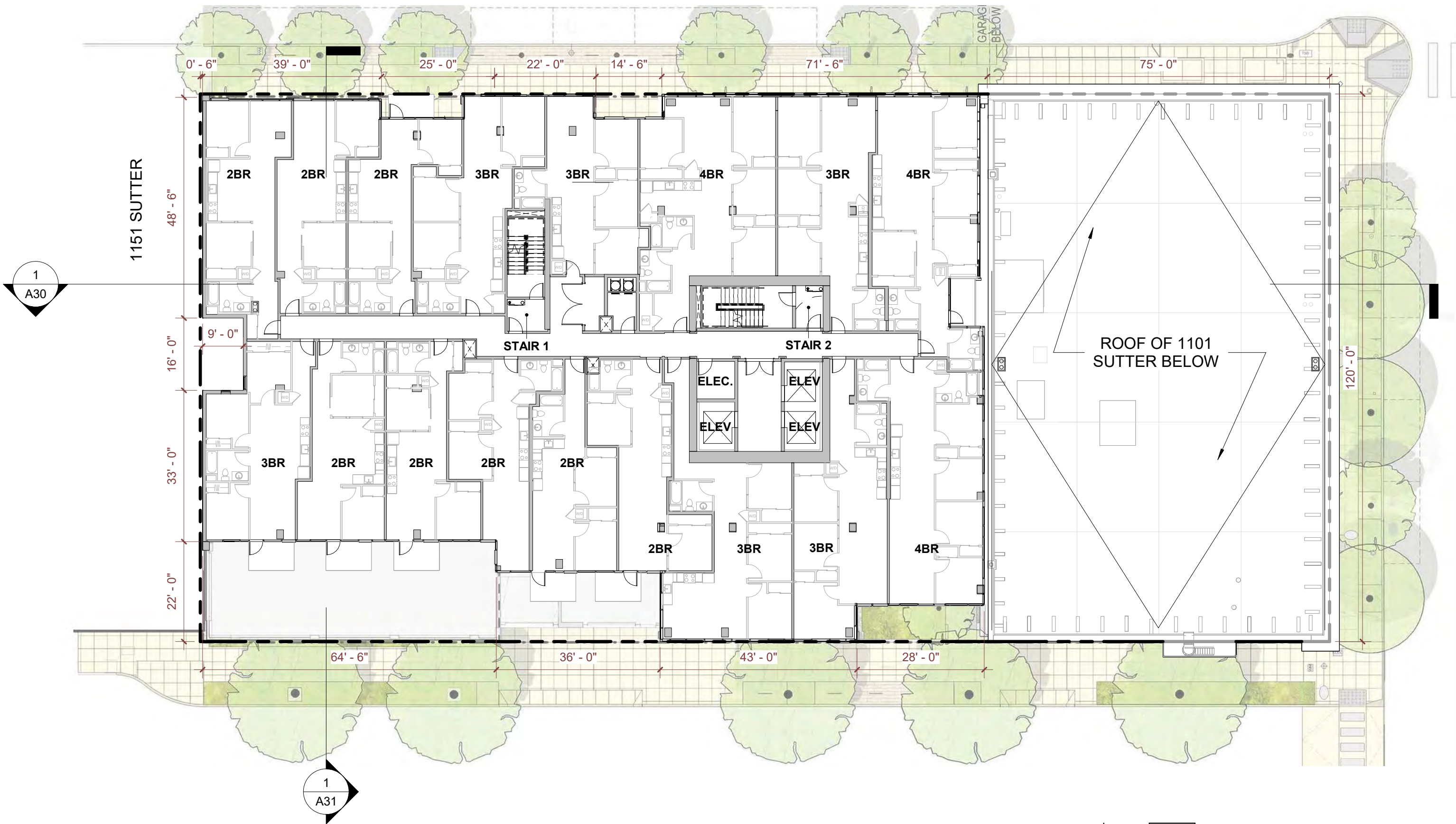


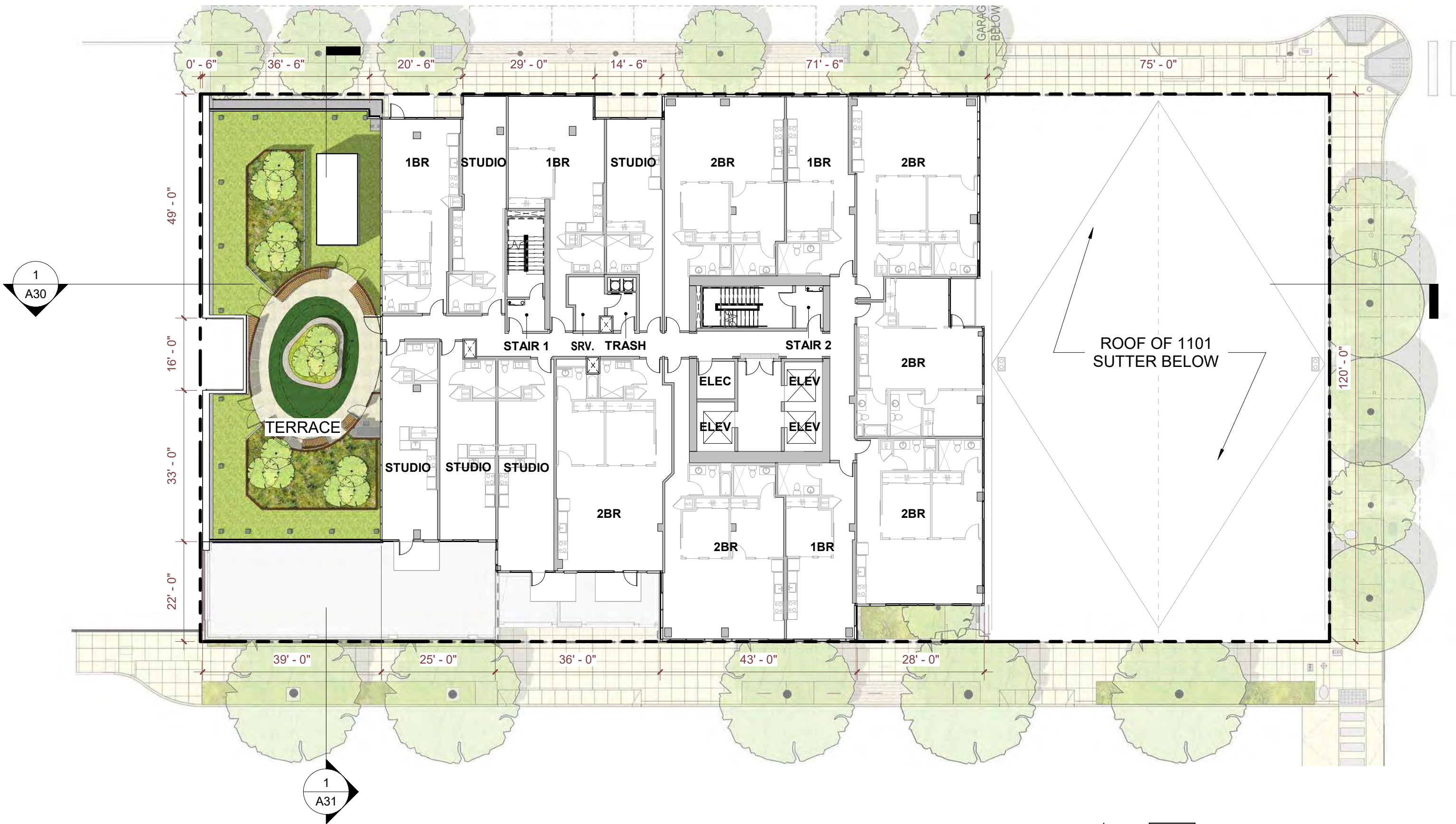
1101 Sutter Affordable, LP

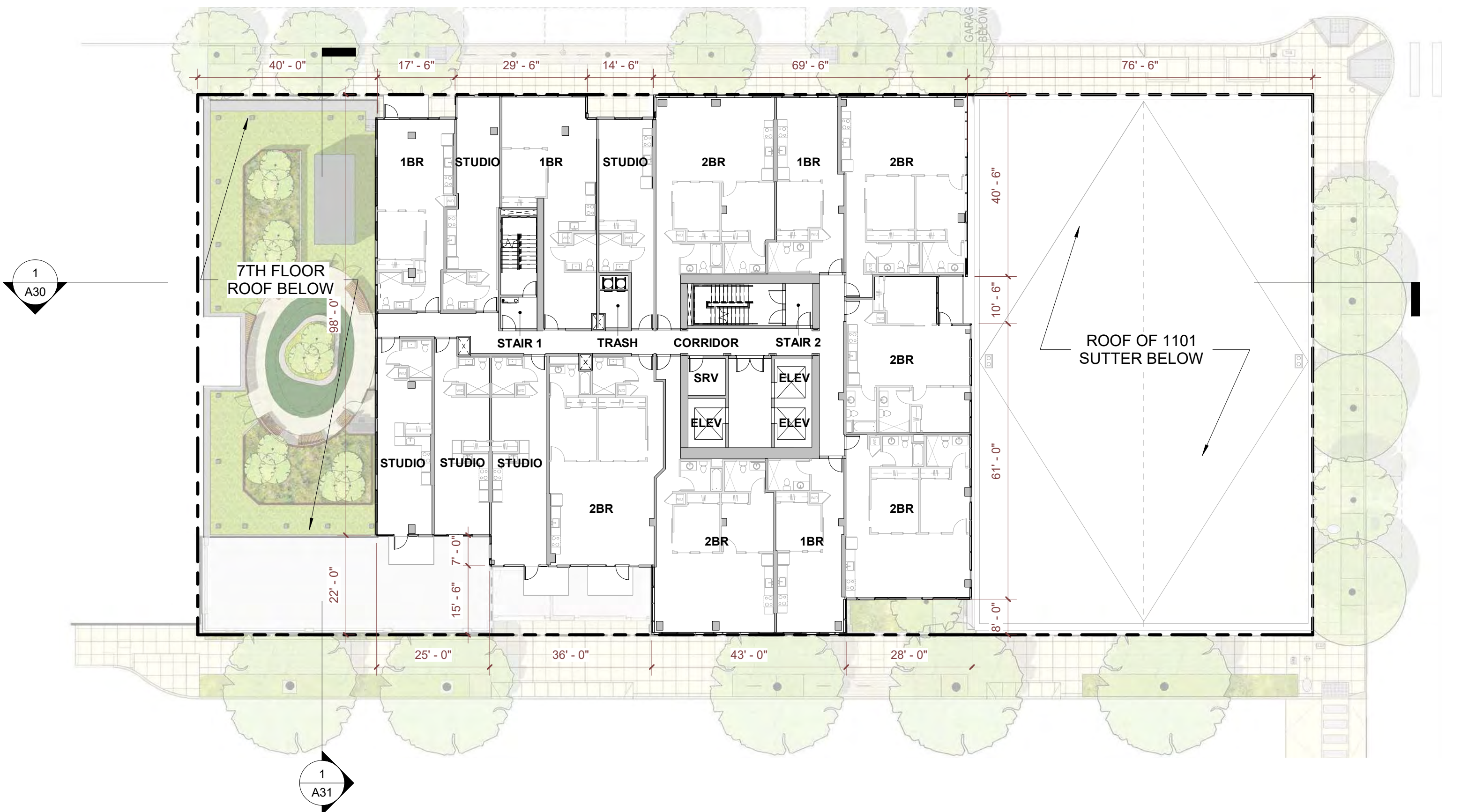
FLOOR PLAN SUTTER STREET LEVEL

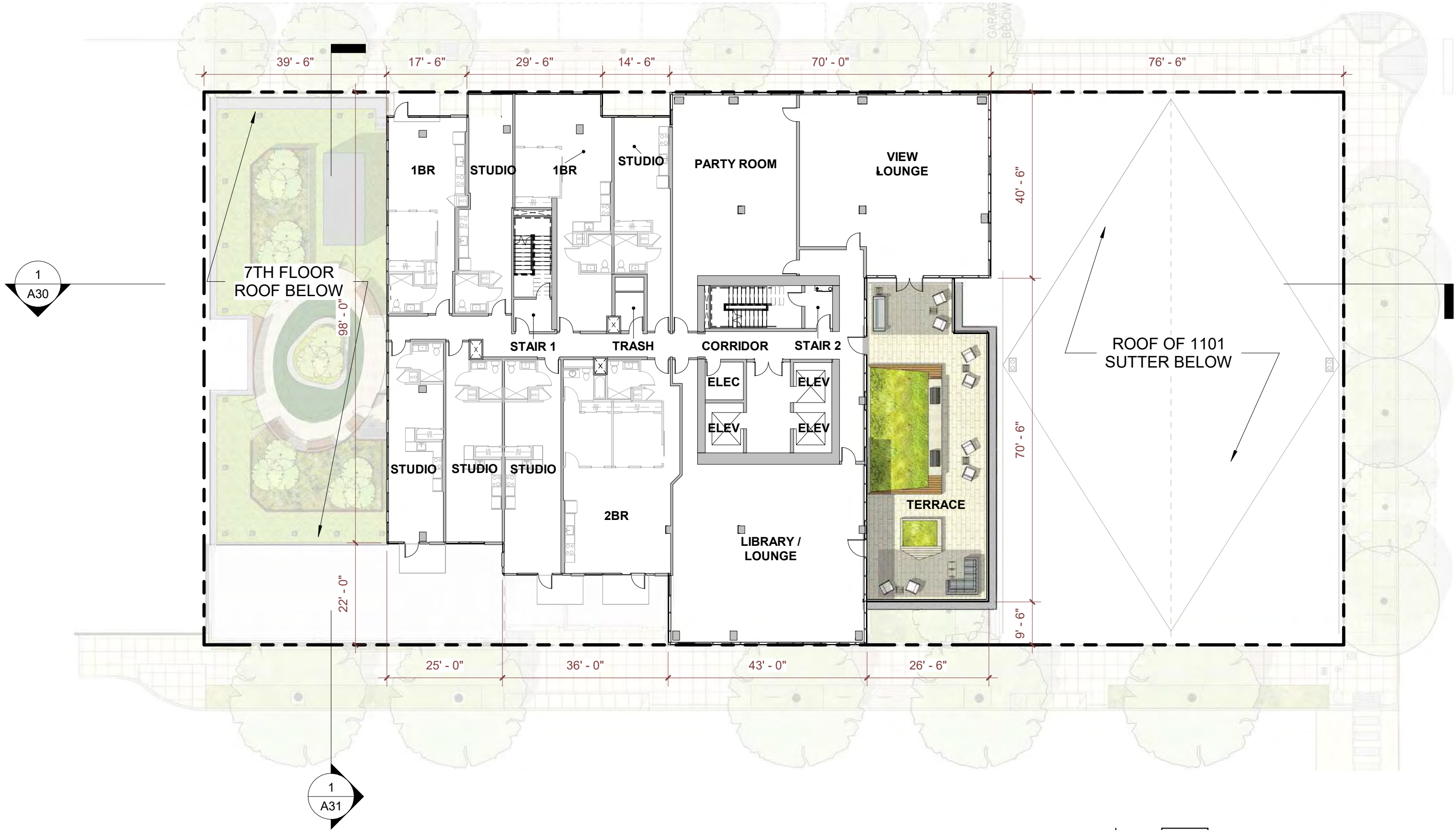






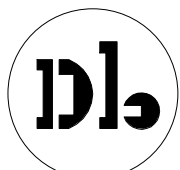






1
A30

1
A31

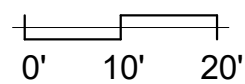


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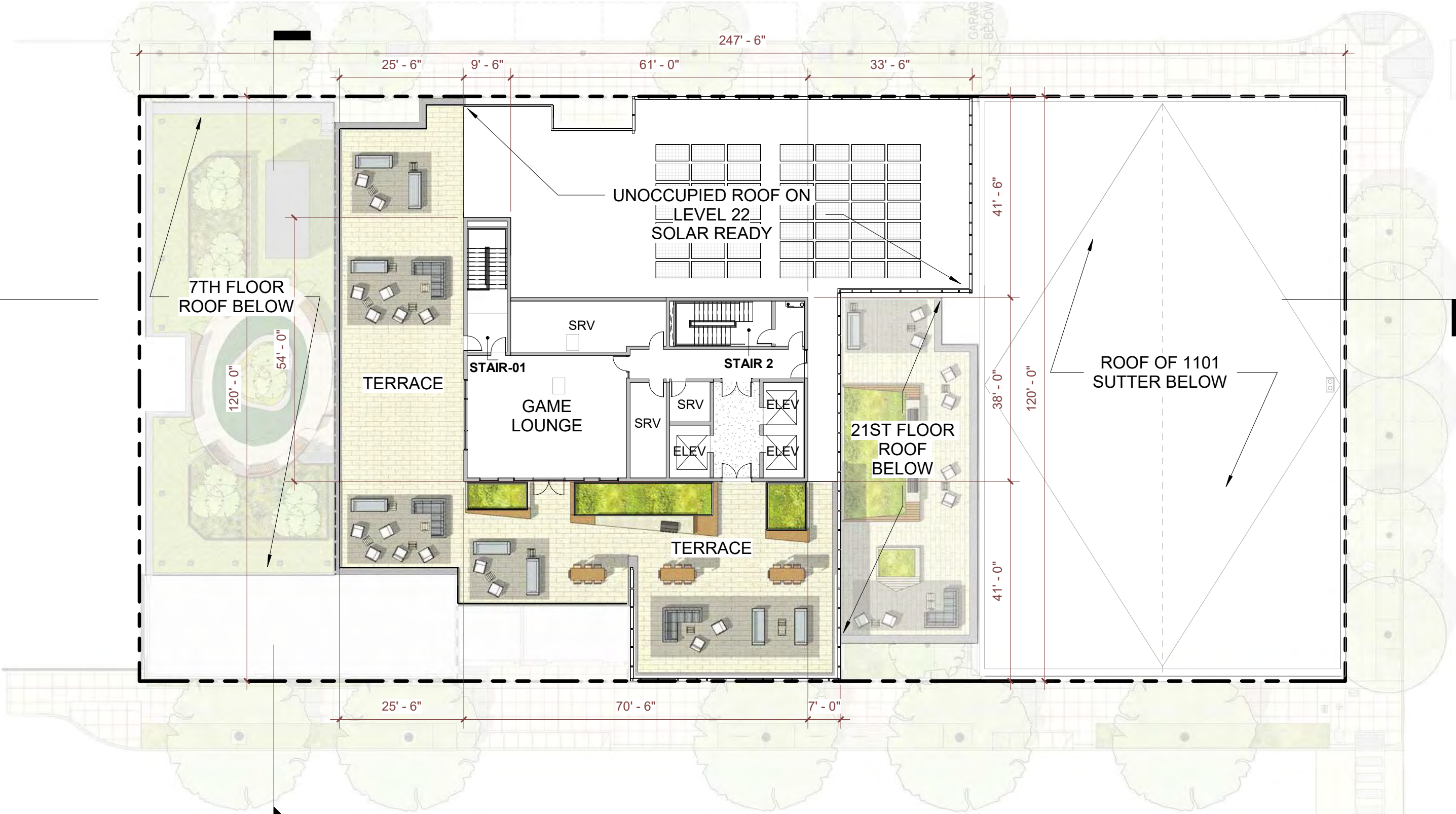
1101-1123 SUTTER

FLOOR PLAN COMMON LEVEL 22



21914
scale: 1" = 20'-0"
date: 04-25-2024

A18



1
A30

7TH FLOOR
ROOF DECK
BELOW

UNOCCUPIED ROOF ON
LEVEL 22
SOLAR READY

T.O. MECH.
PENTHOUSE

T.O. ELV. & STAIR
PENTHOUSE

21ST FLOOR
ROOF DECK
BELOW

ROOF OF 1101
SUTTER BELOW

22ND FLOOR ROOF DECK

41' - 6"

29' - 0"

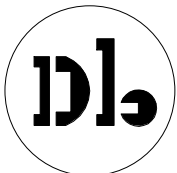
54' - 0"

21' - 0"

38' - 0"

9' - 6"

61' - 0"

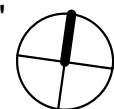
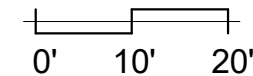


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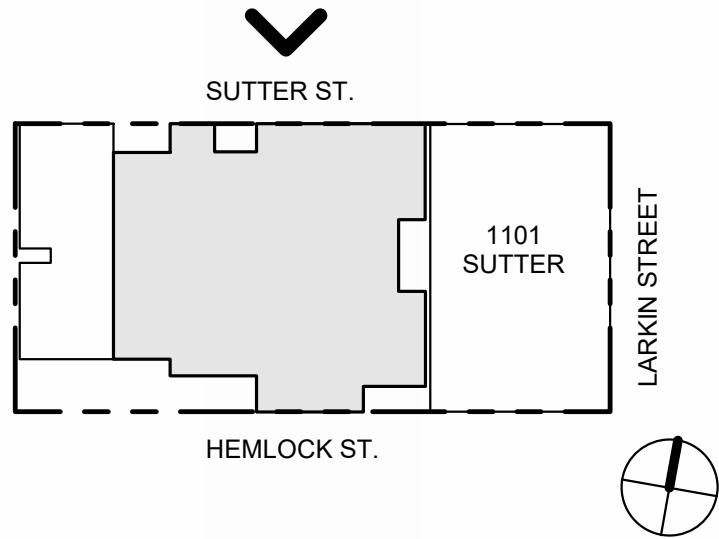
1101-1123 SUTTER

ROOF PLAN

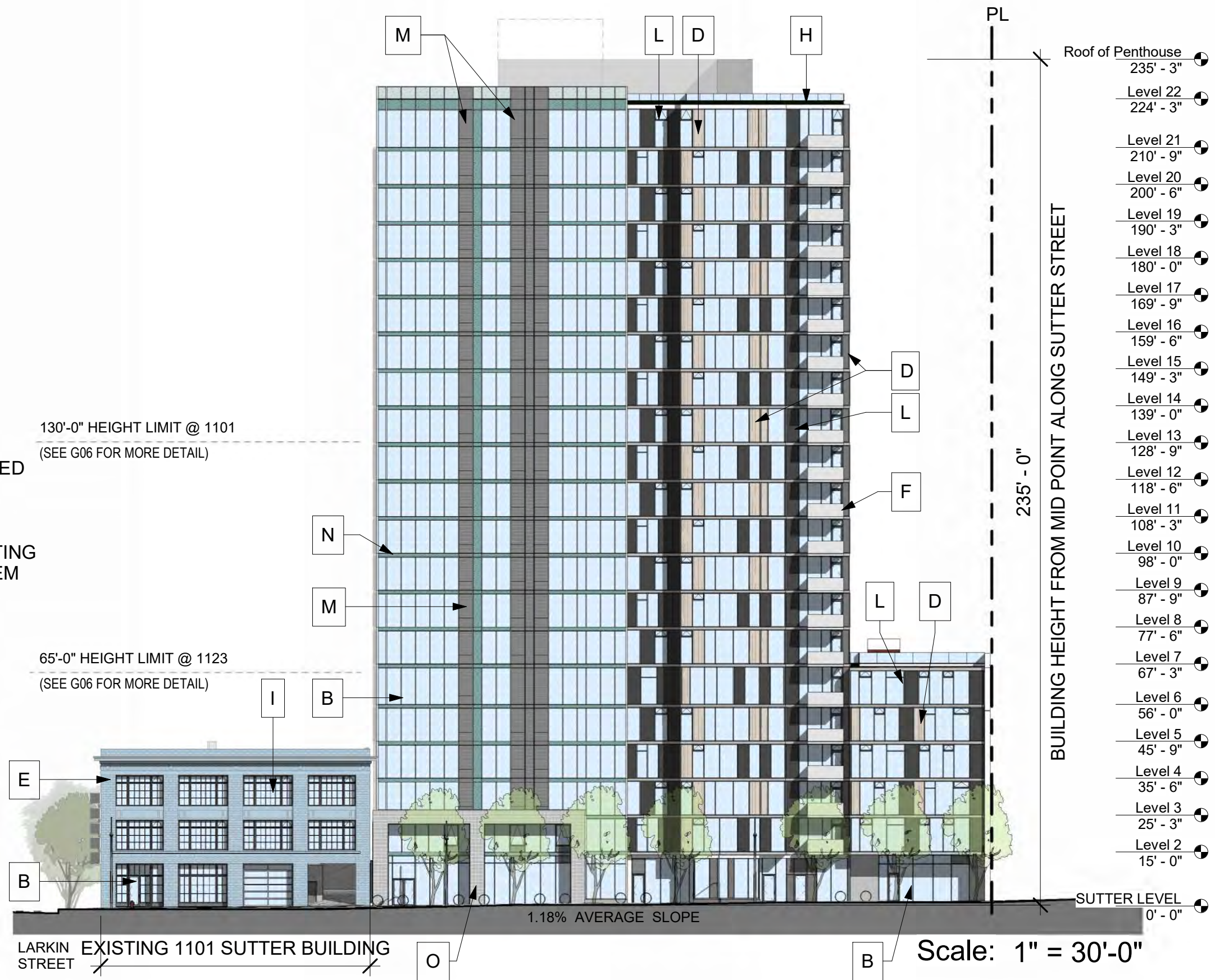


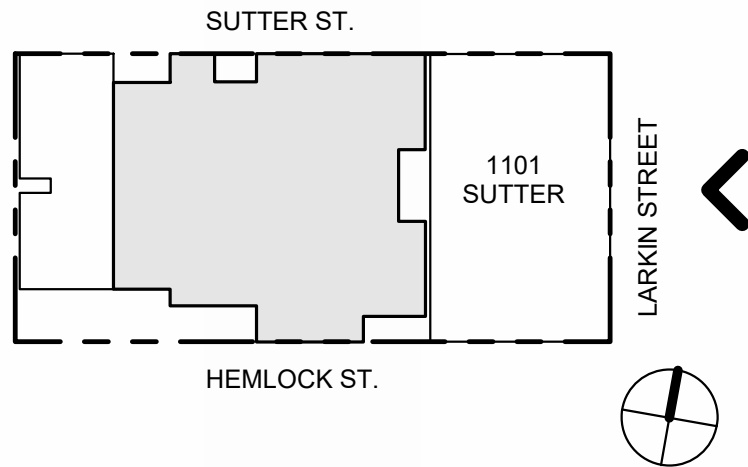
21914
scale: 1" = 20'-0"
date: 04-25-2024

A19



- A - STRUCTURAL CONCRETE
- B - WINDOW WALL SYSTEM
- C - TEXTURED CONCRETE
- D - PAINTED METAL PANEL
- E - EXISTING SCORED STUCCO TO BE PAINTED
- F - CONCRETE FINISHED BALCONY
- G - CONCRETE FINISHED SUN SHADE
- H - PAINTED METAL AND GLASS RAILING
- I - PAINTED WOOD WINDOWS, MATCH EXISTING
- J - PAINTED ALUMINUM STOREFRONT SYSTEM
- K - CEMENT PLASTER
- L - PERFORATED METAL PANEL
- M - EXHAUST LOUVER
- N - SPANDREL GLASS
- O - THIN BRICK VENEER





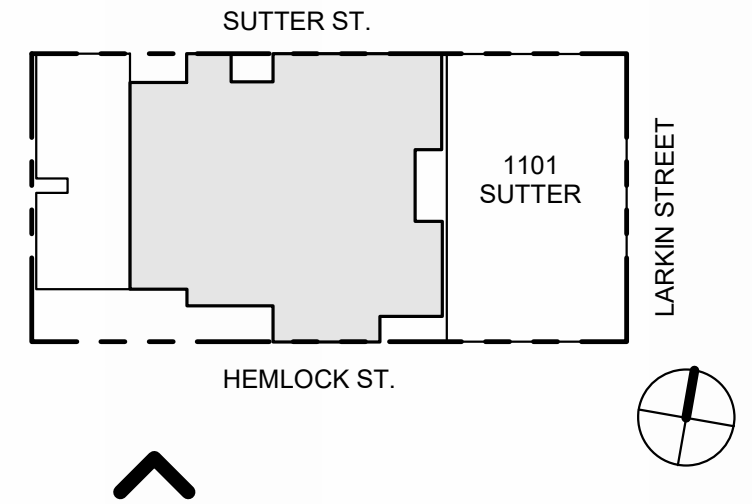
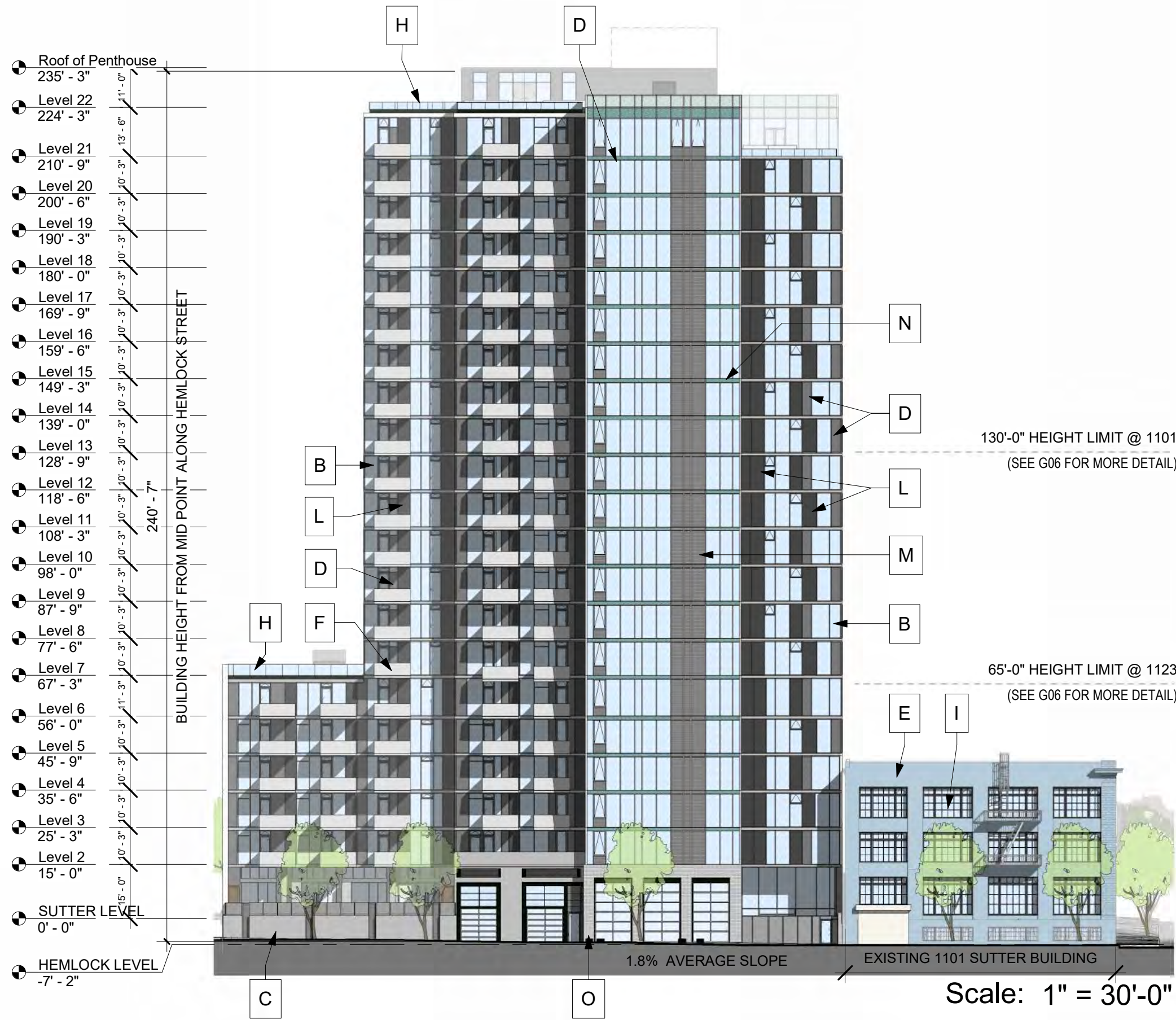
- A - STRUCTURAL CONCRETE
- B - WINDOW WALL SYSTEM
- C - TEXTURED CONCRETE
- D - PAINTED METAL PANEL
- E - EXISTING SCORED STUCCO TO BE PAINTED
- F - CONCRETE FINISHED BALCONY
- G - CONCRETE FINISHED SUN SHADE
- H - PAINTED METAL AND GLASS RAILING
- I - PAINTED WOOD WINDOWS, MATCH EXISTING
- J - PAINTED ALUMINUM STOREFRONT SYSTEM
- K - CEMENT PLASTER
- L - PERFORATED METAL PANEL
- M - EXHAUST LOUVER
- N - SPANDREL GLASS
- O - THIN BRICK VENEER

10' - 0" NARROW STREETS
SETBACK, SEE G07

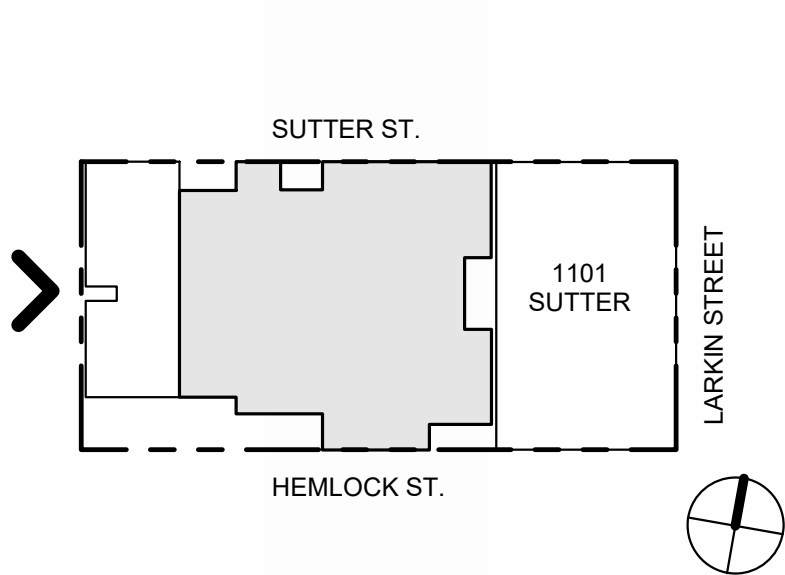
130'-0" HEIGHT LIMIT @ 1101
(SEE G06 FOR MORE DETAIL)

65'-0" HEIGHT LIMIT @ 1123
(SEE G06 FOR MORE DETAIL)





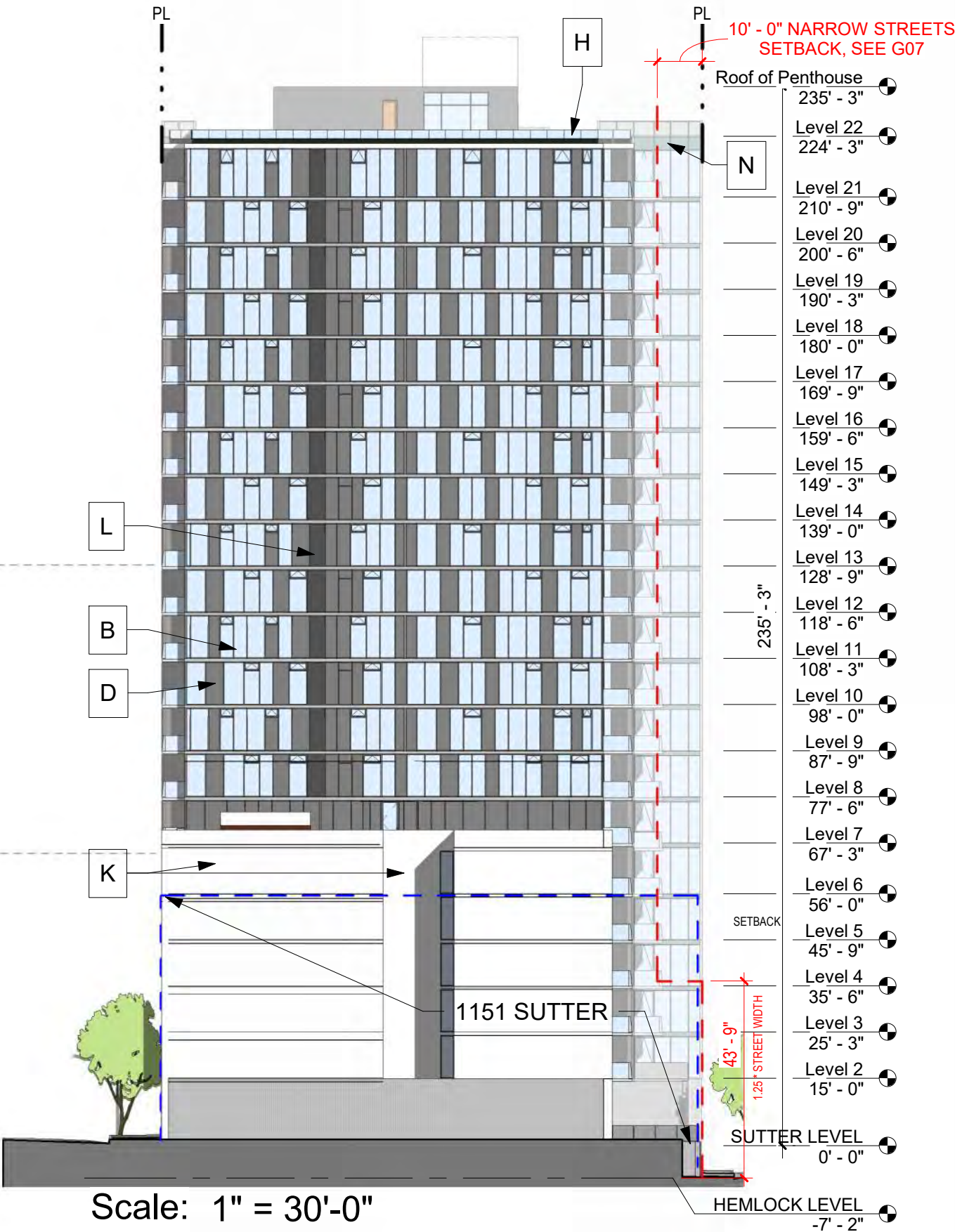
- A - STRUCTURAL CONCRETE
- B - WINDOW WALL SYSTEM
- C - TEXTURED CONCRETE
- D - PAINTED METAL PANEL
- E - EXISTING SCORED STUCCO TO BE PAINTED
- F - CONCRETE FINISHED BALCONY
- G - CONCRETE FINISHED SUN SHADE
- H - PAINTED METAL AND GLASS RAILING
- I - PAINTED WOOD WINDOWS, MATCH EXISTING
- J - PAINTED ALUMINUM STOREFRONT SYSTEM
- K - CEMENT PLASTER
- L - PERFORATED METAL PANEL
- M - EXHAUST LOUVER
- N - SPANDREL GLASS
- O - THIN BRICK VENEER

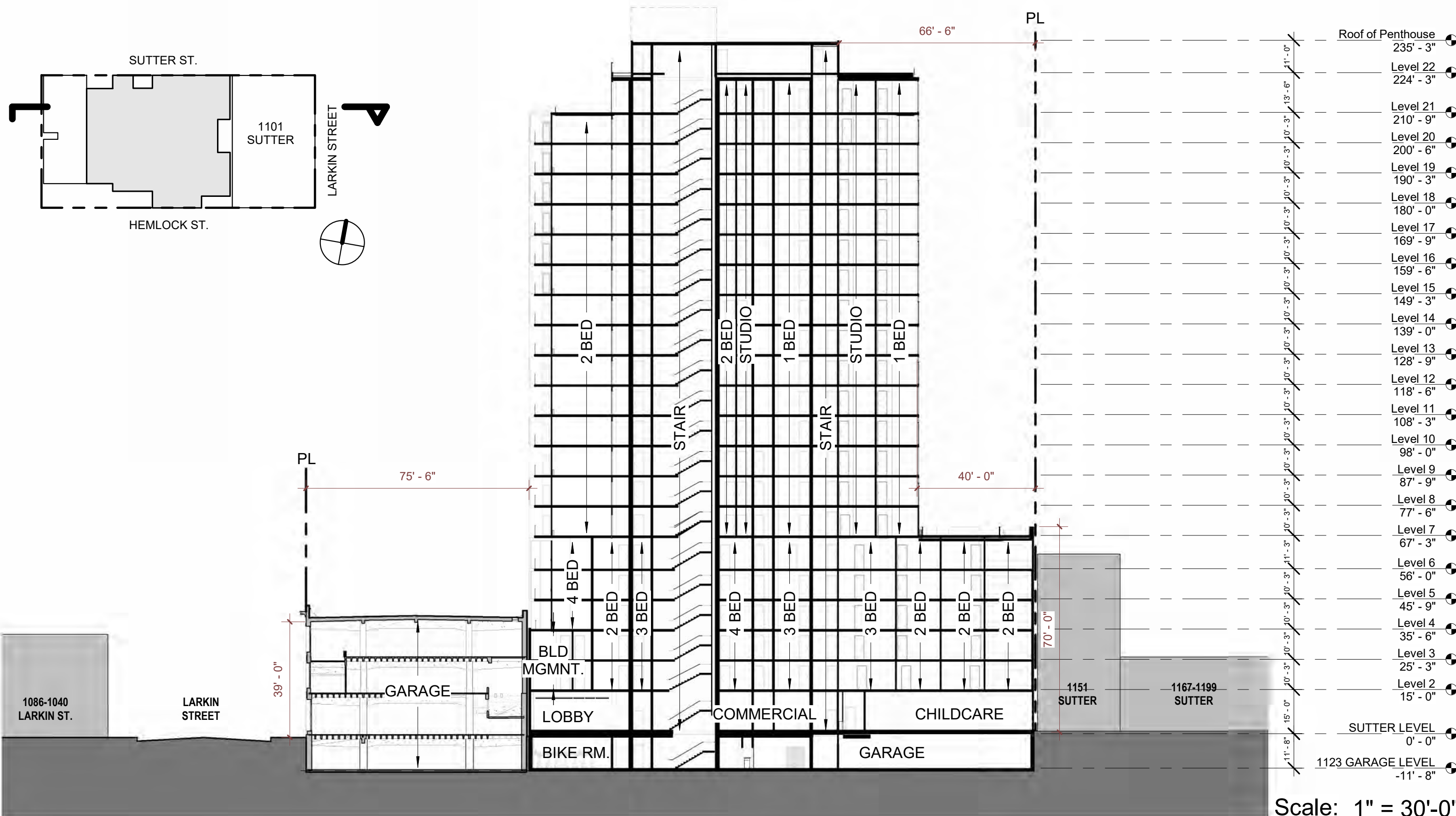


- A - STRUCTURAL CONCRETE
- B - WINDOW WALL SYSTEM
- C - TEXTURED CONCRETE
- D - PAINTED METAL PANEL
- E - EXISTING SCORED STUCCO TO BE PAINTED
- F - CONCRETE FINISHED BALCONY
- G - CONCRETE FINISHED SUN SHADE
- H - PAINTED METAL AND GLASS RAILING
- I - PAINTED WOOD WINDOWS, MATCH EXISTING
- J - PAINTED ALUMINUM STOREFRONT SYSTEM
- K - CEMENT PLASTER
- L - PERFORATED METAL PANEL
- M - EXHAUST LOUVER
- N - SPANDREL GLASS
- O - THIN BRICK VENEER

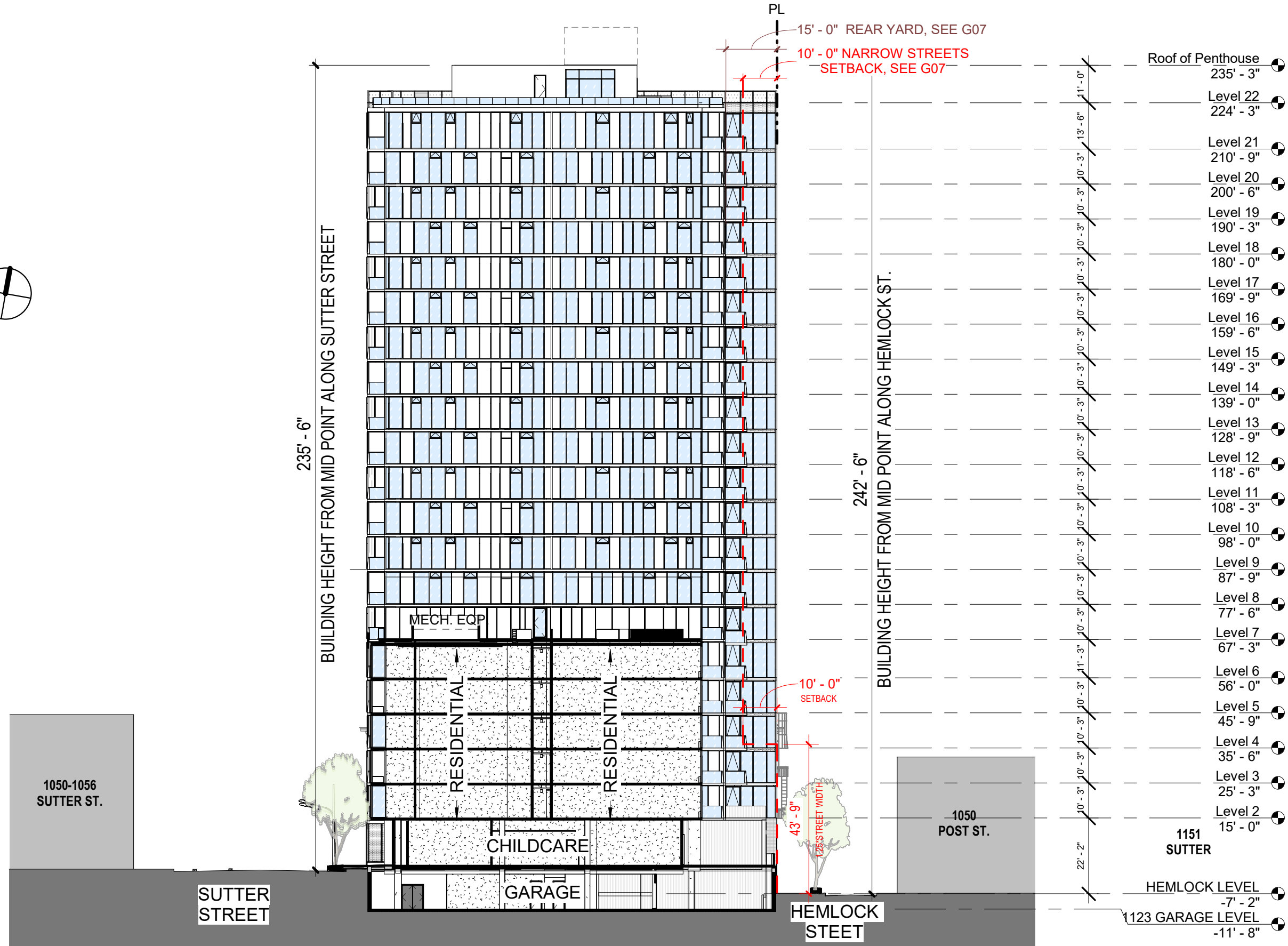
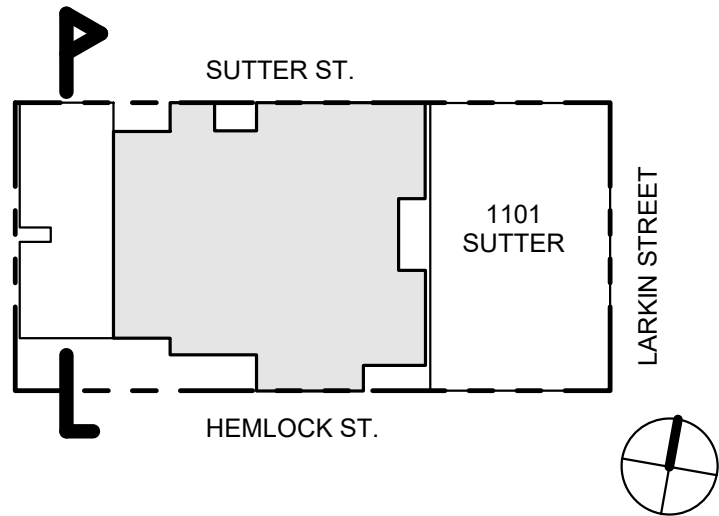
130'-0" HEIGHT LIMIT @ 1101
(SEE G06 FOR MORE DETAIL)

65'-0" HEIGHT LIMIT @ 1123
(SEE G06 FOR MORE DETAIL)





Scale: 1" = 30'-0"



David Baker Architects

1101 Sutter Affordable, LP

1101-1123 SUTTER

BUILDING SECTION

21914
scale: As indicated
date: 04-25-2024

A31



J - ALUMINUM STOREFRONT



C - TEXTURED CONCRETE



D - NATURAL METAL PANEL



F - CONCRETE FINISHED BALCONY



L - PERFORATED METAL PANEL



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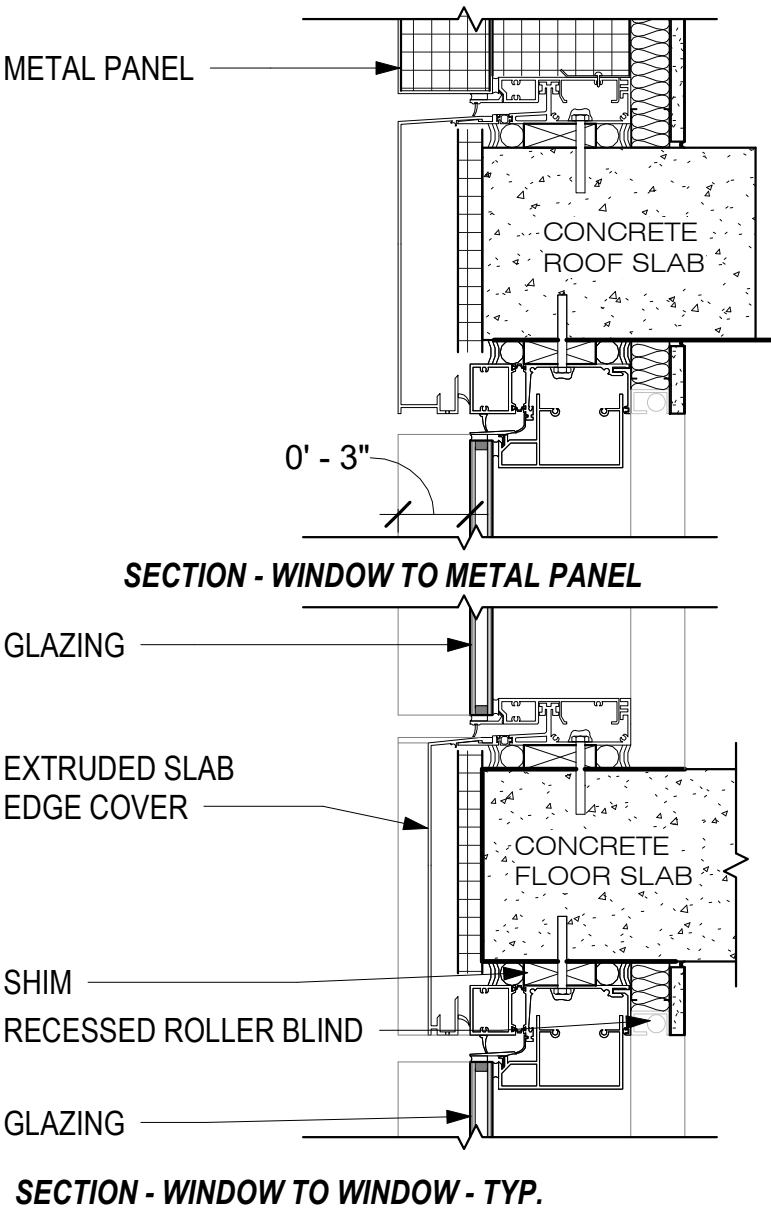
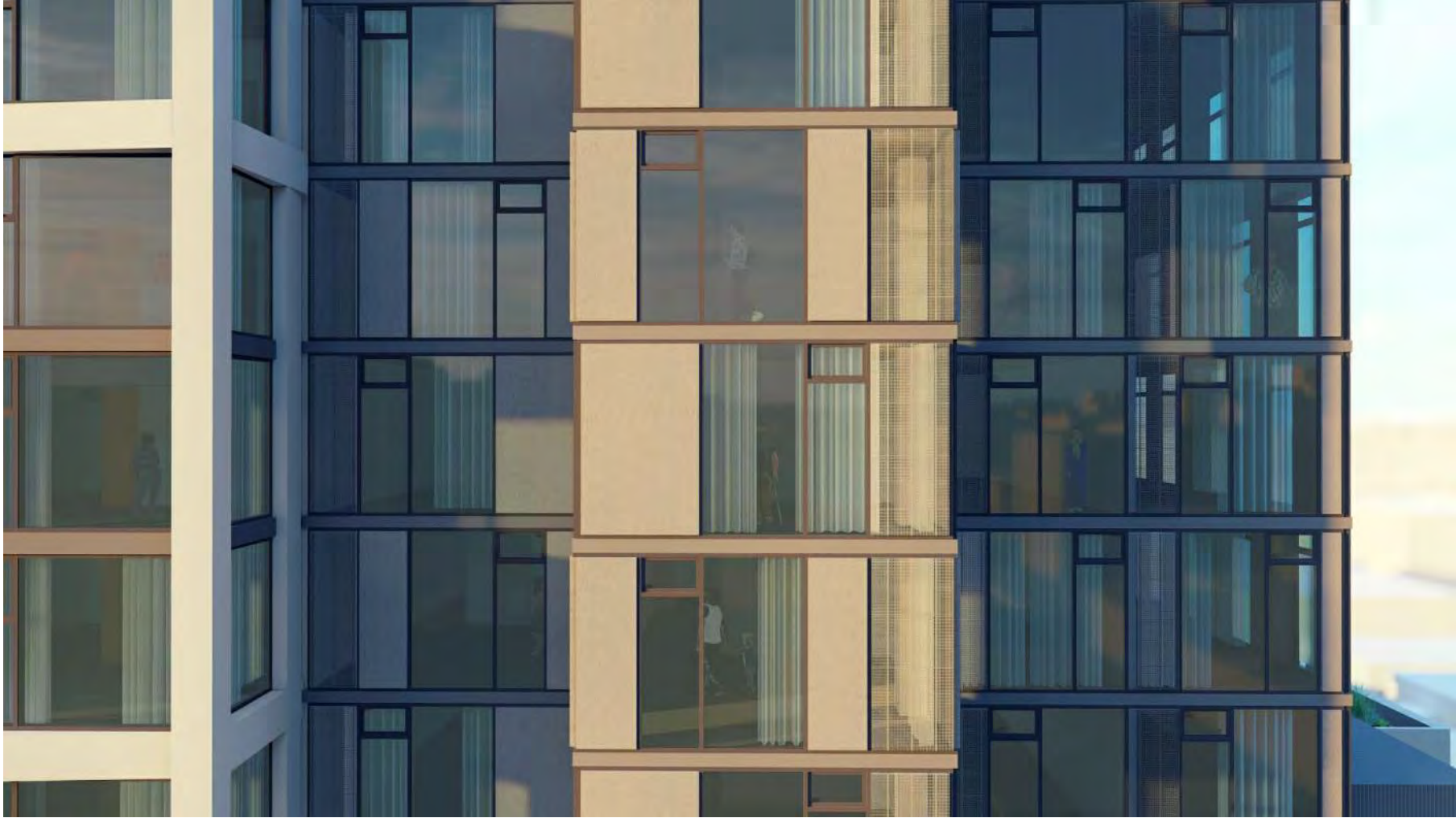
1101 Sutter Affordable, LP

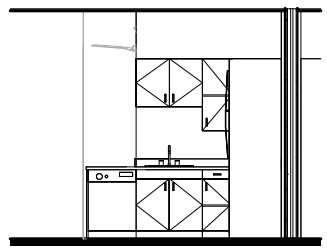
1101-1123 SUTTER

BUILDING MATERIALS

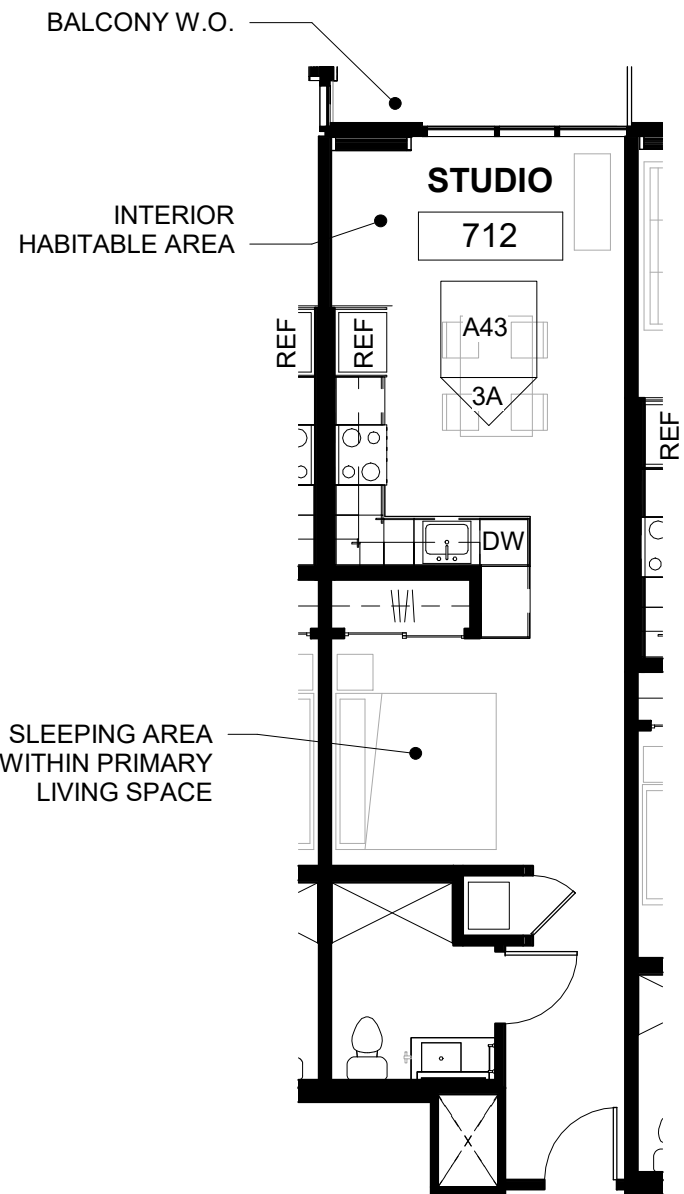
21914
scale:
date: 04-25-2024

A40



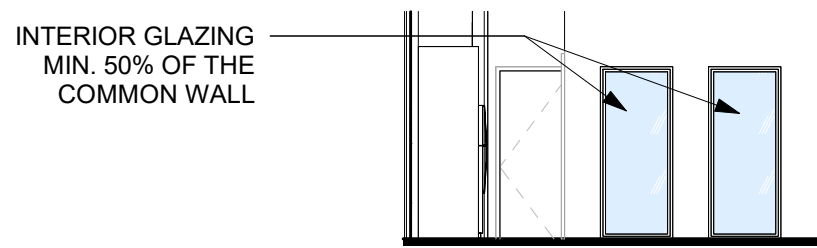


ELEVATION

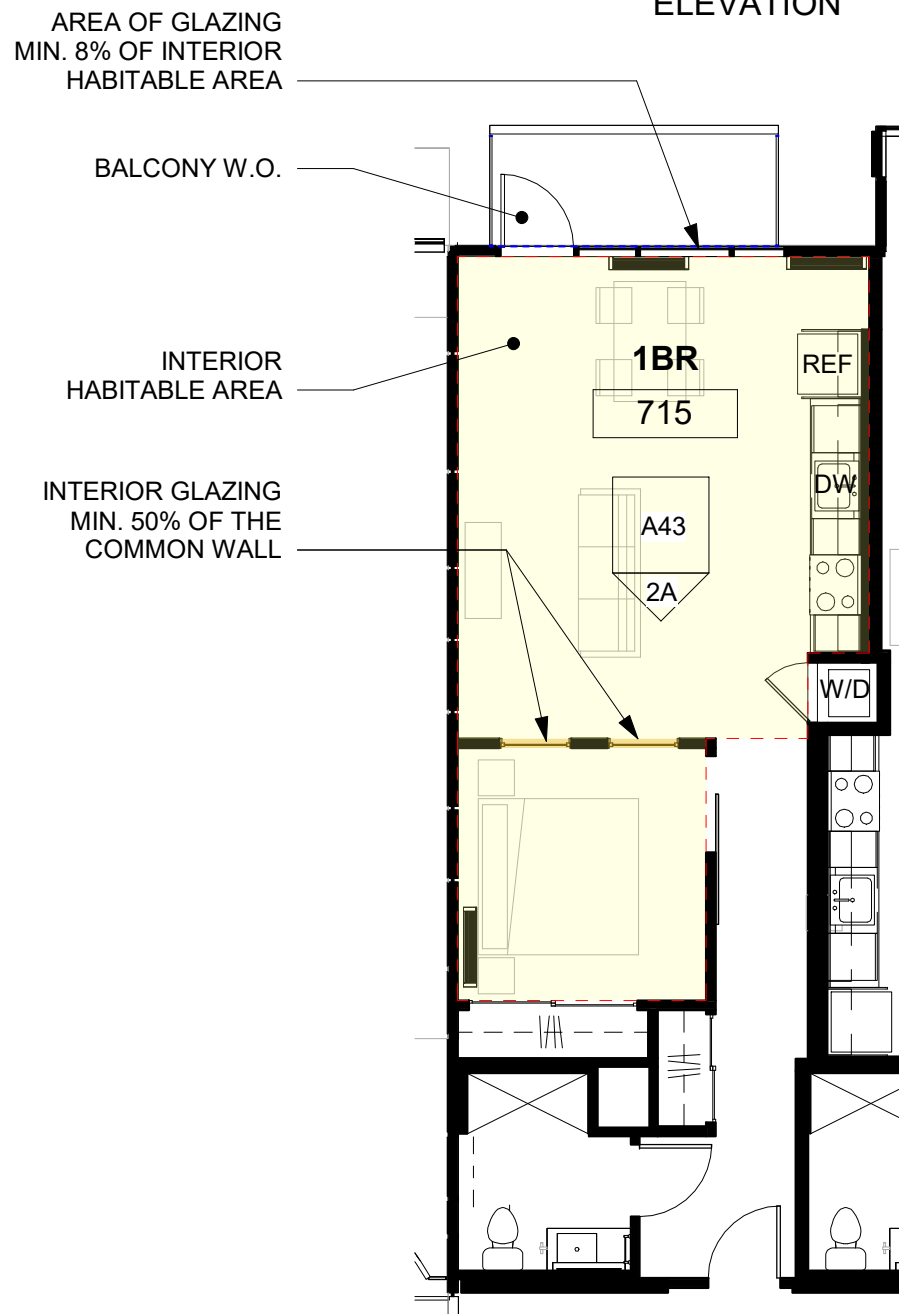


1/8" = 1'-0"

UNITS - TYP STUDIO (L07) 3

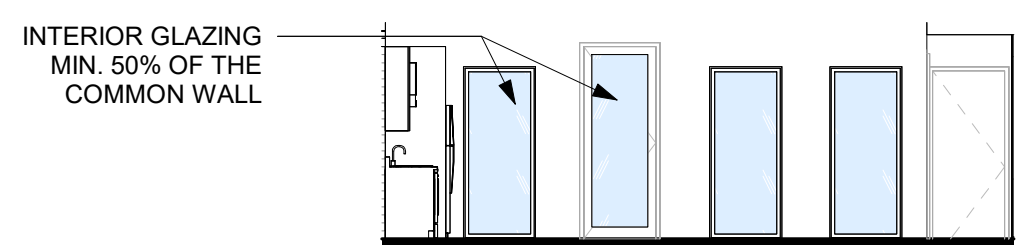


ELEVATION

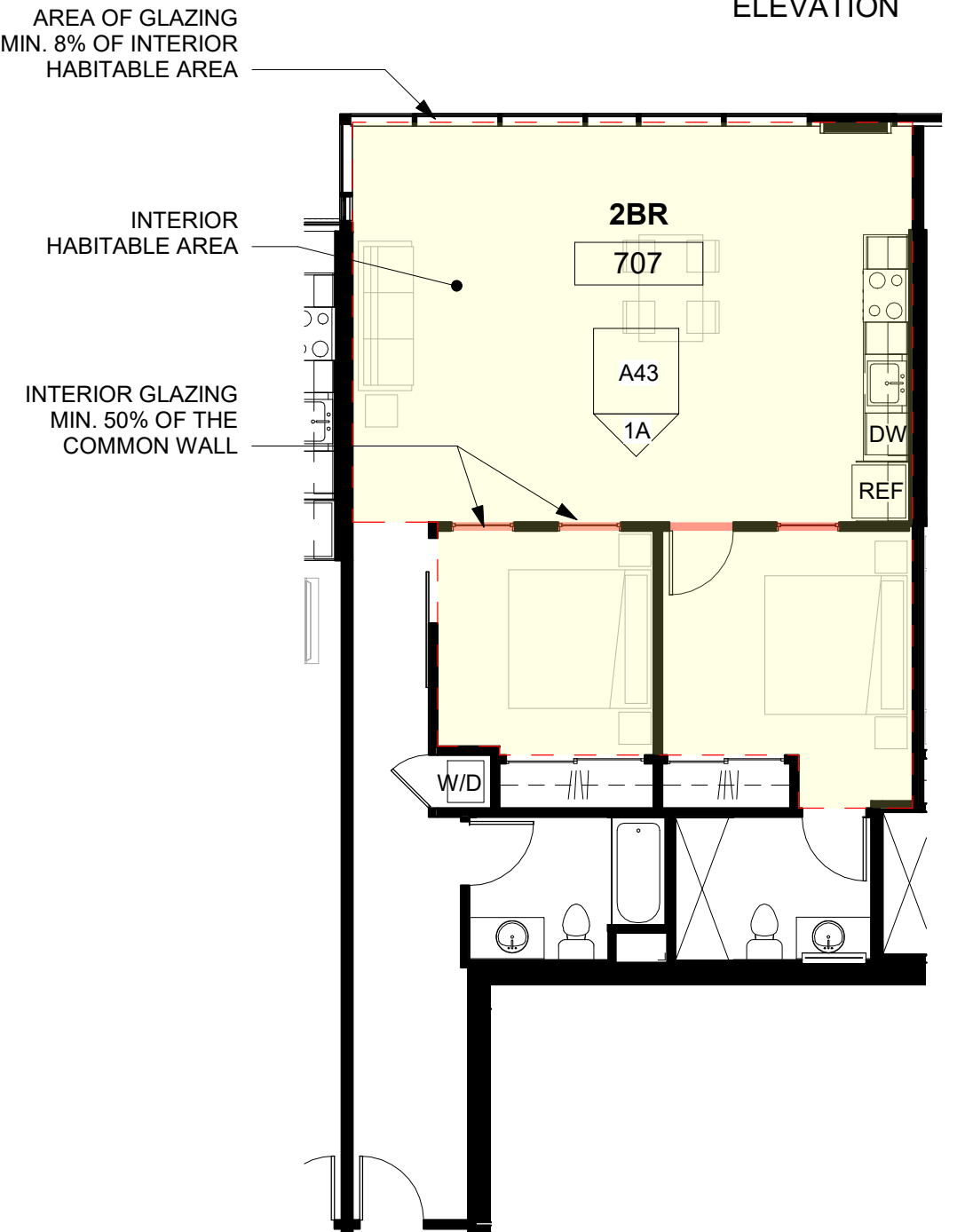


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UNITS - TYP 1BR (L07) 2

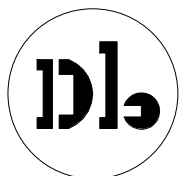


ELEVATION



1/8" = 1'-0"

UNITS - TYP 2BR (L07) 1

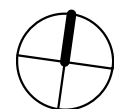


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REPRESENTATIVE UNIT PLANS



scale: 1/8" = 1'-0"
date: 04-25-2024

21914

A43

APPENDIX C

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2019-022850ENV
Project Title: 1101–1123 Sutter Street Project
BPA Nos: 202105100082
Zoning: Polk Street Neighborhood Commercial
65-A and 130-E Height and Bulk District

Block/Lot: 0692/Lots 001 and 019
Lot Size: 29,700 square feet
Project Sponsor: Julie Heinzler, 1101 Sutter Affordable, LP, (415) 442-4800
Lead Agency: San Francisco Planning Department
Staff Contact: Don Lewis, don.lewis@sfgov.org, (628) 652-7543


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

Please note that the City will not accept the building permit application for this project until a Pre-Construction Environmental Compliance Letter has been issued. If you have questions about the monitoring status of your project, please contact the staff listed above, or email CPC.EnvironmentalMonitoring@sfgov.org. Generally, if the mitigation measure has prior to the start of construction requirements (see the Period of Compliance Table below), these measures will require compliance prior to the issuance of the Pre-Construction Environmental Compliance Letter.

Adopted Mitigation Measure	Period of Compliance				Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-Construction or Operational		
M-CR 2a: Historical Documentation	X				
M-CR 2b: Interpretation	X				
M-CR 2c: Historical Architectural Salvage	X				
M-CR-2: Accidental Discovery		X			
M-TCR-1: Tribal Cultural Resources Interpretive Program		X			
M-AQ-2: Clean Off-Road Construction Equipment	X	X			
M-BI-1: Preconstruction Nesting Bird Surveys and Buffer Areas	X	X			
M-NO-1: Construction Noise Control	X	X			
M-NOI-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X			

Notes:

- Prior to the Pre-Construction Environmental Compliance letter issuance and any ground disturbing activities at the project site
- ** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

 I agree to implement the attached mitigation measures as a condition of project approval.


Property Owner or Legal Agent (Signature)

JULIE HEINZLER
Printed Name

5.31.24
Date

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

A building permit application cannot be submitted for this project until a Pre-Construction Environmental Compliance letter has been received.

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
HISTORIC ARCHITECTURAL RESOURCES				
<p>M-CR-2a: Historical Documentation Prior to the issuance of demolition permits, the project sponsor shall undertake Historic American Building Survey (HABS)-level documentation of the subject property, structures, objects, materials, and landscaping. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 CFR, part 61). The professional overseeing the documentation shall meet with San Francisco Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The documentation shall consist of the following:</p> <ul style="list-style-type: none"> • Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. The planning department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The planning department preservation staff will assist the consultant in determining the appropriate level of measured drawings. • HABS-Level Photography: Digital photographs of the interior and the exterior of the subject property. Large-format negatives are not required. The scope of the digital photographs shall be reviewed by planning department preservation staff for concurrence, and all digital photography shall be conducted according to current National Park Service standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. • HABS Historical Report: A written historical narrative and report, per the HABS Historical Report Guidelines. • Video Recordation of the Historic Resource: Digital video recordation shall be undertaken prior to the issuance of demolition or site permits. The project sponsor shall undertake video documentation of the affected historic resource and its setting. The video recordation will be scoped with and 	Project Sponsor	Prior to the issuance of demolition permits.	San Francisco Planning Department	Review and approval of Historic American Building Survey (HABS)-level documentation plan.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>approved by planning department preservation staff prior to issuance of a site permit. The documentation shall be conducted and narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary's qualification standards (36 CFR, part 61). The documentation shall include as much information as possible – using visuals in combination with narration – about the materials, construction methods, current condition, historic use, and historic context of the historic resource.</p> <p>The professional(s) shall prepare the documentation and the planning department shall monitor its preparation. The professional(s) shall submit the completed documentation for review and approval by the planning department preservation staff before issuance of building permits. The final approved documentation shall be provided to the planning department and offered to repositories including, but not limited to: the San Francisco Public Library; the Environmental Design Library at the University of California, Berkeley; the California Historical Resources Information System Northwest Information Center; San Francisco Architectural Heritage; and the California Historical Society. Further, a softcover book shall be produced that includes the content from the historical report, historical photographs, HABS photography, and measured drawings. The book shall be made available to the public for distribution.</p>				
<p>M-CR-2b: Interpretation</p> <p>The project sponsor shall facilitate the development of an interpretive program focused on the history of the project site. The interpretive program should be developed and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. As feasible, coordination with local artists should occur and the project sponsor will work with the qualified professional to identify relevant community groups or former employees of the funeral home that may guide the direction of the interpretation to ensure that it captures the funeral home's long-standing relevance and significance to the surrounding community. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as Halsted & Co. An outline for the interpretative program shall be prepared for review and approval by planning department staff. The outline will lay out the various components of the interpretive program that shall be developed in consultation</p>	Project Sponsor	<p>Interpretive program outline prior to issuance of a site permit or demolition permit.</p> <p>Detailed content, media and other characteristics of interpretive program prior to issuance of a Temporary Certificate of Occupancy.</p>	San Francisco Planning Department	Review and approval of the interpretive program.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
with an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards, and approved by planning department staff prior to issuance of a site permit or demolition permit. The interpretative program may include but not be limited to the installation of permanent on-site interpretive displays or development of digital/virtual interpretive products. All interpretative material shall be publicly available. For physical interpretation the plan shall include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The interpretative plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. The detailed content, media and other characteristics of such interpretive program shall be approved by Planning Department Preservation staff prior to issuance of a Temporary Certificate of Occupancy.				
M-CR-2c: Historical Architectural Salvage Prior to the issuance of demolition permits that would remove character-defining features as part of construction of the proposed project, the project sponsor shall consult with planning department preservation staff as to whether any such features may be salvaged, in whole or in part, during demolition/alteration. The project sponsor shall make a good faith effort to salvage materials of historical interest to be utilized as part of the interpretative program. The project sponsor shall prepare a salvage plan for review and approval by planning department staff prior to issuance of any site demolition permit.	Project Sponsor	Prior to issuance of demolition permits.	San Francisco Planning Department	Review and approval of a salvage plan.
CULTURAL RESOURCES				
M-CR-2: Accidental Discovery <u>Alert Sheet</u> . The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) confirming that all field personnel have received copies of the Alert Sheet.	Project sponsor	Prior to any soils-disturbing activities	Project sponsor shall distribute Alert sheet and shall submit a signed affidavit confirming the distribution to the ERO.	Considered complete when ERO receives signed affidavit.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<u>Stop Work and Notification Upon Discovery.</u> Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.	Project Head Foreman and/or project sponsor	During soils disturbing activity	Project Head Foreman or sponsor shall contact the ERO.	Considered complete when ERO has been notified and resource is protected
<p><u>Discovery Identification, Evaluation, and Treatment Determination.</u> If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the Qualified Archeological Consultant List maintained by the Planning Department. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource as well as if it retains sufficient integrity and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify, document, and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include preservation <i>in situ</i> of the archeological resource; an archeological monitoring program; an archeological testing program; and/or an archeological interpretation program. If an archeological interpretive, monitoring, and/or testing program is required, it shall be consistent with the Environmental Planning Division guidelines for such programs and shall be implemented immediately. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p>	Archeological consultant and ERO	After discovery of possible resource	The sponsor shall retain a qualified archeological consultant at the direction of the ERO. The archeological consultant shall identify and evaluate the archeological resources and recommend actions for review and approval by the ERO. The archeological consultant shall undertake additional treatment if needed.	Considered complete when treatment determination has been approved by the ERO and treatment has been completed in consultation with ERO.
<u>Consultation with Descendant Communities.</u> On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to 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. The local Native American representative or appropriate representative of the descendant group at their discretion shall provide a cultural sensitivity	Archeological consultant, descendant group, project sponsor, and ERO	After discovery of significant resource associated with a descendant group	Archeological consultant contacts descendant group(s). Archeological consultant, ERO, and project sponsor, and representative(s) determine scope of work for deliverables. Project sponsor is responsible for compensating descendant(s)	Considered completed after descendant group has received ARR and been compensated for work on deliverables.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
training to all project contractors. The ERO and project sponsor shall work with the tribal representative or other representatives of descendant communities to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Representatives shall be compensated for their work as identified in the agreed upon scope of work. A copy of the Archeological Resources Report (ARR) shall be provided to the representative of the descendant group.			for work in preparation and review of deliverables. Archeological consultant sends ARR to descendant(s).	
<p><u>Archeological Data Recovery Plan.</u> An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: 1) a resource has potential to be significant, 2) preservation in place is not feasible, and 3) the ERO determines that an archeological data recovery program is warranted. The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval.</p> <p>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>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 distribution of results. 	ERO, archeological consultant, and Project Sponsor.	After determination by ERO that an archeological data recovery program is required	Planning Department /project sponsor	Considered complete approval of Final Archeological Results Report by ERO

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<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><u>Human Remains and Funerary Objects.</u> The treatment of human remains and funerary objects discovered during any soil-disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco (Medical Examiner). The ERO also shall be notified immediately upon the discovery of human remains. In the event of the Medical Examiner's determination that the human remains are Native American remains, the Medical Examiner shall notify the California State Native American Heritage Commission (NAHC), which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98(a)).</p> <p>The landowner may consult with the project archeologist and project sponsor and shall consult with the MLD and ERO on preservation in place or recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop an Agreement with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per PRC 5097.98 (b)(1), the Agreement shall address and take into consideration, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and funerary objects. If the MLD agrees to scientific analyses of the remains and/or funerary objects, the archeological consultant shall retain possession of the remains and funerary objects until completion of any such analyses unless otherwise specified in the Agreement, after which the remains and funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the provisions of PRC 5097.98. However, if the landowner and the MLD are unable to reach an Agreement, the landowner, ERO, and project sponsor shall ensure that the remains and/or mortuary materials are stored securely and respectfully until they can be reinterred on the property,</p>	Archeological consultant or Medical Examiner	Discovery of human remains	Medical Examiner, NAHC and MLD as warranted, Planning Department and project sponsor.	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, approval of Archeological Results Report, and disposition of human remains has occurred as specified in Agreement.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's archeological treatment documents, and in any related agreement established between the Medical Examiner and the ERO. The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted and the remains shall then be curated or respectfully reinterred by arrangement on a case-by case-basis.</p>				
<p><u>Cultural Resources Public Interpretation Plan.</u> The project archeological consultant shall submit a Cultural Resources Public Interpretation Plan (CRPIP) if a significant archeological resource is discovered during a project. As directed by the ERO, a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, local artists, or community group may also be required to assist the project archeological consultant in preparation of the CRPIP. If the resource to be interpreted is a tribal cultural resource, the CRPIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The CRPIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The CRPIP shall be sent to the ERO for review and approval. The CRPIP shall be implemented prior to occupancy of the project.</p>	Archeological consultant at the direction of the ERO will prepare CRPIP. Measures laid out in CRPIP are implemented by sponsor and consultant.	Following completion of treatment and analysis of significant archeological resource by archeological consultant.	Planning Department / project sponsor	CRPIP is complete on review and approval of ERO. The interpretive program is complete on notification to ERO from the project sponsor that program has been implemented.
<p><u>Curation.</u> Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility or Native American cultural material shall be returned to local Native American tribal representatives at their discretion.. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.</p>	Project archeologist prepares collection for curation and project sponsor pays for curation costs.	In the event a significant archeological resource is discovered and upon acceptance by the ERO of the ARR	Planning Department / project sponsor	Considered complete upon acceptance of the collection by the curatorial facility
TRIBAL CULTURAL RESOURCES				
<p>M-TCR-1: Tribal Cultural Resources Interpretive Program</p> <p>In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the</p>	Project Sponsor	During construction in the event of the discovery of an	San Francisco Planning Department if preservation in	San Francisco Planning Department: Review and Approval of the

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation in place of the tribal cultural resource would be both feasible and effective, then the archeological consultant shall prepare an Archeological Resource Preservation Plan, which shall be implemented by the project sponsor during construction. The consultant shall submit a draft Archeological Resource Preservation Plan to the planning department for review and approval.</p> <p>If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation in place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program for the tribal cultural resource in consultation with affiliated tribal representatives. A Tribal Cultural Resources Interpretation Plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>		archeological resource of Native American origin.	<p>place would be feasible and effective.</p> <p>ERO if preservation in place would not be sufficient or feasible.</p>	<p>Archeological Resource Preservation Plan.</p> <p>ERO: Review and approval of the Tribal Cultural Resources Interpretation Plan.</p>
AIR QUALITY				
<p>M-AQ-2: Clean Off-Road Construction Equipment</p> <p>The project sponsor shall comply with the following:</p> <p>A. Engine Requirements</p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 horsepower 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. EPA or air resources board Tier 4 Final off-road emission standards. 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 	Project Sponsor and Construction Contractor	<p>Prior to issuance of the Pre-Construction Environmental Compliance Letter project sponsor to submit:</p> <ol style="list-style-type: none"> 1. Construction emissions minimization plan for review and approval, and <p>Signed certification statement</p>	Planning Department	<p>Considered complete upon planning department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan</p>

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>areas and at the construction site to remind operators of the two-minute idling limit.</p> <p>4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>5. Any other best available technology in the future may be included, provided that the project sponsor submits documentation to the department demonstrating that (1) the technology would result in emissions reductions and (2) it would not increase other pollutant emissions or result in other additional impacts, such as noise. This may include new alternative fuels or engine technology for off-road or other construction equipment (such as electric or hydrogen fuel cell equipment) that is not available as of 2022.</p> <p>B. Waivers</p> <p>The environmental review officer (ERO) may waive the requirement of subsection (A)(2) regarding an alternative source of power if an alternative source is limited or infeasible at the project site. If the ERO grants the waiver, the project sponsor must submit documentation that the equipment used for onsite power generation meets the engine requirements of subsection (A)(1).</p> <p>The ERO may waive the equipment requirements of subsection (A)(1) if a particular piece of Tier 4 Final off-road equipment is technically not feasible, the equipment would not produce the desired emissions reduction because of expected operating modes, or a compelling emergency requires the use off-road equipment that is not Tier 4 compliant. In seeking an exception, the project sponsor shall use the next cleanest piece of off-road equipment, or another alternative means that results in comparable reductions of particulate matter.</p> <p>C. Construction Emissions Minimization Plan</p> <p>Before starting onsite construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the engine requirements of Section A.</p> <ul 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 				

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>every construction phase. The description may include, but is not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <ul style="list-style-type: none"> • The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the project sponsor's contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. • The project sponsor shall make the Plan available to the public for review onsite during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way. <p>D. Monitoring After start of construction activities, the project sponsor shall submit reports every six months to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates, duration of each construction phase, and the specific information required in the Plan.</p>				
BIOLOGICAL RESOURCES				
<p>M-BI-1: Preconstruction Nesting Bird Surveys and Buffer Areas</p> <p>Nesting birds and their nests shall be protected during construction by implementation of the following measure:</p> <ul style="list-style-type: none"> a) To the extent feasible, the project sponsor shall conduct initial activities including, but not limited to, vegetation removal, tree trimming or removal, ground disturbance, building demolition, site grading, and other construction activities that may compromise breeding birds or the success of their nests outside of the nesting season (January 15 through August 31). 	Project Sponsor	Prior to and during construction.	San Francisco Planning Department	Approval of activities from the qualified wildlife biologist and coordination with CDFW, as needed.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>b) If construction during the bird nesting season cannot be fully avoided, a qualified wildlife biologist shall conduct pre-construction nesting surveys within 7 days prior to the start of construction or demolition at areas that have not been previously disturbed by project activities or after any construction breaks of 7 days or more. Typical experience requirements for a “qualified biologist” include a minimum of four years of academic training and professional experience in biological sciences and related resource management activities and a minimum of two years of experience in biological monitoring or surveying for nesting birds. Surveys of suitable habitat shall be performed in publicly accessible areas within 100 feet of the project site in order to locate any active nests of common bird species and within 200 feet of the project site to locate any active raptor (birds of prey) nests.</p> <p>c) If active nests are located during the preconstruction nesting bird surveys a qualified biologist shall evaluate if the schedule of construction activities could affect the active nests; if so, the following measures shall apply, as determined by the biologist:</p> <p>i. If construction is not likely to affect the active nest or nesting behavior, construction may proceed without restriction; however, a qualified biologist shall regularly monitor the nest at a frequency determined appropriate for the surrounding construction activity to confirm there is no adverse effect. Spot-check monitoring frequency would be determined on a nest-by-nest basis considering the particular construction activity, duration, proximity to the nest, and physical barriers that may screen activity from the nest. The qualified biologist may revise their determination at any time during the nesting season in coordination with the planning department.</p> <p>ii. If it is determined that construction may affect the active nest, the qualified biologist shall establish a no-disturbance buffer around the nest and all project work shall halt within the buffer until a qualified biologist determines the nest is no longer in use. These buffer distances shall be equivalent to the survey distances (100 feet for passerines and 200 feet for raptors); however, the buffers may be adjusted if an obstruction, such as a building, is within line of sight between the nest and construction and the biologist determines the construction activity, including noise, is not affecting nesting behaviors.</p> <p>iii. Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying construction methods in proximity to active nests shall be done at the discretion of the</p>				

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>qualified biologist and in coordination with the planning department, who would notify the California Department of Fish and Wildlife (CDFW). Necessary actions to remove or relocate an active nest shall be coordinated with the planning department and approved by CDFW.</p> <p>iv. Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest, work within the no-disturbance buffer(s) shall halt until the nest is vacated, young have fledged, and there is no evidence of a second attempt at nesting.</p> <p>v. Any birds that begin nesting within the project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels, so exclusion zones around nests may be reduced or eliminated in these cases as determined by the qualified biologist in coordination with the planning department, who would notify CDFW. Work may proceed around these active nests as long as the nests and their occupants are not directly affected.</p> <p>d) In the event inactive nests are observed within or adjacent to the project site at any time throughout the year, any removal or relocation of the inactive nests shall be at the discretion of the qualified biologist in coordination with the planning department, who would notify and seek approval from the CDFW, as appropriate. Work may proceed around these inactive nests.</p>				
NOISE				
<p>M-NOI--1: Construction Noise Control</p> <p>Prior to issuance of any demolition or building permit, the project sponsor shall submit a project-specific construction noise control plan to the environmental review officer (ERO) or the ERO's designee for approval. The construction noise control plan shall be prepared by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The construction noise control plan shall identify noise control measures to meet a performance target of construction activities not resulting in a noise level greater than 90 dBA at noise-sensitive receptors and 10 dBA above the ambient noise level at noise-sensitive receptors. The property owner shall ensure that requirements of the construction noise control plan are included in contract specifications. The plan shall also include measures for notifying the public</p>	Project sponsor's qualified acoustical consultant and construction contractor	Prior to the issuance of construction permits	Planning Department	Considered complete after approval construction noise control plan and construction activities completed.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>of construction activities, complaint procedures, and a plan for monitoring construction noise levels in the event complaints are received. The construction noise control plan shall include the following measures to the degree feasible, or other effective measures, to reduce construction noise levels:</p> <ul style="list-style-type: none"> • Use construction equipment that is in good working order and inspect mufflers for proper functionality. • Select quiet construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures). • Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors. • Prohibit the idling of inactive construction equipment for more than five minutes. • Locate stationary noise sources (such as compressors) as far from nearby noise-sensitive receptors as possible, muffle such noise sources, and construct barriers around such sources and/or the construction site. • Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors. • Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible. To further reduce noise, locate stationary equipment in pit areas or excavated areas, if feasible. • Install temporary barriers, barrier-backed sound curtains, and/or acoustical panels around working powered impact equipment and, if necessary, around the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that completely closes the gaps and is dense enough to attenuate noise. • The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures, and monitoring of construction noise levels: • Designation of an on-site construction noise manager for the project. • Notification of neighboring noise-sensitive receptors within 300 feet of the project construction area at least 30 days in advance of high-intensity 				

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>noise-generating activities (e.g., pier drilling, pile driving, and other activities that may generate noise levels greater than 90 dBA at noise sensitive receptors) about the estimated duration of the activity.</p> <ul style="list-style-type: none"> • A sign posted on site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction. • A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint. • A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors (residences, hospitals, convalescent homes, schools, places of worship, hotels and motels, and sensitive wildlife habitat). • Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures. 				
<p>Mitigation Measure M-NOI-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring</p> <p>Prior to issuance of any demolition or building permit, the project sponsor shall submit a project-specific pre-construction survey and vibration management plan to the environmental review officer (ERO) or the ERO's designee for approval. The plan shall identify all feasible means to avoid damage to the potentially affected building at 1151 Sutter Street. The project sponsor shall ensure that the following requirements of the pre-construction survey and vibration management plan are included in contract specifications, as necessary.</p> <p>Pre-Construction Survey. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of the potentially affected building at 1151 Sutter Street. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the ERO or the ERO's</p>	Project sponsor and construction contractor	Prior to and during construction activity identified by Planning Department	Planning Department	Considered complete upon submittal to Planning Department of post-construction report on construction monitoring program.

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>designee for review and approval prior to the start of vibration-generating construction activity.</p> <p>Vibration Management and Monitoring Plan. The project sponsor shall undertake a vibration management and monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The vibration management and monitoring plan shall apply to all potentially affected buildings and/or structures at 1151 Sutter Street. Prior to issuance of any demolition or building permit, the project sponsor shall submit the vibration management and monitoring plan that lays out the monitoring program to the ERO for approval.</p> <p>The vibration management and monitoring plan shall include, at a minimum, the following components, as applicable:</p> <ul style="list-style-type: none"> • Maximum Vibration Level. Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) shall establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (a PPV of 0.5 in/sec for new residential structures and modern industrial/commercial buildings). • Vibration-Generating Equipment. The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). • Alternative Construction Equipment and Techniques. The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., drilled shafts [caissons] could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases). • Buffer Distances. The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the 				

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>potentially affected building and/or structure to avoid damage to the extent possible,</p> <ul style="list-style-type: none"> • Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical/vibration consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties (as allowed by property owners) and prohibit vibratory construction activities that generate vibration levels in excess of the standard. Vibration monitoring shall occur at the beginning of major construction phases and during high-intensity construction activities to determine effectiveness of vibration attenuation measures and, if necessary, implement additional noise control measures. • Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. • The structural engineer shall inspect each affected building and/or structure (as allowed by property owners) in the event the construction activities exceed the established standards. • If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that have been damaged. • If no damage has occurred to nearby buildings and/or structures, then the structural engineer shall submit a report to the ERO (and preservation staff, if needed) for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration. • Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded. • Periodic Inspections. The plan shall identify the intervals and parties responsible for periodic inspections. The structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or 				

MONITORING AND REPORTING PROGRAM ¹				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>structure on adjacent properties (as allowed by property owners) during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur.</p> <p>Repair Damage. The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition (as allowed by property owners) at the conclusion of vibration-generating activity on the site.</p> <p>Vibration Monitoring Results Report. After construction is complete, the project sponsor shall submit a final report from structural engineer (for effects on historic and non-historic buildings and/or structures) to the planning department. The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore aged buildings and structures. The planning department shall review and approve the vibration monitoring results report.</p>				
<p>Notes:</p> <p>¹ Definitions of MMRP Column Headings:</p> <p><i>Adopted Mitigation and Improvements Measures:</i> Full text of the mitigation measure(s) copied verbatim from the final CEQA document.</p> <p><i>Implementation Responsibility:</i> Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.</p> <p><i>Mitigation Schedule:</i> Identifies milestones for when the actions in the mitigation measure need to be implemented.</p> <p><i>Monitoring/Reporting Responsibility:</i> Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.</p> <p><i>Monitoring Actions/Completion Criteria:</i> Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.</p>				



TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM

VERSION 3

SUPPLEMENTAL APPLICATION FOR DEVELOPMENT PROJECTS FILED AFTER MARCH 11, 2021.*

Property Information

Project Address:		Block/Lot(s):
TDM Plan Amendment	Limited TDM Plan	Project Application Date: _____

Does your project consist of multiple buildings?	If yes, how many buildings will be constructed?
Yes No	

If yes, and the project includes residential dwelling units, what are the fewest and most number of dwelling units that will occur in a single building?

Fewest Units: _____ Most Units: _____

If yes, please use the space below to briefly describe the distribution of land uses and/or dwelling units within the different buildings of the project. Attach additional sheets if necessary.

Will your project be constructed in multiple phases?	If yes, how many phases?
Yes No	

If yes, please use the space below to briefly describe what each phase of the project will include and the estimated construction timeline of each phase after approvals. Attach additional sheets if necessary.

* Please email TDM@sfgov.org for development applications filed before this date.

TDM Program Land Use Tables

If you are not sure of the eventual size of the project, provide the maximum estimates. Gross Floor Area and Occupied Floor Area are defined in Planning Code Section 102. Refer to page 7 of the TDM Program Standards for a list of typical land uses that fall within each of the four land use categories, A - D. If you are amending any land use, parking, and/or target points, please indicate so within the table.

Land Use Category A (Retail)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category C (Residential)	
Number of Dwelling Units	
Number of Bedrooms (Group Housing)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category B (Office)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

Land Use Category D (Other)	
Gross Floor Area (GFA)	
Occupied Floor Area (OFA)	
Number of Accessory Parking Spaces	
Target Points	

TDM Plan Worksheet

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
ACTIVE-1	Improve Walking Conditions: Option A ; or	1				
	Improve Walking Conditions: Option B ; or	1				
	Improve Walking Conditions: Option C ; or	1				
	Improve Walking Conditions: Option D	1				
ACTIVE-2	Bicycle Parking: Option A ; or	1				
	Bicycle Parking: Option B ; or	2				
	Bicycle Parking: Option C ; or	3				
	Bicycle Parking: Option D	4				
ACTIVE-3	Showers and Lockers	1				
ACTIVE-4	Bike Share Membership: Location A ; or	1				
	Bike Share Membership: Location B	2				
ACTIVE-5A	Bicycle Repair Station	1				
ACTIVE-5B	Bicycle Maintenance Services	1				
ACTIVE-6	Fleet of Bicycles	1				
ACTIVE-7	Bicycle Valet Parking	1				
CSHARE-1	Car-share Parking and Membership: Option A ; or	1				
	Car-share Parking and Membership: Option B ; or	2				
	Car-share Parking and Membership: Option C ; or	3				
	Car-share Parking and Membership: Option D ; or	4				
	Car-share Parking and Membership: Option E	5				
DELIVERY-1	Delivery Supportive Amenities	1				
DELIVERY-2	Provide Delivery Services	1				
FAMILY-1	Family TDM Amenities: Option A ; and/or	1				
	Family TDM Amenities: Option B	1				
FAMILY-2	On-site Childcare	2				
FAMILY-3	Family TDM Package	2				
HOV-1	Contributions or Incentives for Sustainable Transportation: Option A ; or	2				
	Contributions or Incentives for Sustainable Transportation: Option B ; or	4				
	Contributions or Incentives for Sustainable Transportation: Option C ; or	6				
	Contributions or Incentives for Sustainable Transportation: Option D	8				
HOV-2	Shuttle Bus Service: Option A ; or	7				
	Shuttle Bus Service: Option B	14				

NOTES:

A project sponsor can only receive up to 14 points between HOV-2 and HOV-3.

Please tally the points on the next page.

= applicable to land use category.

= applicable to land use category, see fact sheets for further details regarding project size and/or location.

= applicable to land use category only if project includes some parking.

= not applicable to land use category.

= project sponsor can select these measures for land use category D, but will not receive points.

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
HOV-3	Vanpool Program: Option A ; or	1				
	Vanpool Program: Option B ; or	2				
	Vanpool Program: Option C ; or	3				
	Vanpool Program: Option D ; or	4				
	Vanpool Program: Option E ; or	5				
	Vanpool Program: Option F ; or	6				
	Vanpool Program: Option G	7				
INFO-1	Multimodal Wayfinding Signage	1				
INFO-2	Real Time Transportation Information Displays	1				
INFO-3	Tailored Transportation Marketing Services: Option A ; or	1				
	Tailored Transportation Marketing Services: Option B ; or	2				
	Tailored Transportation Marketing Services: Option C ; or	3				
	Tailored Transportation Marketing Services: Option D	4				
LU-1	Healthy Food Retail in Underserved Area	2				
LU-2	On-site Affordable Housing: Option A ; or	1				
	On-site Affordable Housing: Option B ; or	2				
	On-site Affordable Housing: Option C ; or	3				
	On-site Affordable Housing: Option D	4				
PKG-1	Unbundle Parking: Location A ; or	1				
	Unbundle Parking: Location B ; or	2				
	Unbundle Parking: Location C ; or	3				
	Unbundle Parking: Location D ; or	4				
	Unbundle Parking: Location E	5				
PKG-2	Parking Pricing	2				
PKG-3	Parking Cash Out: Non-residential Tenants	2				
PKG-4	Parking Supply: Option A ; or	1				
	Parking Supply: Option B ; or	2				
	Parking Supply: Option C ; or	3				
	Parking Supply: Option D ; or	4				
	Parking Supply: Option E ; or	5				
	Parking Supply: Option F ; or	6				
	Parking Supply: Option G ; or	7				
	Parking Supply: Option H ; or	8				
	Parking Supply: Option I ; or	9				
	Parking Supply: Option J ; or	10				
	Parking Supply: Option K	11				
LAND USE CATEGORY TOTALS			A Retail	B Office	C Residential	D Other

Point Subtotal From Page 1:

Point Subtotal From Page 2:

TOTALS:

TDM COORDINATOR AFFIDAVIT

Planning Code Section 169.5 requires every Development Project subject to the TDM Program to maintain a TDM coordinator. The TDM coordinator's responsibilities are defined further in the Glossary of Terms of the TDM Program Standards. Please visit <http://sf-planning.org/tdm-materials-and-resources> for more information.

Under penalty of perjury the following declarations are made:

- a) The undersigned is authorized by the property owner to be the designated TDM Coordinator for the Life of the Project.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

Date

FOR DEPARTMENT USE ONLY

Application received by Planning Department:

By: _____

Date: _____