



PLANNING COMMISSION MOTION NO. 21312

HEARING DATE: APRIL 20, 2023

Case No.: 2020-001610CUA-02
Project Address: 3832 18th Street
Zoning: RM-1 (Residential- Mixed, Low Density) Zoning District
40-X Height and Bulk District
Block/Lots: 3580/018
Cultural District: None
Project Sponsor: Brian O’Neill
Zacks & Freedman, PC
601 Montgomery St, Suite 400
San Francisco, CA 94111
Property Owner: M-J SF Investments LLC
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San Francisco, CA 94110
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ADOPTING FINDINGS RELATING TO APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 209.2, 253, AND 303 TO ALLOW APPROVAL OF AN INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROJECT PURSUANT TO PLANNING CODE SECTION 206.6 (USING THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915- 65918)) FOR THE PROJECT INVOKING WAIVERS FROM THE DEVELOPMENT STANDARDS FOR REAR YARD (SECTION 134), DWELLING UNIT EXPOSURE (SECTION 140) AND MAXIMUM HEIGHT LIMIT (SECTION 260) THAT WOULD CONSTRUCT A NEW SIX-STORY, 60-FOOT TALL, RESIDENTIAL BUILDING (11,147 GROSS SQUARE FOOT) WITH 19 GROUP HOUSING UNITS LOCATED AT 3832 18TH STREET, LOT 018 IN ASSESSOR’S BLOCK 3580, WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 30, 2020, Sally Szeto of SIA Consulting filed Application No. 2020-001610PRJ (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for Conditional Use Authorization and Individually-Requested State Density Bonus Project to demolish an existing single-family home and construct a new 11,147 gross square foot, six-story, 60-foot tall, residential building with 19 Group Housing units (hereinafter “Project”) at 3832 18th Street, Block 3580 Lot 018 (hereinafter “Project Site”). On June 17, 2021, Mark Loper of Rueben, Junius and Rose LLP (hereinafter “Project Sponsor”) filed revised Applications for the Project.

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq (“the State Law”), as amended under AB-2345. Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. The Project Sponsor is providing 20% of base project units of housing affordable to lower income households and is therefore eligible for a density bonus of 35% and waivers of the following development standards: 1) Height (Planning Code Sections 260); 2) Rear Yard (Planning Code Section 134); and 3) Dwelling Unit Exposure (Planning Code Section 140).

On July 15, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-001610CUA and after public comment and discussion, continued the item to October 14, 2021, and provided feedback on the design of the proposal with recommendations on possible changes, including the removal of a floor to reduce the height of the building. The item was continued to allow the sponsor time to develop and incorporate design changes.

On October 14, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on case No. 2020-001610CUA. In the interest in fulfilling the intent of the Commission’s request to study an alternative design scheme that reduces the massing by a floor, the Department prepared a design alternative for a building that implemented the Commission’s suggested design improvements for the Project. The alternate design would address the intent of the Commission’s comments through the removal of the sixth floor, including the two penthouse units, stairs and elevator and roof decks, and the relocation of the two units to ground level at the rear. The Department recommended approval of the Proposed Project but presented to the Commission the design alternatives intended to address their requests for a massing reduction to the project. The Commission discussed the Department’s design alternative and made a Motion to Approve the Project, on several conditions.

At the October 14, 2021 hearing, the Planning Commission approved a 19-room group housing project at 3832 18th Street, but conditioned it on the reduction in the height of the building from six to five stories. (See Motion No. 21016) The removal of the sixth story would require the removal of the community kitchen on the ground floor. The project, a State Density Bonus project, had requested three waivers from Planning Code requirements for height, rear yard, and exposure. The approved project, even with the reduction in height, still required all three waivers. The property owners within close vicinity of the project appealed the Commission’s approval to the Board of Supervisors, who upheld the Planning Commission’s decision on March 15, 2022.

On December 22, 2022, the Planning Department received a Notice of Violation from the California Department of Housing and Community Development (HCD) stating the City denied the height waiver by conditioning the project at five stories, and not allowing six stories. Under State Density Bonus law, waivers can only be denied if the waiver has an adverse impact on health and safety that cannot be mitigated or avoided; the waiver has an adverse impact on a property in the California Register of Historic Properties; or if approving the waiver would be contrary to on state or federal law.

The project before the Planning Commission today is the original proposal for six stories. It includes the common kitchen amenity on the ground floor and 19 group housing rooms. The project is a Code-complying project.

On May 24, 2021, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning

Department files for this Project, On April 7, 2023, the Department determined that the change in the exempt project is not a substantial modification.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-001610CUA-02 is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-001610CUA-02, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of the single-family home on the project site, and new construction of a six-story, 60-foot tall, 11,147 gross square foot residential building with 19 group housing units, a 390-square-foot communal space, 19 Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces. The Project includes 890 square feet of common open space via a ground floor courtyard and two separate private roof decks at the sixth floor, including a 149 square foot front deck and a 165 square foot rear deck. The building’s rooftop stair and mechanical penthouses would add an additional eight feet of height above the roof, and the elevator shaft will rise six feet above the roof, these features are centrally located toward the middle of the roof plan. The project provides no automotive parking and would remove an existing curb cut.
- 3. Site Description and Present Use.** The Project site is located midblock on the on the north side of 18th Street, between Dolores and Sanchez Streets; Lot 018 in Assessor’s Block 3580 and is located within the RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The Project site is a relatively flat lot with an area of approximately 3,868 square feet, frontage of 27 feet, 6 inches on 18th Street, and an average depth of approximately 141 feet, 10 inches. The site is currently developed with an existing 1,210 square foot, two-bedroom, one-story-over-garage, single-family dwelling constructed circa 1900.
- 4. Surrounding Properties and Neighborhood.** The subject property is located on the southeast side of the Castro/Upper Market Neighborhood within Supervisorial District 8. The surrounding properties are located in the RM-1, RH-3, RM-3, and Public (P) Zoning Districts and are developed with a variety of residential, institutional, and mixed-use buildings ranging in height from one to five stories. Ground floor commercial uses are generally provided at the street corners and the block includes a range of residential uses ranging from single family homes to multi-unit apartment buildings. The adjacent property to the

east (3826, 3828, 3830a 18th St) is developed with a 3-story-attic (within the gabled roof) at the front and a one-story-attic (within the gabled roof) dwelling unit/cottage located at the rear of the property. The adjacent property to the west (3838 18th St) contains a two-story two-family dwelling. One lot further to the west contains the Mission Terrace Senior Housing site, a 5-story, 107 apartment development that extends through the block to Dorland Street. Across from the Project Site, on the south side of 18th Street, lots are within RH-3 and 40-X Districts and developed with 3 and 4-story multi-family dwellings. Mission High School and Mission Dolores Park are located one block directly east along 18th Street. There is a J-Church MUNI stop platform near the corner of 18th Street and Church Street which runs along the western edge of Mission Dolores Park and Mission High School.

- 5. Public Outreach and Comments.** On July 7, 2020, the Project Sponsor held a virtual pre-application meeting as required by the Planning Department. At the time of the initial project hearings, 30 public correspondences were received that included inquiries and concerns about the project's construction noise, the building's height and massing and resulting impacts to mid-block open space, and the increased density and the group housing use. Nine correspondences were received in support of the project's proposed density and Group Housing residential use type.

The Project Sponsor met twice with a group of neighborhood representatives, which included a meeting facilitated by District 8 Supervisor Mandelman's office. In the second meeting and follow-up correspondence the members of the neighborhood recommended project modifications; including a reduction of floor-to-floor ceiling heights, a reduction in height and lengthening of the building, and a relocation of the project's communal area and bicycle parking into a basement level to allow for additional area to accommodate residential units. The Project Sponsor responded to those recommendations directly and within a Sponsor's Brief dated July 6, 2021.

No public comments have been received in response to the notice of the April 20, 2023 hearing.

- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. Use.** Planning Code Section 209.3 principally permits Group Housing uses within the RM-1 Zoning Districts. Group Housing density is limited to one unit per 275 square feet of lot area. Per the State Density Bonus law, if 20% of the Base Density Units are provided at 80% AMI, then a Bonus Density of 35% is permitted.

The subject lot has an area of 3,868 square feet, allowing for a base density of 14 group housing units. The proposal includes 20% of the Base Density Units at 80% AMI, allowing for a bonus of five (35% of the Base project) units for a total of 19 Group Housing units.

- B. Front Yard.** Planning Code Section 132 requires, in RM-1 Districts, a front yard the average of the two adjacent neighbors, but no greater than 15 feet.

The subject property has a required front setback line of 11 feet, 6 inches based on the location and frontages of the structures on the two adjacent properties and the Project meets the Front Yard requirement.

- C. **Front Setback Landscaping and Permeability.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The Project complies with Section 132 and provides the required landscaping permeable area.

- D. **Rear yard.** Within the RM-1 Zoning District, Planning Code Section 134 establishes that the minimum rear yard depth shall be equal to 45% of the total lot depth on which the lot is situated but in no case less than 15 feet.

The Project site has an average depth of 141 feet, 10 inches in depth and therefore requires a minimum rear yard of 63 feet, 4 inches or 45%. The Project proposes a rear yard depth of 31 feet, 2 inches, or 22% of lot depth.

Strict enforcement of the Code would physically preclude the construction of the Project with the additional dwelling units as permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and proposes a waiver for the reduction of site development standards for rear yard, which are defined in Planning Code 134.

- E. **Usable Open Space.** Within the RM-1 Zoning District, Planning Code Section 135 requires the Group Housing structures provide one third of the required area of usable open space per dwelling unit, or 43.3 square feet of common usable open space per Group Housing unit and 33.3 square feet of private usable open space per Group Housing unit.

The Planning Code requires a total of 822.7 square feet of common usable open space for 19 of the Group Housing units. The project proposes 860 square feet of usable open space at the rear courtyard, which meets the minimum commons area requirements. The project proposes private open space for two units, a 149 square foot front deck and a 165 square foot rear deck, meeting area requirements and providing open space for two units. Therefore, the Project meets the Open Space requirement for all units.

- F. **Dwelling Unit Exposure.** Planning Code Section 140(b) requires that either each Group Housing bedroom or at least one interior common area that meets the 120 square-foot minimum superficial floor area shall include windows that face onto a public street, rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

The Project contains 9 units that face the rear yard area, which is non-complying and does not meet the minimum 25-foot dimension requirements per Planning Code Section 140(a)(1). The remaining 10 units have exposure over 18th Street. Therefore, the Project meets the requirements of Section 140 of the Planning Code for only the 10 street facing units.

Strict enforcement of the Code would physically preclude the construction of the Project with the additional dwelling units as permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and proposes a waiver for the reduction of site development standards for dwelling unit exposure, which are defined

in Planning Code 140.

- G. Bicycle Parking** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for every four beds, or for buildings containing over 100 beds, 25 Class 1 spaces plus one Class 1 space for every five beds over 100. It additionally requires two Class 2 spaces for every 100 beds.

The Approved Project, which includes 19 group housing beds, requires five Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces. At the ground floor, the project will provide 19 Class 1 bicycle parking spaces and two Class 2 spaces are proposed at the front of the property. The project meets the requirements of Planning Code Section 155.

- H. Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 10 points.

The Project submitted a completed Environmental Evaluation Application on July 30, 2020. Therefore, the Project must only achieve 100% of the point target established in the TDM Program Standards, resulting in a required target of 17 points. As currently proposed, the Project will achieve a total of 17 points through the following TDM measures:

- *Bicycle Parking (Option A)*
- *Delivery Supportive Amenities*
- *On-Site Affordable Housing (Option D)*
- *Parking Supply (Option K)*

- I. Height and Bulk.** Planning Code Section 260, and Article 2.5 of the Planning Code generally, require that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The project is located in a 40-X Height and Bulk District, which allows for a maximum height of 40 feet. Section 260(b) allows elevator, stair and mechanical penthouses to exceed the maximum height by an additional 10 feet, except that the elevator shaft may exceed the maximum height by 16 feet. Per Section 253 of the Planning Code, buildings within the RM zoning districts that exceed a height of 50 feet are subject to Conditional Use Authorization.

The finished roof of the Project would reach a maximum height of approximately 60 feet, as measured from the center point of the frontage. Rooftop stair and mechanical penthouses would add an additional eight feet of height in those areas, while the elevator shaft will rise six feet above the roof; however, these features are exempt from height limits per Planning Code Section 260(b). As proposed, the height of the Project exceeds the 50-foot height limit by 10 feet, thereby requiring Conditional Use Authorization before the Planning Commission. The specific findings related to the Conditional Use Authorization are analyzed in item 7 below.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and requests a waiver from the 40-foot height limit, which the project exceeds by 20 feet. This waiver in height limit is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- J. **Shadow.** Planning Code Section 295 requires a shadow analysis for projects over 40 feet in height to ensure that new buildings would not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department.

A shadow analysis report, prepared by Prevision Design, was submitted on March 29, 2021, analyzing the potential shadow impacts of a 60-foot-tall project to properties under the jurisdiction of the Recreation and Parks Department (Record No. 2020-001610SHD). The memorandum concluded that the Project would cast approximately 12,327 square-foot hours of new shadow on Mission Dolores Park, equal to approximately 0.001% of the TAAS on Mission Dolores Park, bringing the estimated total annual shading of the Park as a percentage of TAAS to 3.998% (previously at 3.997%).

The Shadow Study found that a 60-foot-tall project would result in new shadows falling on the park, adding approximately 12,327 annual net new square foot hours (sfh) of shadow and increasing shadow load by +0.001% above current levels, resulting in an increase in the total annual shading from 3.997% to 3.998% of Total Annual Available Sunlight (TAAS). The new shadow resulting from the project would occur from April 20th to August 22nd and would be present for an average of 12.1 minutes, in the summer late afternoon (after 4pm). During these periods, the largest new shadow (based on area) would occur on June 21st at 7:36 pm covering an area of 860 sf, or 0.1% of the park. The maximum shadow coverage would contribute net new shadow to portions of the MUNI stop/platform, pedestrian pathway, and maintenance/utility area.

On June 15, 2021, the full Recreation and Park Commission conducted a duly noticed public hearing at a regularly scheduled meeting and recommended that the Planning Commission find that the shadows cast by the 60-foot-tall project would not be adverse to the use of Mission Dolores Park.

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units or group housing facilities with more than 800 gross square feet.

The Project will pay the appropriate Transportation Sustainability Fee upon issuance of a building permit application.

- L. **Residential Child-Care Impact fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes approximately 11,147 gross square feet of new residential use associated with the new construction of 19 Group Housing units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- M. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative

under Planning Code Section 415.5 and 415.6 and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on June 15, 2021. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on July 30, 2020. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 13.5%, or two units.

At least 20% of the units in the base project must be affordable to households earning 80% AMI to qualify for a 35% density bonus under the State Density Bonus Law. The Project Sponsor has elected to provide one additional affordable unit at 80% AMI in order to qualify for a 35% density bonus. Therefore, three units of the 19 total units provided will be affordable units.

7. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Castro/Upper Market neighborhood contains a mix of predominantly two-, three, and four-story multi-family residential buildings, that also includes large development uses such as the Mission Terrace Senior Housing (five-stories tall) and Mission High School, with commercial uses at the street level along the commercial corridors. The proposed residential building exceeds the height of adjacent properties, but will be compatible with the existing neighborhood's mix of uses and densities. The Project will demolish an existing, single-family home to construct a new residential building containing 19 Group Housing units, in which three of the proposed units will be provided as on-site affordable units within a transit rich and well-resourced neighborhood.

B. The proposed project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety, or convenience of those residing or working the area, in that:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;

The Project's proposed massing and siting is generally consistent with the character and design elements of the neighborhood in the context of State Density Bonus Law, and although the height would exceed that of the adjacent neighbors, it will not impede any development of surrounding properties. The proposed design is contemporary yet compatible, referencing

character-defining features of the surrounding buildings on the subject block and is compatible with the district's composition and details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation, including bays and windows designed to relate to the surrounding properties. Although taller than the adjacent properties, the project would provide substantial setbacks of the upper floor at both the front (15 feet 11 inches) and rear (17 feet 1 inch) building walls.

The building provides a front setback that is equal to the depths of the two adjacent neighbors and the area with appropriately developed landscaping and permeable surfaces. In addition to two common entrances, at the front of the ground floor the project includes a housing unit that is directly accessed from the street, consistent with the existing residential development on the block. The project provides a rear yard that contains enough area to provide code-complaint open space for 17 of the Project's units. Along the side property lines, the building provides four lightwells starting at the second floor, two on each side of the building; all are three feet deep and range in length from 17 feet to 36 feet. These lightwells provide additional light and air to each neighboring property.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading within the RM-1 Zoning District, and none is proposed. The project includes 19 Class 1 bicycle parking spaces and is well-situated for easy access to numerous public transit modes including numerous MUNI lines. The Project is located along 33-Ashbury/18th bus line, a half-block from a J-Church Metro platform, and is within walking distance (¼ mile) of the BART Station at 16th and Mission Streets and the 22-Fillmore bus route. The Project provides no off-street parking but will remove a curb cut along the street and provide sufficient bicycle parking for residents and their guests.

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

The Project is residential in nature, which is a use that typically is not considered to have the potential to produce noxious or offensive emissions.

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

The Project's front setback will be appropriately landscaped. The Project will add one new street tree where there are currently none, two new Class 2 bicycle parking spaces, and remove an existing curb cut on 18th Street.

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

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

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

The Project is consistent with the stated purpose of the RM-1 Zoning District, which is characterized by a mixture of the dwelling types found in RH Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. The project maintains the pattern of 25-foot to 27.5-foot building widths, and a five-story tall massing at the building's front wall, with a substantial setback of the sixth floor. The overall density of units remains low at a per bedroom basis. The project provides usable open space within a ground floor yard that also contributes to the mid-block open space.

- 8. State Density Bonus Program Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

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

The Project consists of five or more group housing units on a site located in the Residential-Mixed, Low Density Zoning District that is currently developed as a single-family dwelling that is not subject to San Francisco Rent Stabilization and Arbitration Ordinance and is, therefore, eligible for the Individually Requested Density Bonus Program.

The Project provides at least 20% of the proposed ownership Group Housing units in the base project (three units) as affordable to lower income households, defined as those earning 80% of area median income, and is therefore entitled to a 35% density bonus under California Government Code Sections 65915-95918.

- B. 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 does not request any concessions or incentives under the Individually Requested Density Bonus Program.

- C. 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 requests the following waivers from the Planning Code Development Standards: 1) Height (Planning Code Section 260); 2) Rear Yard (Planning Code Section 134; and 3) Dwelling Unit Exposure (Planning Code Section 140).

The Project provides a maximum density of 14 group housing units, plus the 35% density bonus of five additional Group Housing units afforded under the Individually State Density Bonus, for a total of 19 Group Housing units. The density is obtained by increasing the total height of the building and expanding the building horizontally into the required rear yard at all floors. Additionally, the

expansion of the ground floor into the Rear Yard renders the units which face onto the Rear Yard non-compliant with the Dwelling Unit Exposure requirement of Planning Code Section 140. Rendering the proposed building compliant with height, rear yard, or dwelling unit exposure would require reduction of building volume and/or reduction in the number of units proposed; thus, these requirements are eligible for Waiver under the density bonus request.

- D. 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 Project does not include a donation of land, and this is not the basis for the Density Bonus.

- E. 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 Project does not include a Child Care Facility, and this is not the basis for the Density Bonus.

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

The Project does not include concessions or incentives for a mixed-use development. The Project is entirely residential.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT
Objectives and Policies

OBJECTIVE 1.B

ADVANCE EQUITABLE HOUSING ACCESS.

Policy 1

Minimize no-fault and at-fault evictions for all tenants, and expand direct rental assistance as a renter stabilization strategy.

Policy 5

Improve access to the available Affordable Rental and Homeownership units especially for disproportionately underserved racial and social groups.

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS

Policy 15

Expand permanently affordable housing investments in Priority Equity Geographies to better serve American Indian, Black, and other People of color within income ranges underserved, including extremely-, very low-, and moderate-income households.

Policy 24

Enable mixed-income development projects to maximize the number of permanently affordable housing units constructed, in balance with delivering other permanent community benefits that advance racial and social equity.

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

Policy 33

Prevent the outmigration of families with children and support the needs of families to grow.

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS.

Policy 17

Expand investments in Priority Equity Geographies to advance equitable access to resources while ensuring community stability.

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts and promote connections between districts.

The Project's proposed massing is generally consistent with the character and design of the neighborhood. The proposed design is contemporary yet compatible, referencing character-defining features of the

surrounding buildings on the subject block and is compatible with the district's size, scale, composition, and details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation, including bays and windows designed to relate to the surrounding properties.

The building provides a front setback that is equal to the depths of the two adjacent neighbors and the area will be appropriately developed with landscaping and permittable surfaces. In addition to two common entrances at the front of the ground floor, the project includes a housing unit that is directly accessed from the street, consistent with the existing residential development on the block. The project provides a rear yard that contains enough area to provide code-complaint open space for 17 of the units. Along the side property lines, the building provides four lightwells starting at the second floor, two on each side of the building; all are three feet deep and range in length from 17 feet to 36 feet. These lightwells provide additional light and air to each neighboring property. Although taller than the adjacent properties, the Project results in a building design and density that is appropriate for the neighborhood context.

The Project would provide additional density, including on-site affordable housing, within a transit rich and well-resourced neighborhood. The Project is located along 33-Ashbury/18th bus line, a half-block from a J-Church Metro platform, and is within walking distance (¼ mile) of the BART Station at 16th and Mission Streets and the 22-Fillmore bus route. The Project provides no off-street parking but will remove a curb cut along the street and provide sufficient bicycle parking for residents and their guests.

The Project is consistent with the stated purpose of the RM-1 Zoning District, which is characterized by a mixture of the dwelling types found in Residential Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. The Project maintains the pattern of 25-foot to 27.5-foot building widths, the six-story building exceeds the height of other buildings on the block and within the district, but provides and a height of five-stories at the building's front wall, with a substantial setback of the upper floor. The overall density of units remains low at a per bedroom basis. The project provides usable open space within a ground floor yard that also contributes to the mid-block open space. Overall, the project's design is complementary to the context of the district, while providing a new housing type to the neighborhood. For all these reasons, the Project is on balance, consistent with the Objectives and Policies of the General Plan and the goals, objectives, policies and actions of the city's housing plan, in the context of the State Density Bonus Law.

10. 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 in that:

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

The project site does not possess any neighborhood-serving retail uses. The Project provides 19 new Group Housing units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height, and has been found to meet the Residential Design Guidelines. While the existing two-bedroom home is proposed to be demolished, the replacement building would provide 19 group housing units/bedrooms in a transit-rich neighborhood made up of mostly multi-family dwellings of mixed architectural character. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project Site does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing three on-site below-market rate group housing units for ownership. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (33-Ashbury/18th Street), a half-block from a J-Church Muni Metro platform, and is within walking distance (¼ mile) of the BART Station at 16th and Mission Streets and the 22-Fillmore bus route. Future residents would be afforded proximity to a bus line. The Project provides no off-street parking but will remove a curb cut along the street and provide sufficient bicycle parking for residents and their guests.

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

The Project is residential in nature and does not include commercial office development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will create new shadow on one proposed park under jurisdiction of the Recreation and Park Department – Mission Dolores Park. The amount of additional shadow that would occur as a result of the Project has not been found to be significant or adverse to the use of the park.

- 11. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 12.** The project sponsor is aware of the Procedures Manual requirements for ownership BMR units and that there must be a competitive lending environment for prospective BMR owners at time of initial purchase and resale. If the sponsor is not able to provide multiple conventional lending sources to BMR owners and as a result decides to switch to a rental project, the project will require any additional approvals required by law at the time.
- 13.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 14.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-001610CUA-02** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 14, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action, or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 20, 2023.

Laura Lynch

Laura Lynch
Acting Commission Secretary

AYES: Braun, Diamond, Koppel, Tanner

NAYS: Imperial, Moore

ABSENT: Ruiz

ADOPTED: April 20, 2023

EXHIBIT A

Authorization

This authorization is for a conditional use to allow demolition of an existing single-family residence and new construction of a six-story, 60-foot-tall, 11,147 gross square foot residential building containing 19 group housing units, 19 Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces, located at 3832 18th Street, Block 3580, Lot 018, pursuant to Planning Code Sections 209.2, 253, and 303 and pursuant to Planning Code Section 206.6 as an Individually-Requested State Density Bonus Project, within the Residential-Mixed, Low Density Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated July 14, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-001610CUA-02 and subject to conditions of approval reviewed and approved by the Commission on April 20, 2023 under Motion No. **21312**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 20, 2023, under Motion No. **21312**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **21312** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

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

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

- 6. Additional Project Authorization.** The Project Sponsor must obtain a Shadow Determination under Section 295 that the net new shadow cast by the Project on Dolores Park will be insignificant to the use of said park under the jurisdiction of the Recreation and Park Department and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

- 8. Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

- 9. Laundry Facilities.** The Project Sponsor shall provide sufficient on-site laundering access for residential occupants through on-site communal laundry facilities, individual in-unit laundry hook-ups, or some combination thereof.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

- 10. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

- 11. 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: sidewalk. This location has the following design considerations: streetscape and 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.sfpublishworks.org

- 12. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Parking and Traffic

- 13. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

- 14. Bicycle Parking.** The Project shall provide no fewer than **five** Class 1 bicycle parking spaces and **two** Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

- 15. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency

(SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

Provisions

16. 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 628.652.7366, www.sfplanning.org

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

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

18. Transportation Sustainability Fee. The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

19. Residential Child Care Impact Fee. The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

20. 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 Housing 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 Housing Project, including the number of restricted affordable units;
 - ii. A description of the household income group to be accommodated by the HOME-SF Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the 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.sfplanning.org or the Mayor’s Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

21. Number of Required Units. Pursuant to Planning Code Section 415.6, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households. In addition, the project sponsor has provided one additional unit, or 20% of the base project, to qualify for a 35% density bonus under the State Density Bonus Law. The Project contains 19 units; therefore, three (3) affordable units are required. The Project Sponsor will fulfill this requirement by providing the three affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor’s Office of Housing and Community Development (“MOHCD”).

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor’s Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

22. Income Levels for Affordable Units. Pursuant to Planning Code Section 415.3, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households at a price of 80% of Area Median Income (“AMI”) as defined in the Inclusionary Program.

The State Density Bonus Law requires that the project provide 20% of the units in the base project to lower income households as defined in the State Law. The affordable units that satisfy both the Density Bonus Law and the Inclusionary Affordable Housing Program shall be sold to lower income households, defined as

households earning 80% of AMI in the California Health and Safety Code Section 50105 and/or California Government Code Sections 65915-65918, 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. If the resultant price or income levels at 80% of AMI under the table required by the State Density Bonus Law are higher than the price and income levels at 80% of AMI under the Inclusionary Affordable Housing Program, the price and incomes levels shall default to the maximum allowable price and income levels for affordable units under the Inclusionary Affordable Housing Program. 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").

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- 23. Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6, 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 principal project, provided that a 10% variation in floor area is permitted.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

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

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

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

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- 26. 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 Planning Commission Approval of this Motion No. 21312, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

- 27. Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.
- 28. 20% Below Market Sales Prices.** Pursuant to PC Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices 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 sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.
- 29. Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) 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; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Planning Code and Procedures Manual.
- b. The affordable units that satisfy both the Density Bonus Law and the Inclusionary Affordable Housing Program shall be sold to lower income households, defined as households earning 80% of AMI in the California Health and Safety Code Section 50105 and/or California Government Code Sections 65915-65918, the State Density Bonus Law. The income table used to determine the prices and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. If the resultant price or income levels at 80% of AMI under the table required by the State Density Bonus Law are

higher than the price and income levels at 80% of AMI under the Inclusionary Affordable Housing Program, the price and incomes levels shall default to the maximum allowable price and income levels for affordable units under the Inclusionary Affordable Housing Program. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

30. Fee Requirement. Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%) because it is a project with fewer than 25 total units. The Project Sponsor shall pay the applicable Affordable Housing Fee at the issuance of the first construction document. The Project Sponsor has elected to provide 67% of their Inclusionary requirement by providing on-site units, consistent with the "Combination" alternative included in Section 415.5(g)(1)(D). Therefore, the Project Sponsor is required to satisfy the remaining 33% of the Inclusionary requirement

through payment of the Inclusionary Affordable Housing Fee.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

Monitoring - After Entitlement

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

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Operation

- 33. 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.sfpublishworks.org

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

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

35. Group Housing Cooking Facilities. Pursuant to ZA Interpretation of 209.2(a), effective October 2005, are allowed to have limited kitchen facilities with the following specifications: a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner. Such limited kitchen facility shall not include any other type of oven, as that would constitute a full kitchen.

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

RENDERING



PROJECT DATA

PLANNING DATA

LOT AREA: 3,868 ± S.F.
 BLOCK / LOT: 3580/018
 ZONING: RM-1

BUILDING HEIGHT:
 ALLOWED: 40-X
 PROPOSED: 60'-0"

USABLE OPEN SPACE:
 REQUIRED: 821 S.F.(133/3) X 17 UNITS + (100/3) X 2 UNITS
 PROVIDED: (890 @ 1st FLR + 314 @ 6th FLR) = 1,204 S.F.

PARKING SUMMARY:
 CLASS I BICYCLE : 19
 CLASS II BICYCLE : 2

BUILDING CODE SUMMARY

OF STORIES: 6
 # OF UNITS: 19 RESIDENTIAL
 CONSTRUCTION TYPE: TYPE "V-A" OVER "I-A"
 OCCUPANCY GROUP: R-2
 SPRINKLER SYSTEM: NFPA 13

APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS
- 2019 CALIFORNIA ELECTRICAL CODE W/ SAN FRANCISCO AMENDMENTS
- 2019 CALIFORNIA MECHANICAL CODE W/ SAN FRANCISCO AMENDMENTS
- 2019 CALIFORNIA PLUMBING CODE W/ SAN FRANCISCO AMENDMENTS
- 2019 CALIFORNIA FIRE CODE W/ SAN FRANCISCO AMENDMENTS
- 2019 CALIFORNIA ENERGY CODE
- 2019 SAN FRANCISCO HOUSING CODE
- NFPA 13 SPRINKLERS
- NFPA 14 STANDPIPES & FDC
- NFPA 72 FIRE ALARM & ERRCS (CBC SEC. 510)
- NFPA 110 EMERGENCY STANDBY POWER SYSTEM
- NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)

SCOPE OF WORK

- PROPOSED NEW CONSTRUCTION OF 6-STORY RESIDENTIAL BUILDING, WITH 19 GROUP HOUSING CONDOMINIUM UNITS UNDER STATE-DENSITY PROVISIONS.

- THIS IS A PRIVATELY FUNDED COVERED MULTIFAMILY DWELLING BUILDING & COMPLIES W/ CBC CH. 11A.

DRAWING INDEX

- A-0.1 COVER SHEET
- A-0.2 VICINITY MAP / SITE PHOTOS
- A-0.3 WAIVER & MASSING DIAGRAMS
- C-1 SURVEY
- A-1.1 (N) SITE PLAN
- A-1.2 AERIAL VIEWS (1)
- A-1.3 AERIAL VIEWS (2)
- A-2.0 EXISTING / DEMO FLOOR PLANS
- A-2.1 FLOOR PLANS
- A-2.2 FLOOR & ROOF PLANS
- A-3.1 BUILDING ELEVATIONS (EAST & WEST)
- A-3.2 BUILDING ELEVATION (NORTH)
- A-3.3 BUILDING ELEVATION (SOUTH)
- A-4.2 BUILDING SECTION
- G-1.0 GREEN BUILDING CHECKLIST

NOTE:
 - AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.
 - PROJECT TO COMPLY WITH BIRD SAFE GLAZING REQ. PER PLANNING CODE SEC.139

PROJECT NAME
 3832 18th St.
 San Francisco, CA

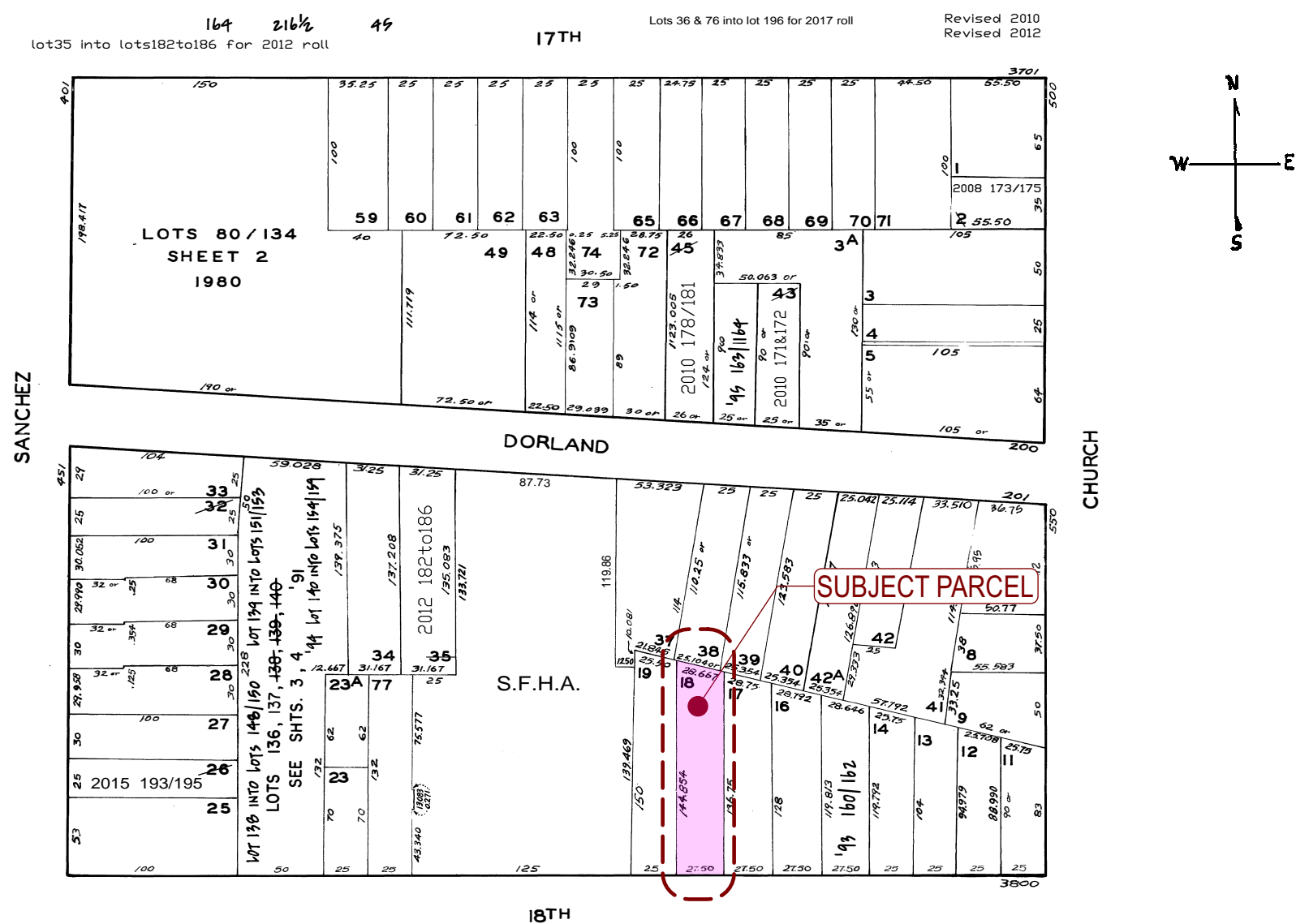


SHEET TITLE
 Cover Sheet

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ASSESSOR'S MAP



UNIT MATRIX

FLOOR AREA DATA BREAKDOWN (GSF)

LEVEL	OPEN SPACE	RESIDENTIAL	CIRCULATION	GARBAGE / UTILITY/MAIL	COMMON ROOM	BIKE PARKING	TOTAL
1ST FLOOR	890 ± S.F. COMMON	400 ± S.F.	1,160 ± S.F.	370 ± S.F.	367 ± S.F.	128 ± S.F.	2,425 ± S.F.
2ND FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	1,910 ± S.F.
3RD FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	1,910 ± S.F.
4TH FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	1,910 ± S.F.
5TH FLOOR	-	1,563 ± S.F.	305 ± S.F.	-	-	-	1,868 ± S.F.
6TH FLOOR	314 ± S.F. (165+149) PRIVATE	819 ± S.F.	305 ± S.F.	-	-	-	1,124 ± S.F.
TOTAL	1,204 ± S.F.	7,597 ± S.F.	2,685 ± S.F.	370 ± S.F.	367 ± S.F.	128 ± S.F.	11,147 ± S.F.

RESIDENTIAL UNIT COUNT

UNIT TYPE	# OF UNITS
GROUP HOUSING	1
	4
	4
	4
	4
	2
19	

CHECK BY: R.L.
 DESIGN BY: R.K.
 REVISED DATE: 01/14/2020
 DATE: 07/14/2021
 JOB NO.: 20-1872
 SHEET NO.:

A-0.1



PROJECT NAME

3832 18th St.
San Francisco, CA



SHEET TITLE

Vicinity Map / Site Photos

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3832 18th St.
San Francisco, CA



**Waiver & Massing
Diagrams**

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DENSITY BONUS CALCULATIONS

STEP 1. Define the hypothetical base project

Base Project Residential Units
1st Floor: 2 UNITS
2nd Floor Residential: 4 UNITS
3rd Floor Residential: 4 UNITS
4th Floor Residential: 4 UNITS

TOTAL: 14 UNITS

STEP 2. Define the density bonus project

Bonus Unit density = 35% per total # of units
14 units X 35% = 5 units

Total allowable unit density = 14 units + 5 units = 19 units

STEP 3. Zoning Waivers and Concessions

Waivers Required: Height
Rear Yard
Unit Exposure

WAIVER #1 BUILDING HEIGHT

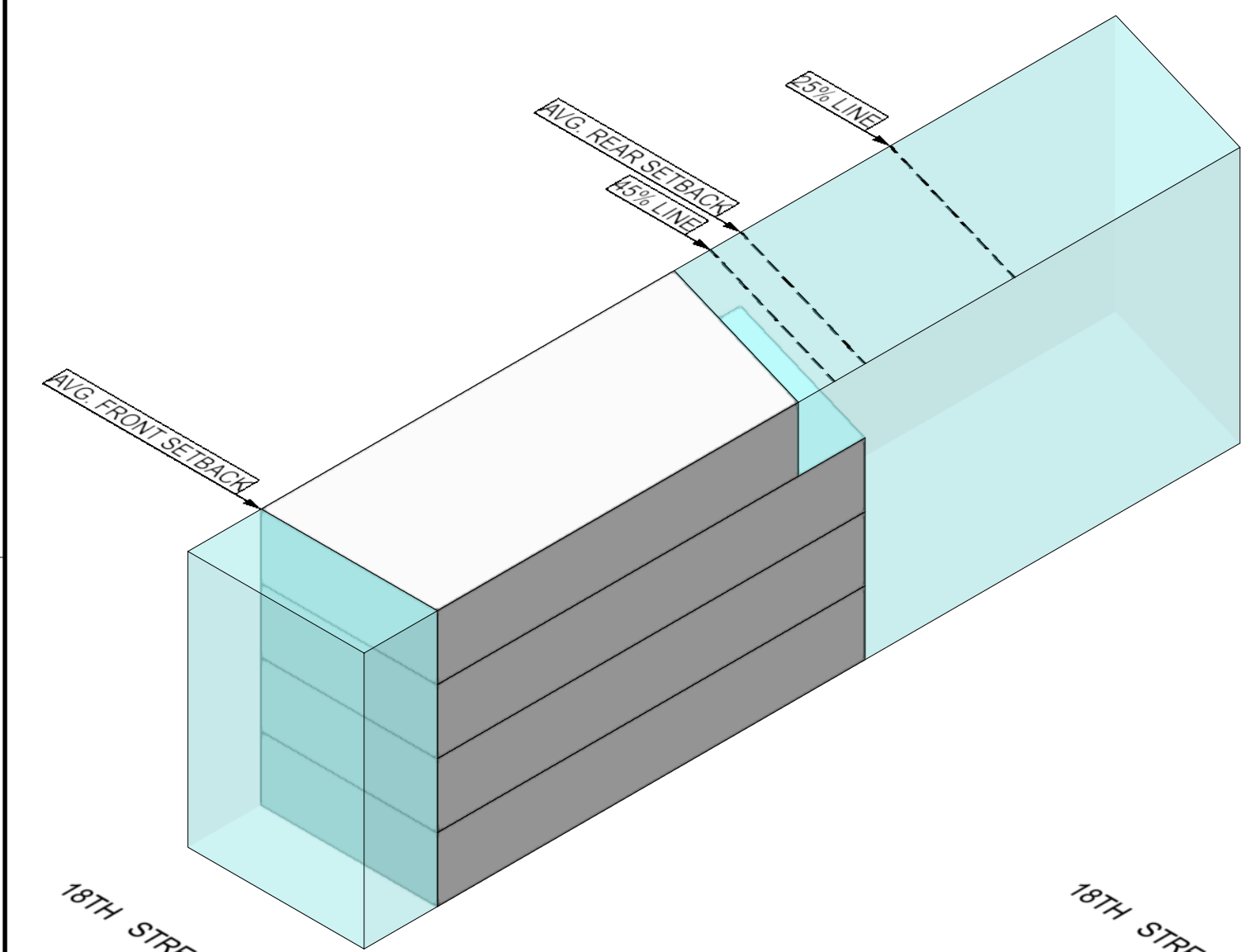
WAIVE BUILDING HEIGHT REQUIREMENT FROM 40' (30' AT REAR) TO APPROXIMATELY 60' BECAUSE A CODE-COMPLIANT BUILDING HEIGHT WOULD PRECLUDE THE DEVELOPMENT OF A 52% INCREASE IN RESIDENTIAL GROSS AREA
THE BUILDING HEIGHT REQUIREMENT WOULD ELIMINATE 3,928± GSF WHICH INCLUDES 10 UNITS TOTAL

WAIVER #2 REAR YARD REQUIREMENT

WAIVE REAR YARD REQUIREMENT PER SEC. 134(A)(1) BECAUSE CODE-COMPLAINT REAR YARD WOULD PRECLUDE THE DEVELOPMENT OF A 26% INCREASE IN RESIDENTIAL GROSS AREA
THE REAR YARD REQUIREMENT WOULD ELIMINATE 2,918± GSF WHICH INCLUDES 9 UNITS TOTAL

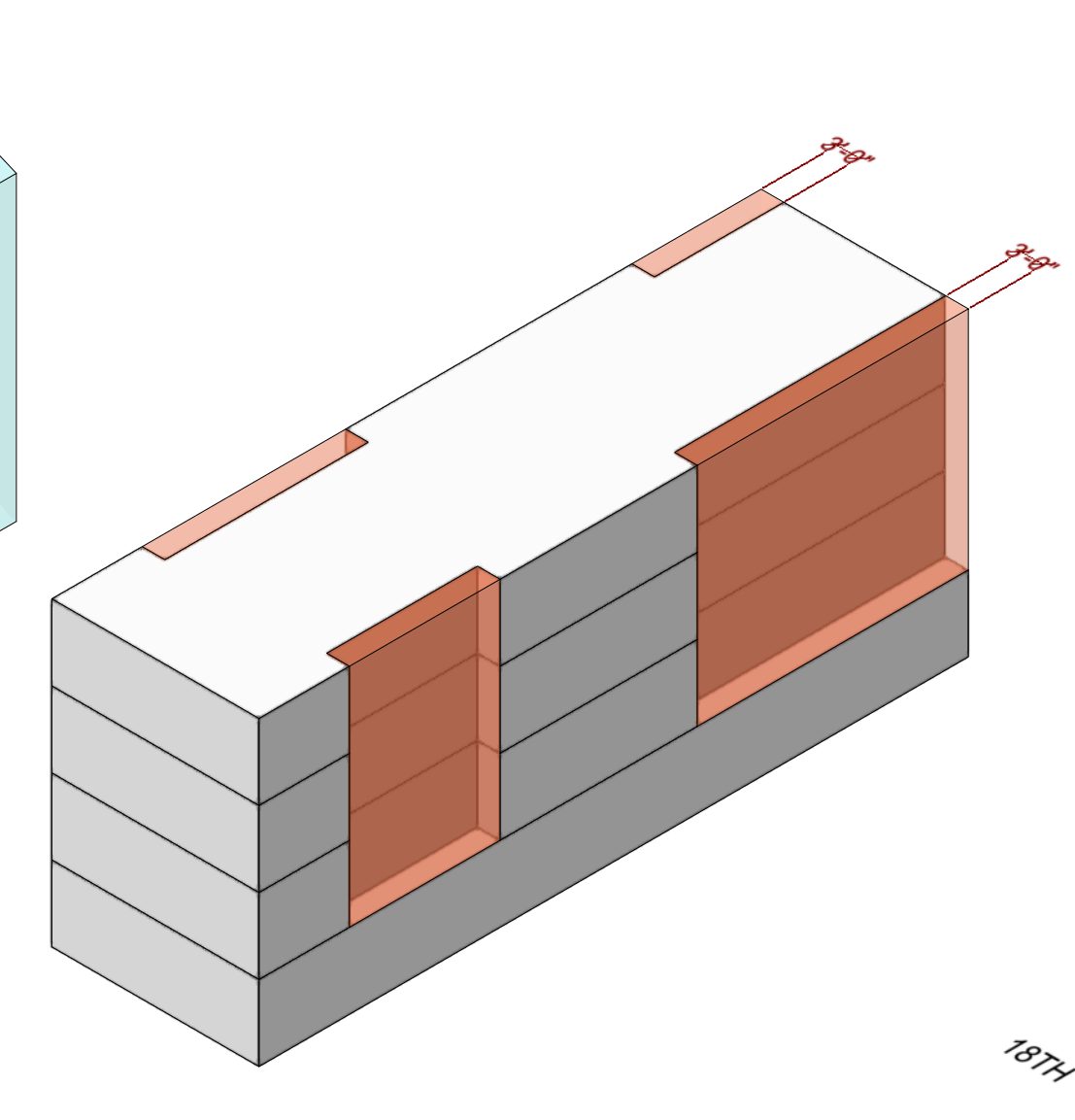
WAIVER #3 UNIT EXPOSURE

WAIVE DWELLING UNIT EXPOSURE REQUIREMENT & RESTRICTIONS PER SEC. 140 BECAUSE PROVIDING CODE-COMPLIANT DWELLING UNIT EXPOSURE WOULD PRECLUDE THE DEVELOPMENT OF A 28% INCREASE IN RESIDENTIAL GROSS AREA
THE UNIT EXPOSURE REQUIREMENT WOULD ELIMINATE 3,496± GSF WHICH INCLUDES 9 UNITS TOTAL

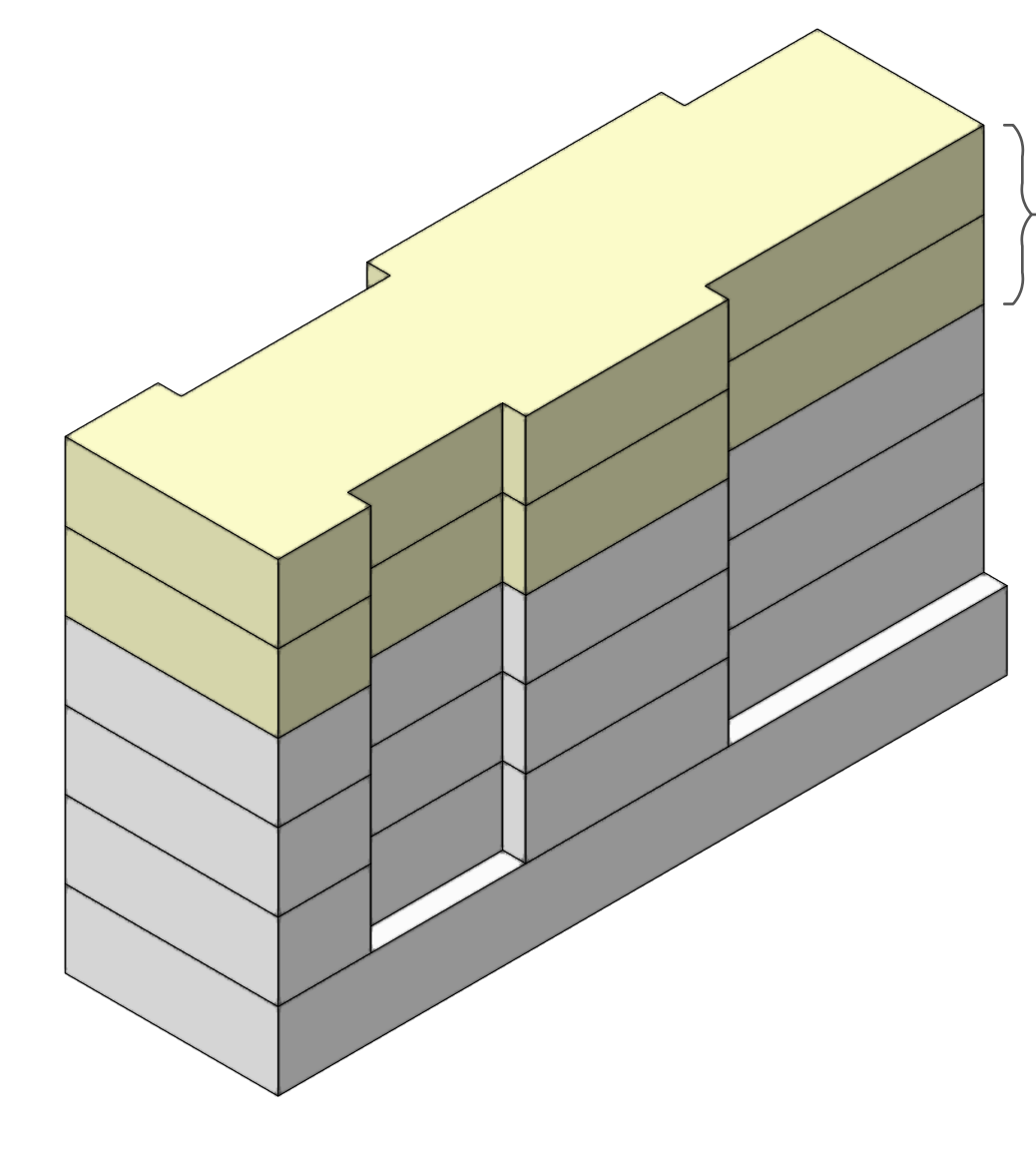


BASELINE: PROPOSED 4 STORIES OF RESIDENTIAL W/ 11.5' FRONT YARD & ±41.5% (AVG. REAR SETBACK) REAR YARD
RESIDENTIAL GROSS: ± 7,505 S.F.

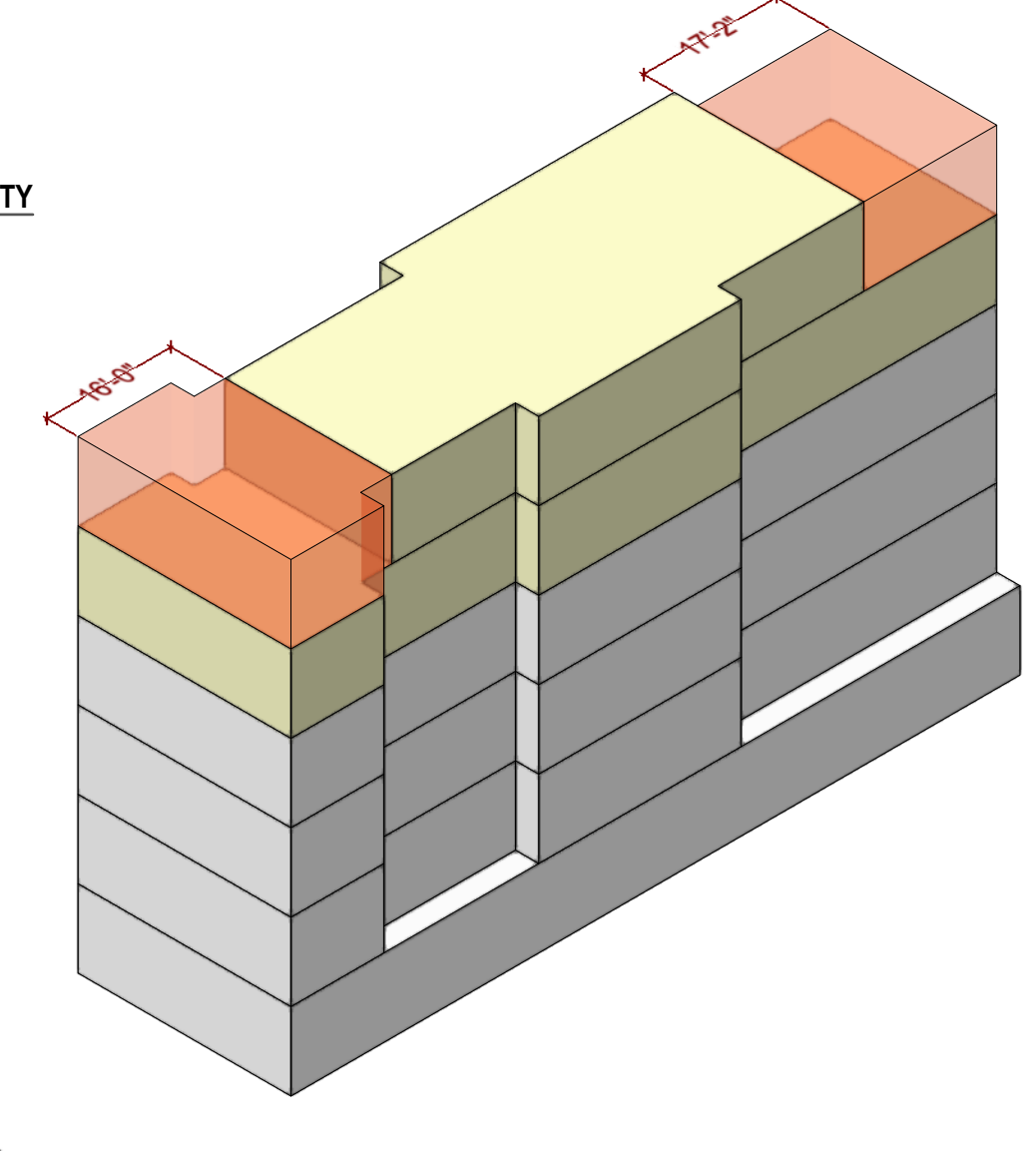
NOTE:
THESE MASSING DIAGRAMS ARE FOR INFORMATIONAL PURPOSES ONLY



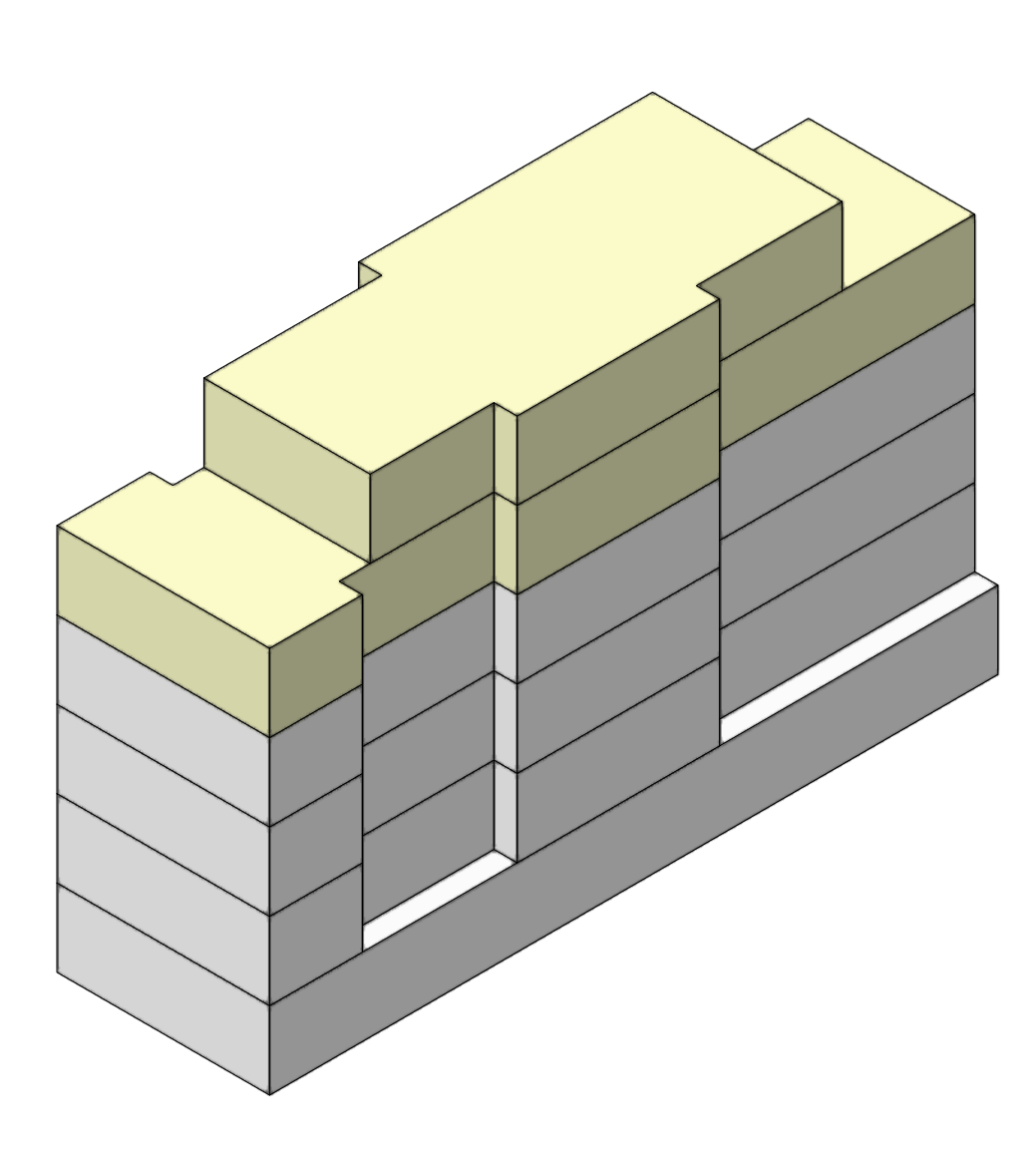
SIDE SETBACK: PROV. 3' LIGHTWELLS & 3' SIDE SETBACKS TO STAY AWAY FROM NEIGHBORS, AND ALSO TO PROV. EXTRA NATURAL LIGHT & VENTILATION TO THE UNITS



STORY ADDITION: ADD TWO ADDITION STORIES.

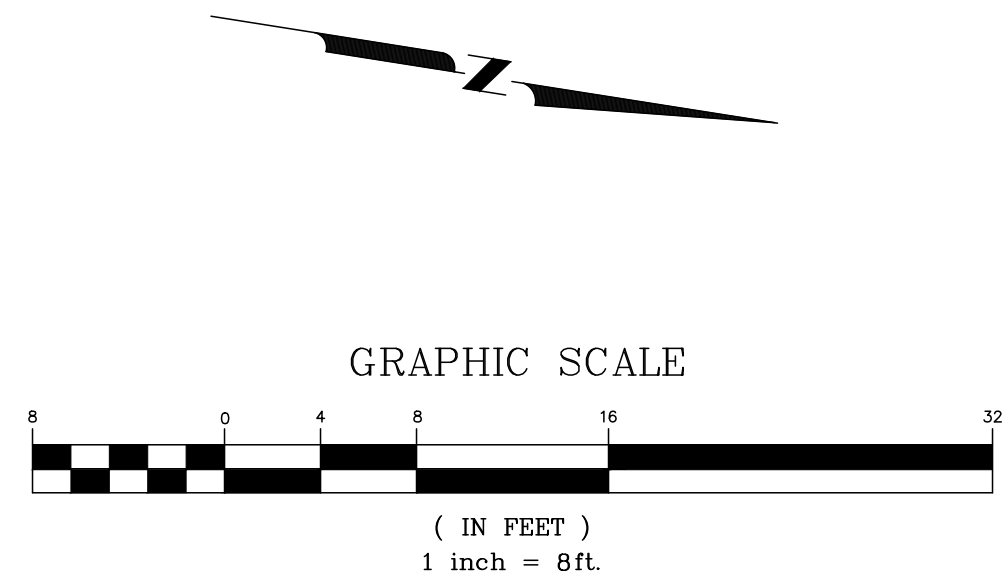
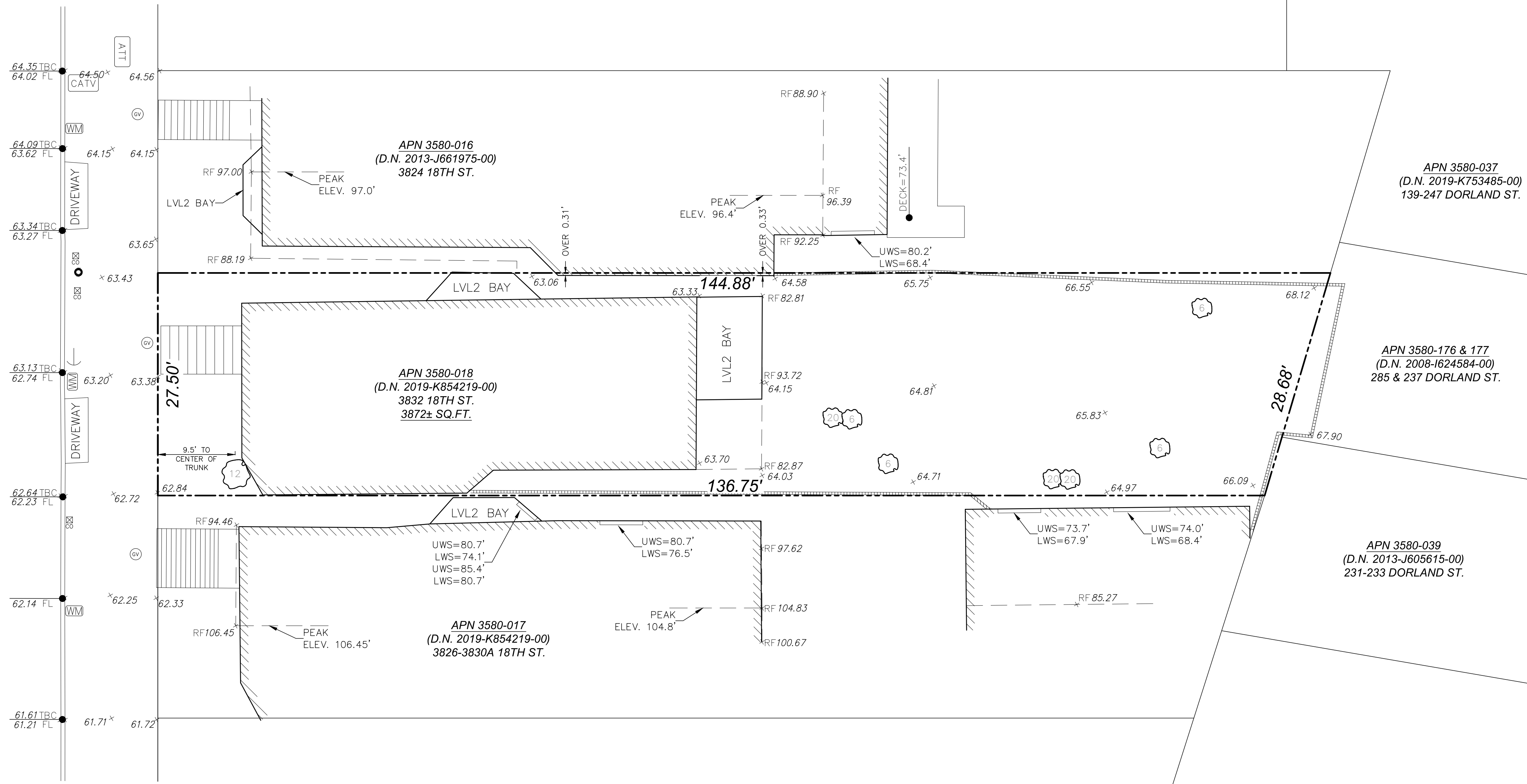


TOP FLOOR SETBACK: PROV. FRONT & REAR SETBACK AT TOP FLOOR.
GAIN 6 UNITS (± 3,742 S.F.) TOTAL



FINAL MASSING: 6 STORIES OF RESIDENTIAL BUILDING
RESIDENTIAL GROSS AREA: ± 11,147 S.F.

18TH STREET (64' WIDE)



LEGEND

- PROPERTY LINE
- - - ROOF LINE
- ==== WOOD FENCE
- /// BUILDING FOOTPRINT
- ▨ CONCRETE WALL
- UTILITY POLE
- ⊗ SANITARY SEWER CLEANOUT
- ⊕ TREE WITH DIA. IN INCHES
- ⊙ WATER VALVE
- ⊞ WATER METER
- RF ROOF
- TBC TOP BACK OF CURB
- TF TOP OF FENCE
- LWS LOWER WINDOW SEAL
- UWS UPPER WINDOW SEAL
- × 62.84 SPOT ELEVATION
- ⊙ GAS VALVE
- GUY WIRE
- ATT AT&T BOX
- CATV CABLE TV BOX

BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY. PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND EXISTING IMPROVEMENTS AND ARE NOT INTENDED TO BE A FINAL BOUNDARY SURVEY OF THE PROPERTY WHICH REQUIRES FILING A RECORD OF SURVEY OR SUBDIVISION MAP WITH THE COUNTY RECORDER. NO PROPERTY LINES OR CORNERS WERE SET ON THIS SURVEY.

GENERAL NOTES:

1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. NOVEMBER 26, 2019.
4. ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (SFVD13). BENCHMARK NO. 11682. ELEVATION 88.636.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF M-J SF INVESTMENTS, LLC IN NOVEMBER 2019.

BY: *Daniel J. Westover*
DANIEL J. WESTOVER, L.S. 7779

DATE: 6/14/2021

336 CLAREMONT BLVD, STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

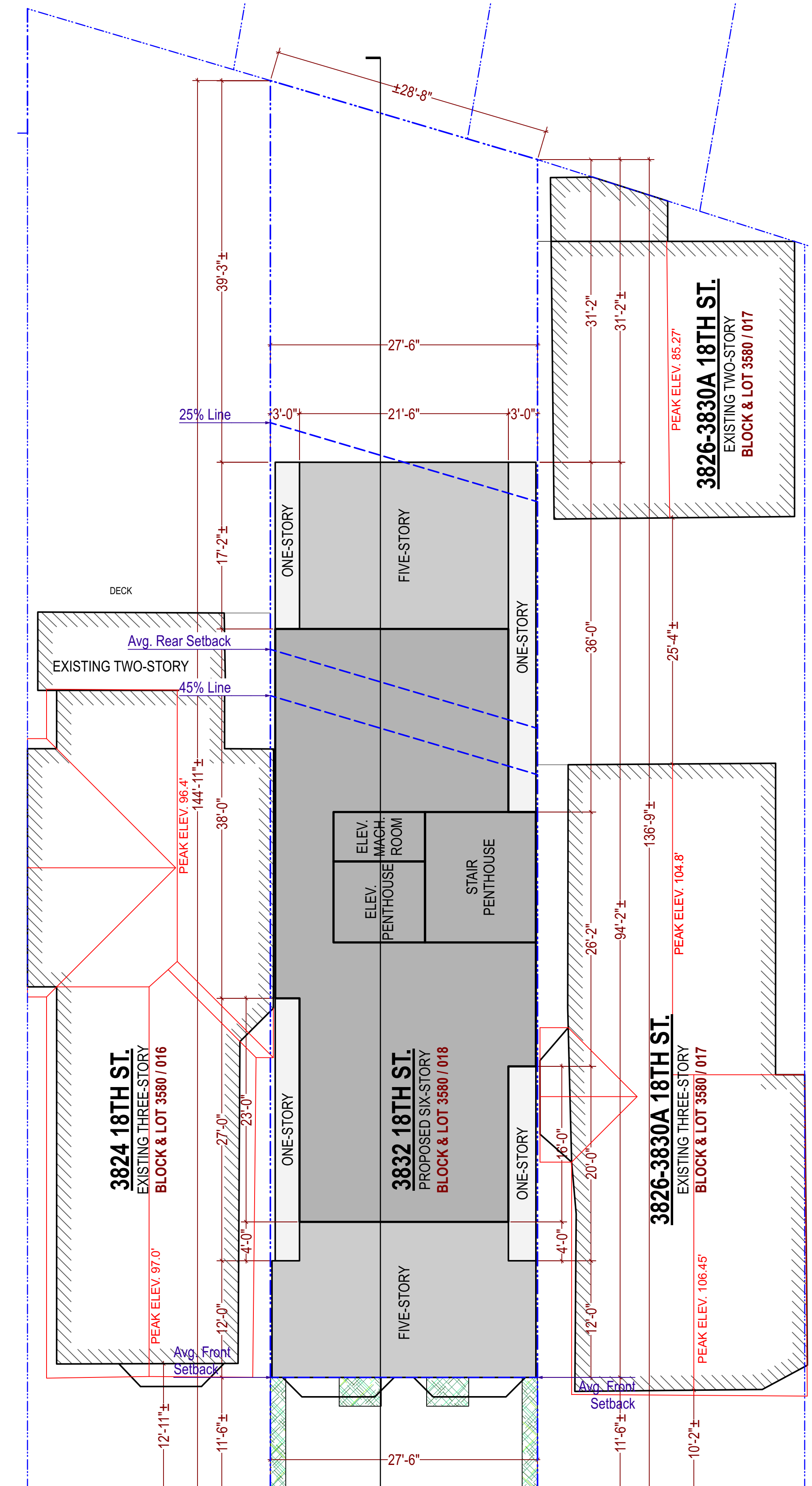
WS
Westover
Surveying

JOB NO.	19072
NO. DATE	1. 6/14/21
COMMENTS	added tree and steps at front, utilities on adjoining lot

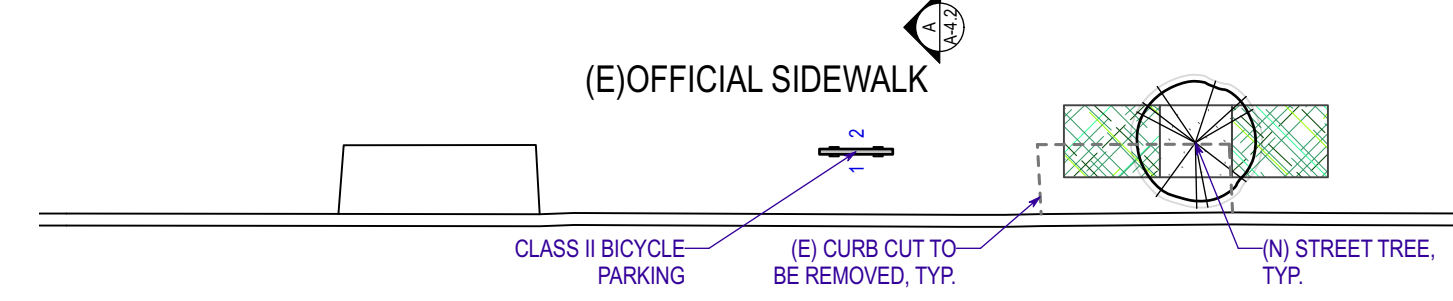
DRAWN BY:	CF'S
CHECKED BY:	DJW
DATE:	12/20/2019
SCALE:	1"=8'

SITE SURVEY
3832 18TH STREET LOT 018 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SHEET
1 OF 1



REQ FRONT SETBACK AREA: 315 Sq.Ft.	
20% LANDSCAPING:	
20% of Front Setback Area: Landscaping Prov.	63 S.F. 67 S.F.
50% PERMEABLE:	
50% of Front Setback Area: Total Permeable Area Prov.:	158 S.F. 160 S.F.



1 Proposed Site Plan
Scale: 1/8" = 1'-0"

18TH STREET
(64' WID)

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

PROJECT NAME

3832 18th St.
San Francisco, CA

SIA consulting
SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
WWW.SIACONSULT.COM

SHEET TITLE

Aerial Views (1)

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A-1.2



1 **Front Aerial View**
Scale: 1:125



2 **Front Aerial View**
Scale: 1:125

1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

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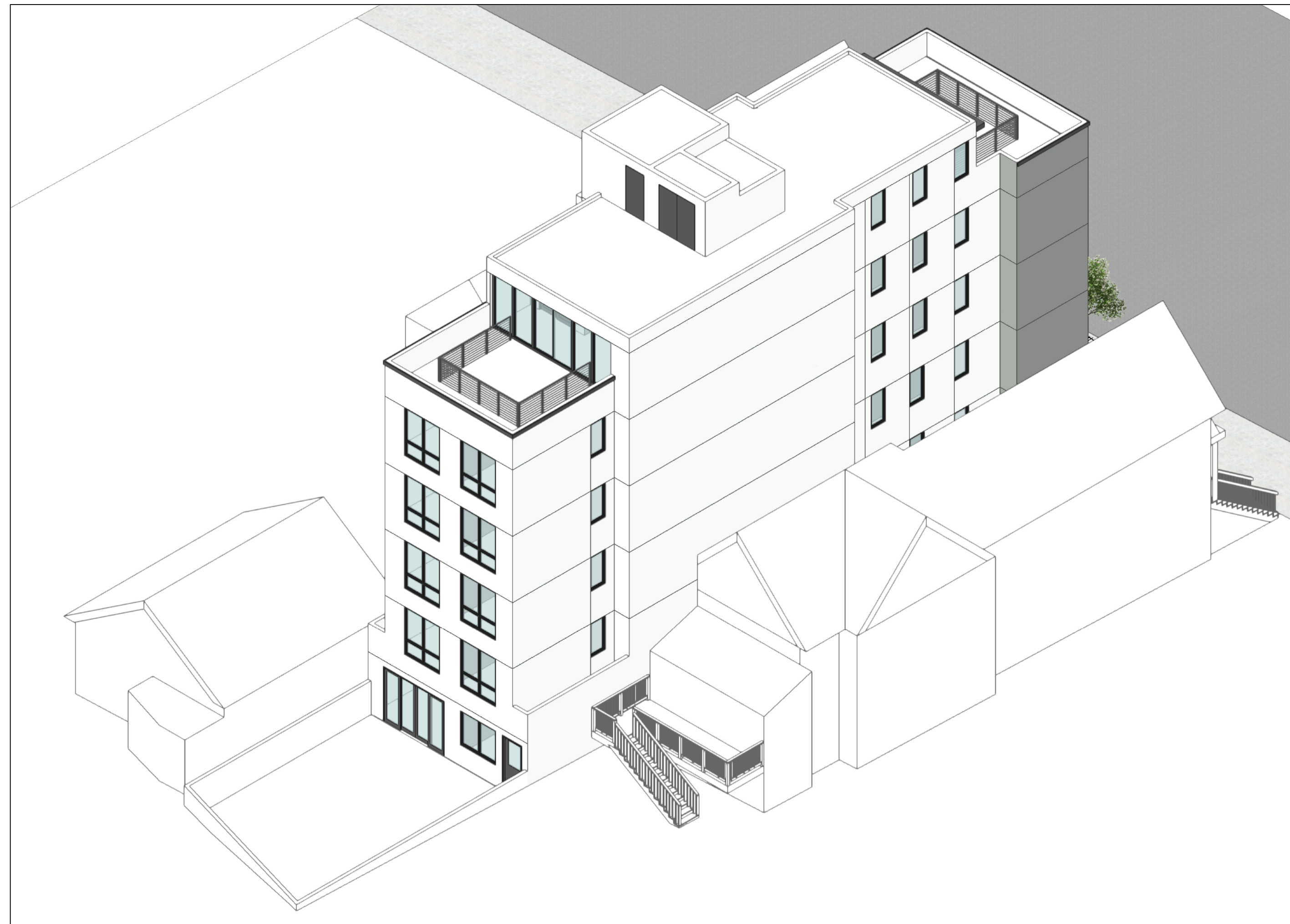
Aerial Views (2)

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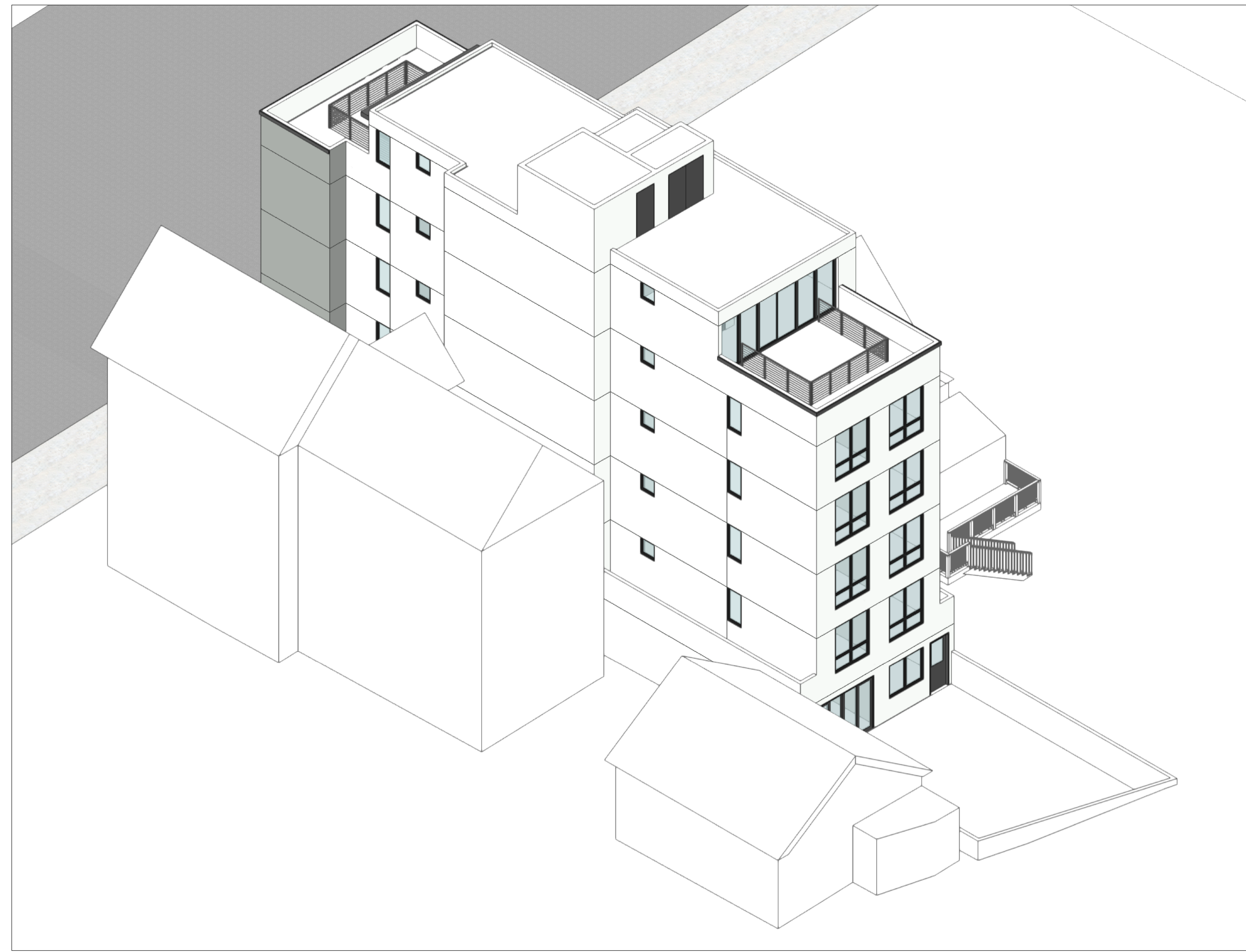
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SHEET NO.	

A-1.3

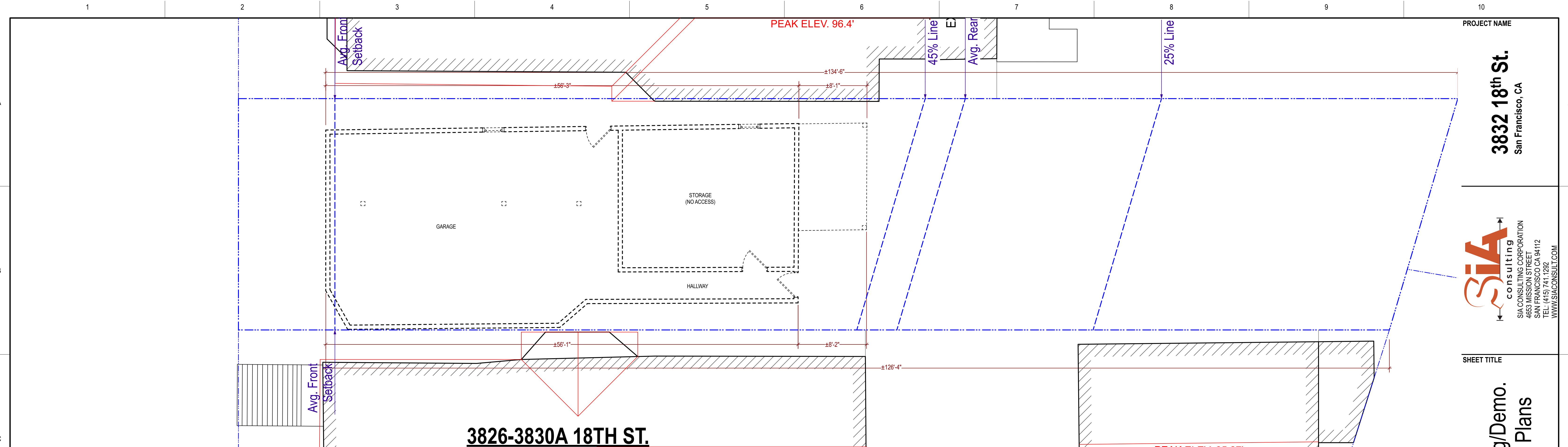


1 **Rear Aerial View**
Scale: 1:125

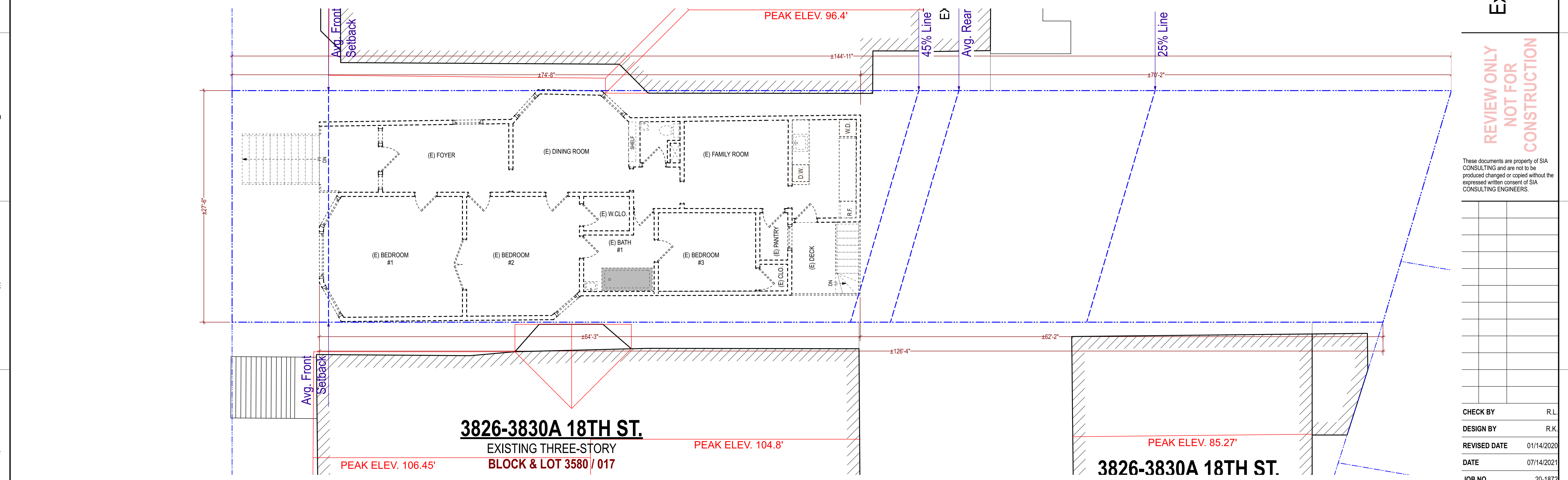


2 **Rear Aerial View**
Scale: 1:125

1 2 3 4 5 6 7 8 9 10



1 Existing/Demo. 1st Floor Plan
Scale: 3/16" = 1'-0"



2 Existing/Demo. 2nd Floor Plan
Scale: 3/16" = 1'-0"

PROJECT NAME
3832 18th St.
San Francisco, CA



SHEET TITLE
**Existing/Demo.
Floor Plans**

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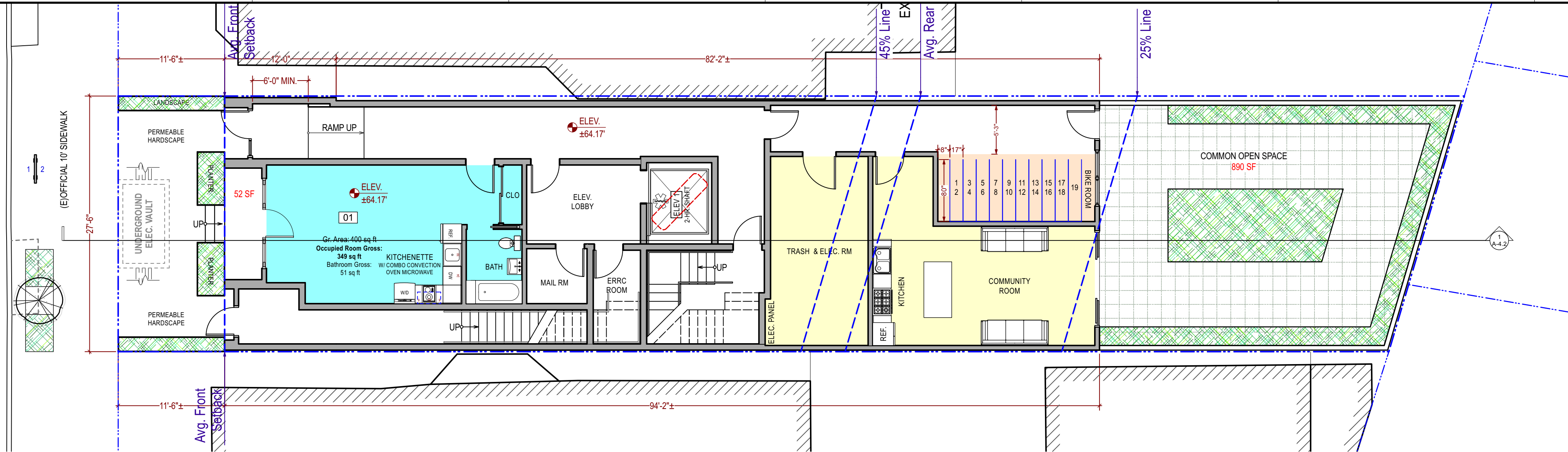
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DATE	07/14/2021
JOB NO.	20-1872
SHEET NO.	

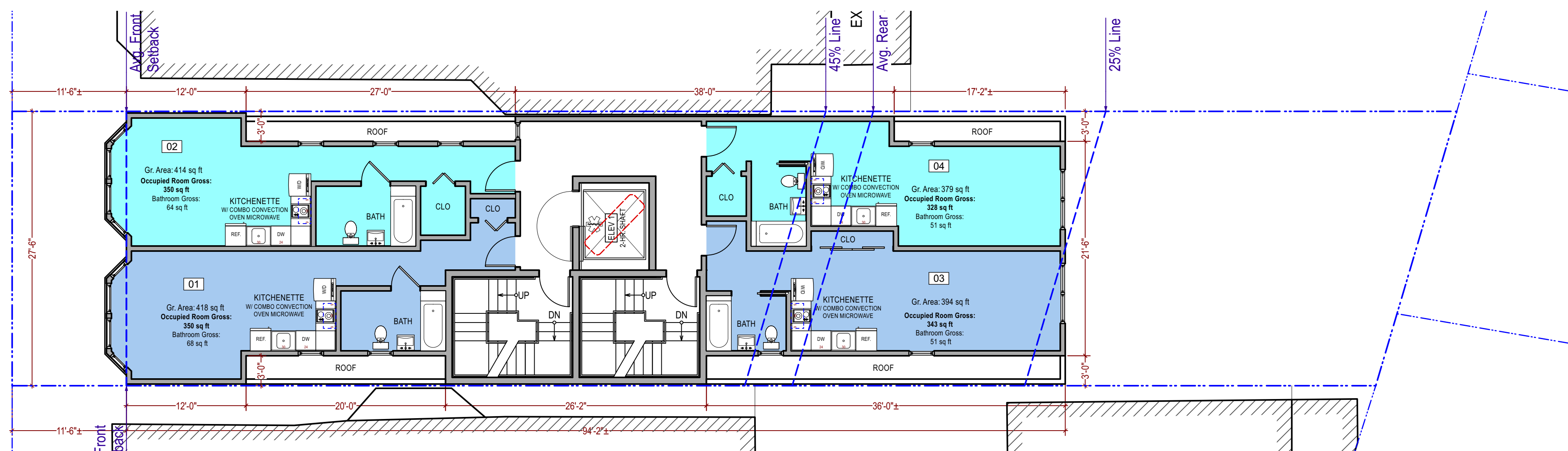
A-2.0

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REVISED DATE	01/14/2020
DATE	07/14/2021
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SHEET NO.	

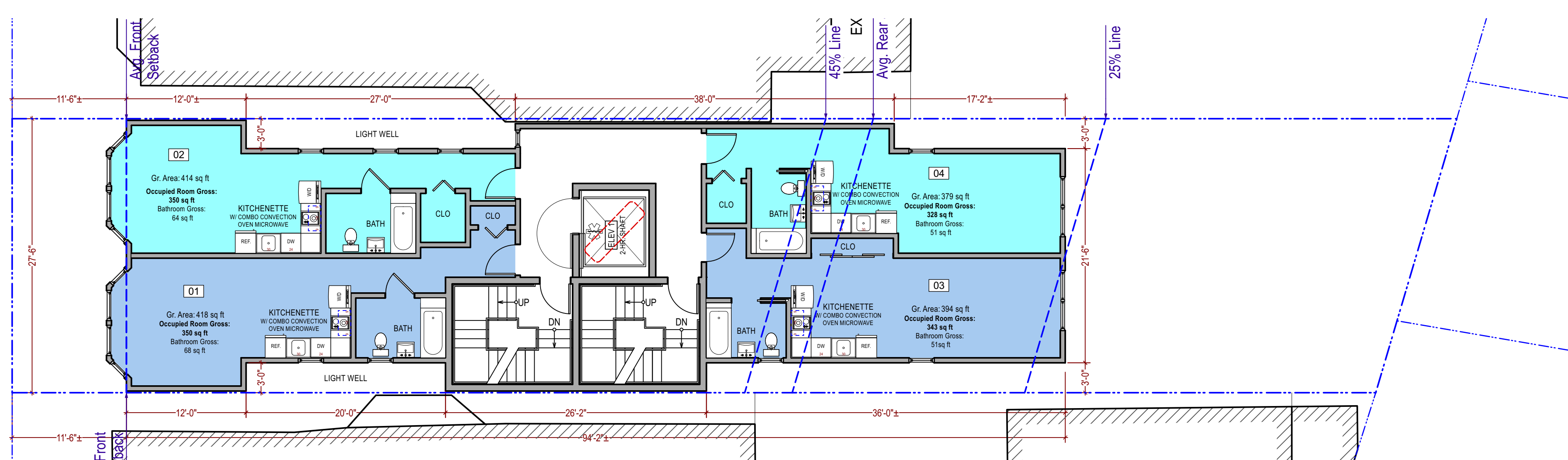
18TH STREET
(64' WIDE)



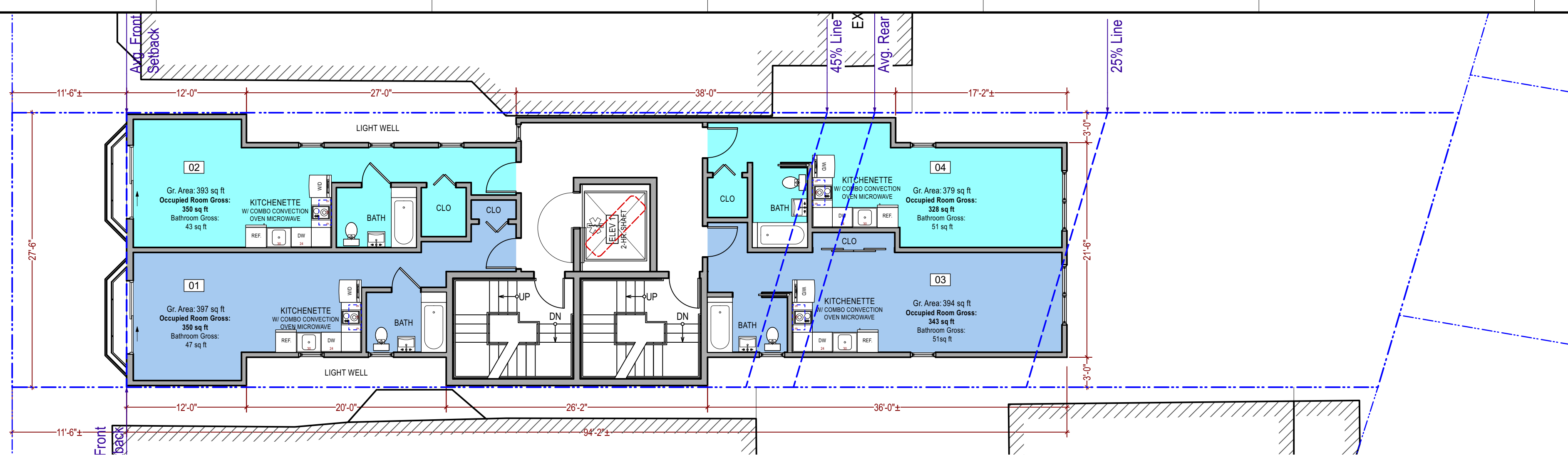
1 Proposed First Floor
Scale: 1/8" = 1'-0"



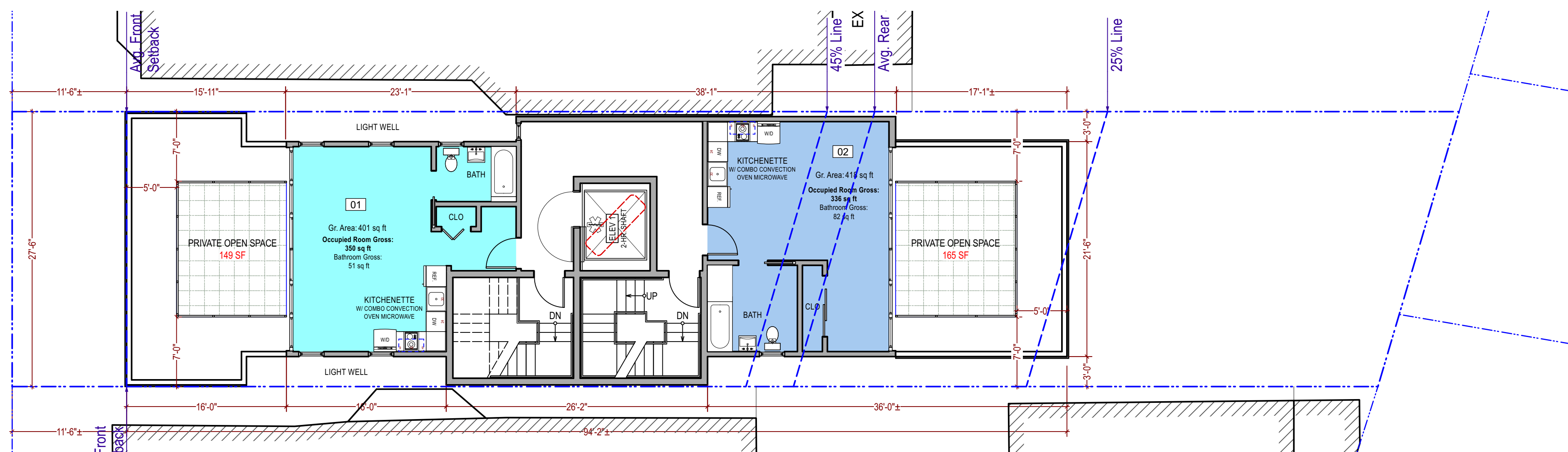
2 Proposed Second Floor
Scale: 1/8" = 1'-0"



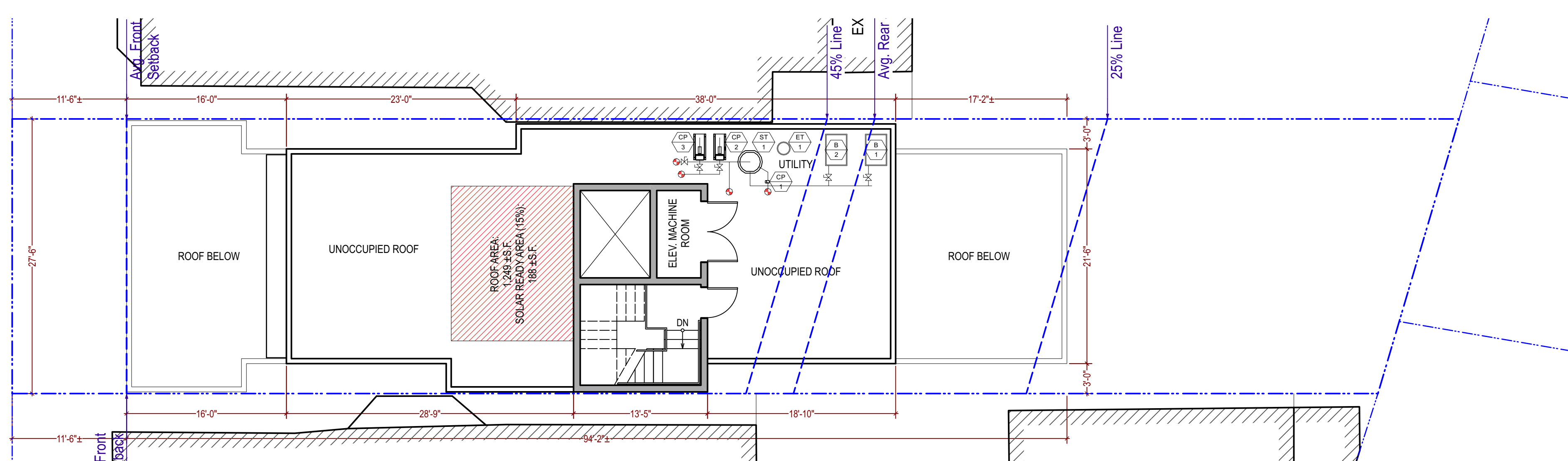
3 Proposed Third/Fourth Floor
Scale: 1/8" = 1'-0"



1 Proposed Fifth Floor
 Scale: 1/8" = 1'-0"



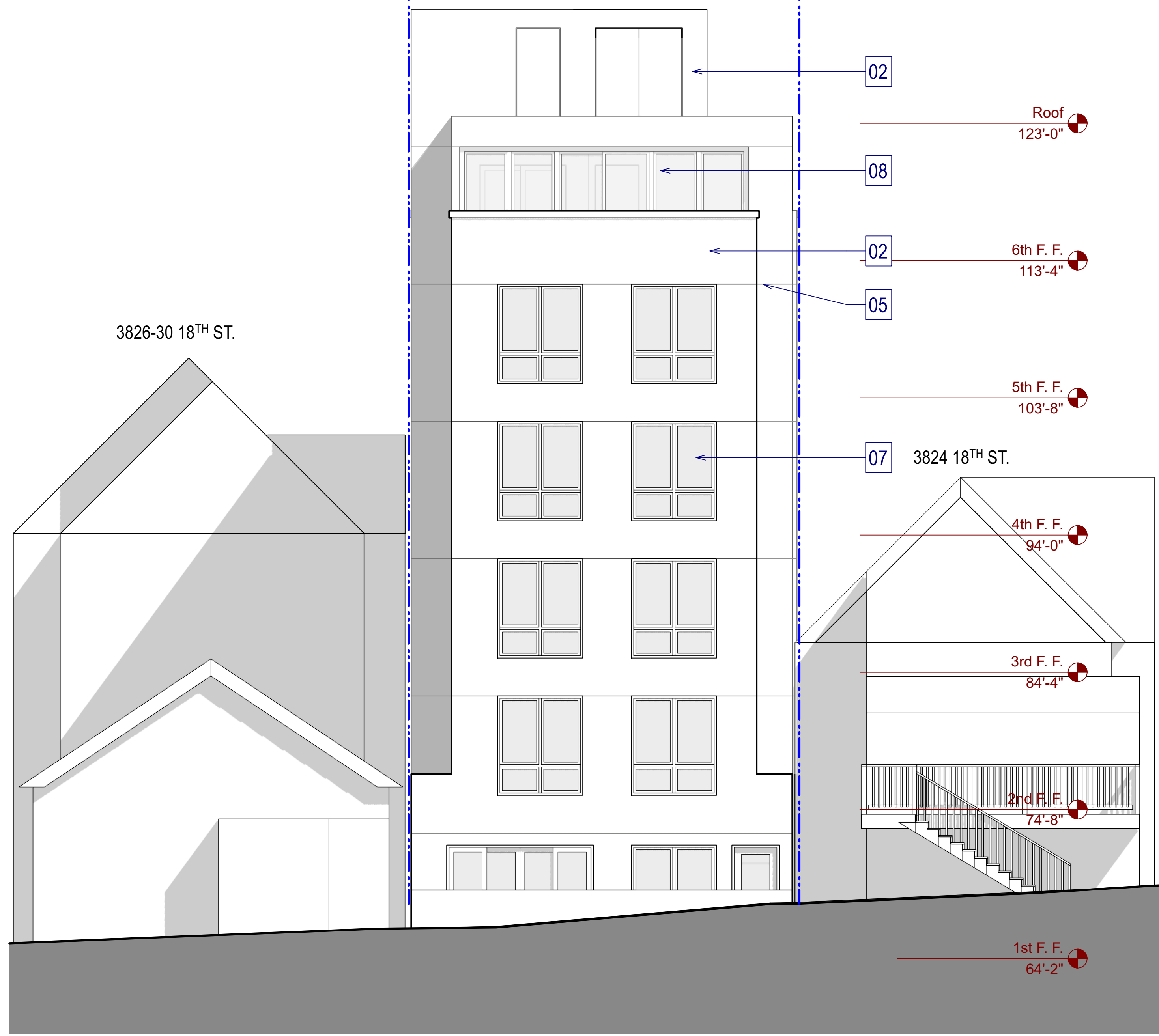
2 Proposed Sixth Floor
 Scale: 1/8" = 1'-0"



3 Proposed Roof Plan
 Scale: 1/8" = 1'-0"

PUMP & TANK SCHEDULE	
TAG.	DESCRIPTION
CP 1	DOMESTIC HOT WATER CIRCULATION PUMP IN-LINE PUMP, 120V/1 PH, 125W 5 GPM AT 15 FT. TDH, 15 LBS BELL & GOSSETT NBF-25 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
CP 2 3	SPACE HEATING HOT WATER PUMP IN-LINE PUMP, 208V/3 PH, 1.5 HP, ALL BRONZE CONSTRUCTION 90 GPM AT 33 FT. TDH, 100 LBS BELL & GOSSETT E-90 2AB PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
ST 1	HOT WATER STORAGE TANK UL TONIUM GLASS LINING STORAGE TANK, 125 PSI TEST PRESSURE 175 GAL VERTICAL TANK, 30" DIA x 63" HIGH, 1970 LBS WITH 2" THK R-16 TOPCOAT INSULATION NILES STEEL TANK BH-30-63 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
ET 1	EXPANSION TANK TANK SIZE 22 GALLONS / ACCEPT : 16 GALLONS TANK TO BE CHARGED IN THE FIELD TO 40 PSIG. 16" DIA, 34" H, 300 LBS WESSELS MODEL TTA-42 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE

BOILER SCHEDULE						
UNIT NO.	MANUFACTURER & MODEL NO.	NO. OF	SERVICE	HEATING BTUH		OPER. WT. (LBS.)
				INPUT	OUTPUT	
B 1 2	LAARS NEOTHERM NTV 750	2	HOT WATER	750,000	705,000	475



2 Proposed Rear Elevation (South)
Scale: 3/16" = 1'-0"

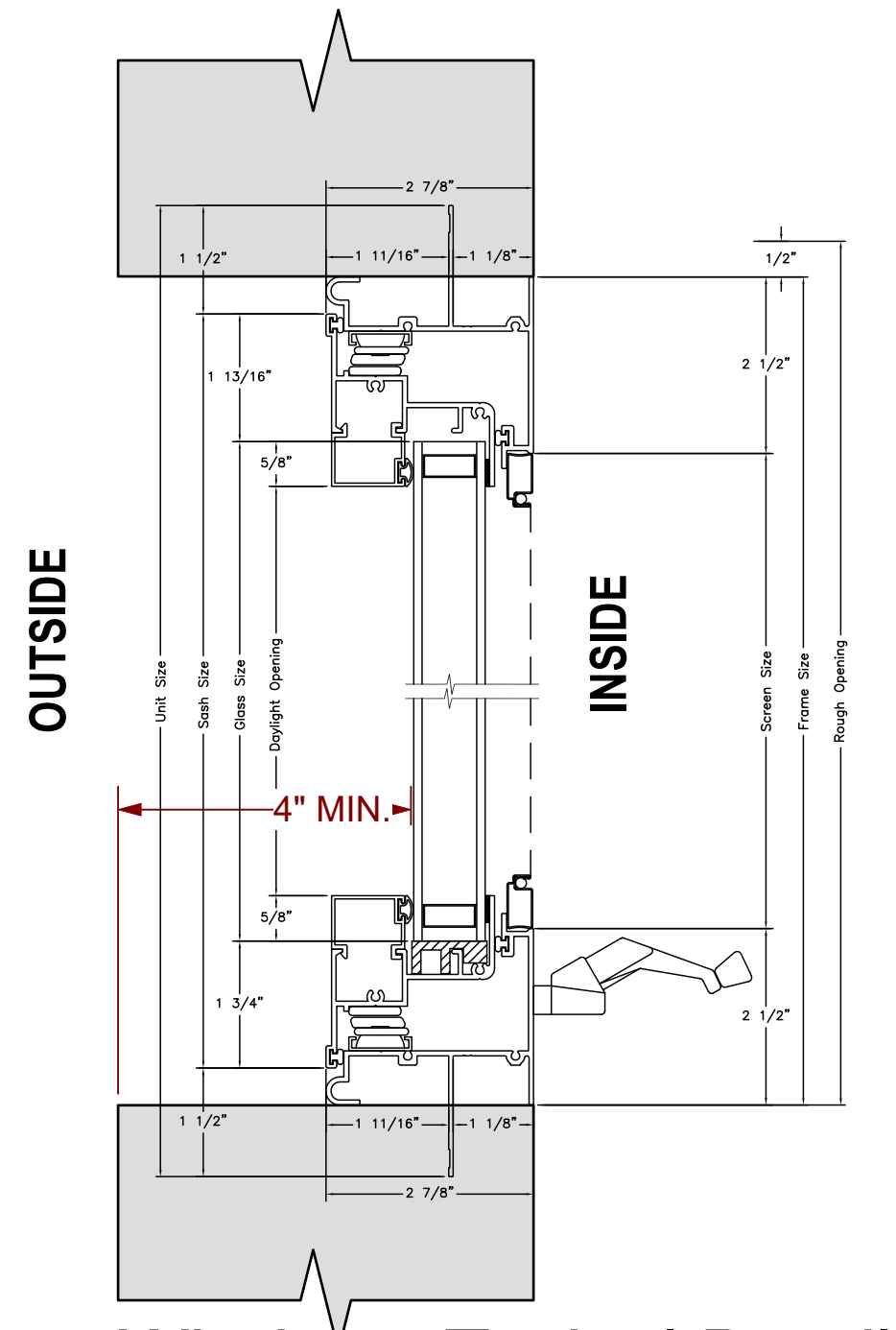


1 Proposed Front Elevation (North)
Scale: 3/16" = 1'-0"

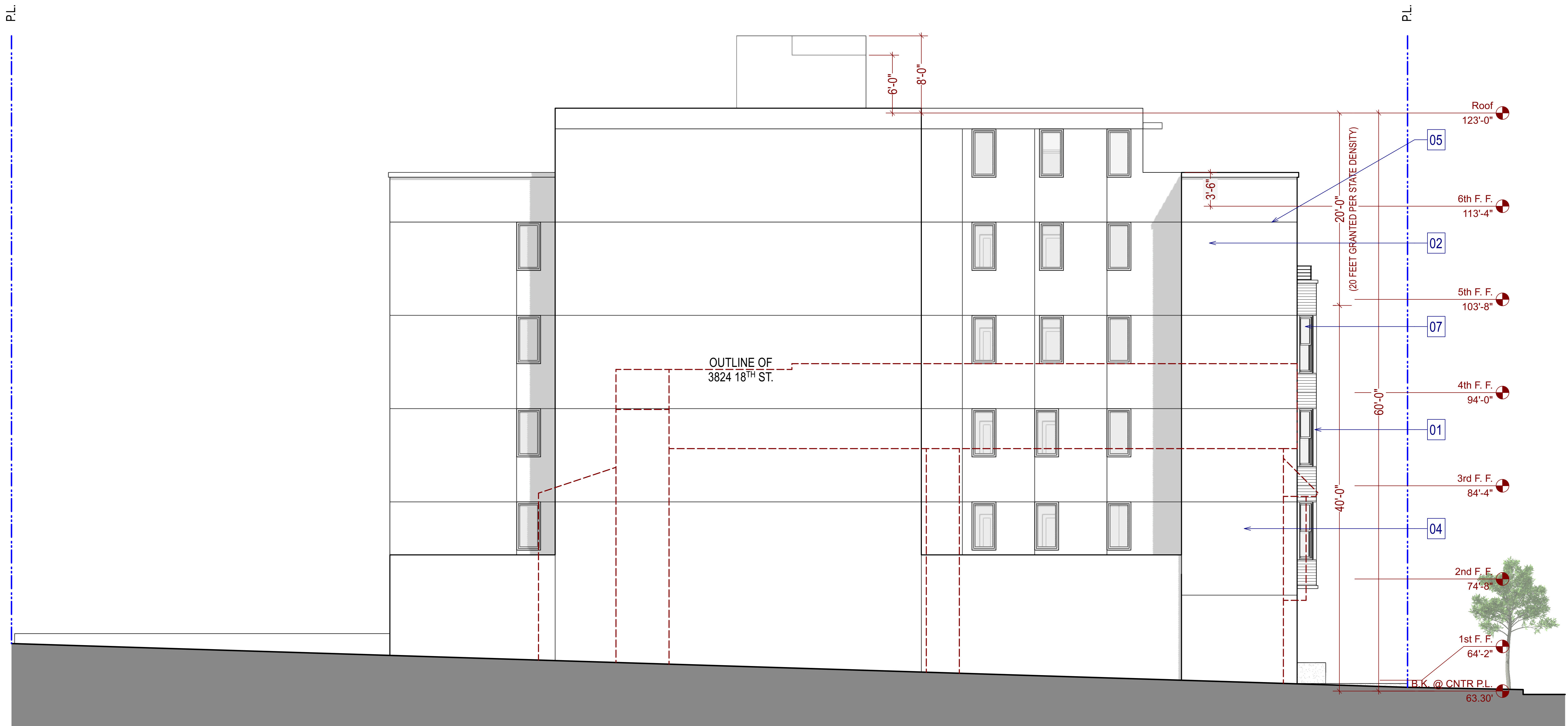
FACADE MATERIALS KEY NOTES:

01	WOOD TRIM, TYP.
02	HIGH QUALITY SMOOTH STUCCO, TYP.
03	HORIZONTAL SIDING, TYP.
04	SMOOTH CONCRETE BLIND WALL, TYP.
05	CONTROL JOINTS, TYP.
06	PAINTED METAL / GLASS GUARDRAILS, PROV. 42" HIGH BARRIER, TYP.
07	ALUMINUM CLAD WOOD WINDOW, W/ DARK ANODIZED FINISH, TYP.
08	ALUMINUM CLAD PATIO DOOR W/ CLR. GLASS, TYP.
09	SOLID ENTRY DOOR

NOTE:
PROJECT TO COMPLY WITH BIRD SAFE GLAZING REQ. PER PLANNING CODE SEC.139



Windows Typical Detail
N.T.S.



1 Proposed Left Elevation (East)
Scale: 3/16" = 1'-0"

FACADE MATERIALS KEY NOTES:

- 01 WOOD TRIM, TYP.
- 02 HIGH QUALITY SMOOTH STUCCO, TYP.
- 03 HORIZONTAL SIDING, TYP.
- 04 SMOOTH CONCRETE BLIND WALL, TYP.
- 05 CONTROL JOINTS, TYP.
- 06 PAINTED METAL / GLASS GUARDRAILS, PROV. 42" HIGH BARRIER, TYP.
- 07 ALUMINUM CLAD WOOD WINDOW, W/ DARK ANODIZED FINISH, TYP.
- 08 ALUMINUM CLAD PATIO DOOR W/ CLR. GLASS, TYP.
- 09 SOLID ENTRY DOOR

NOTE:
PROJECT TO COMPLY WITH BIRD SAFE
GLAZING REQ. PER PLANNING CODE
SEC.139

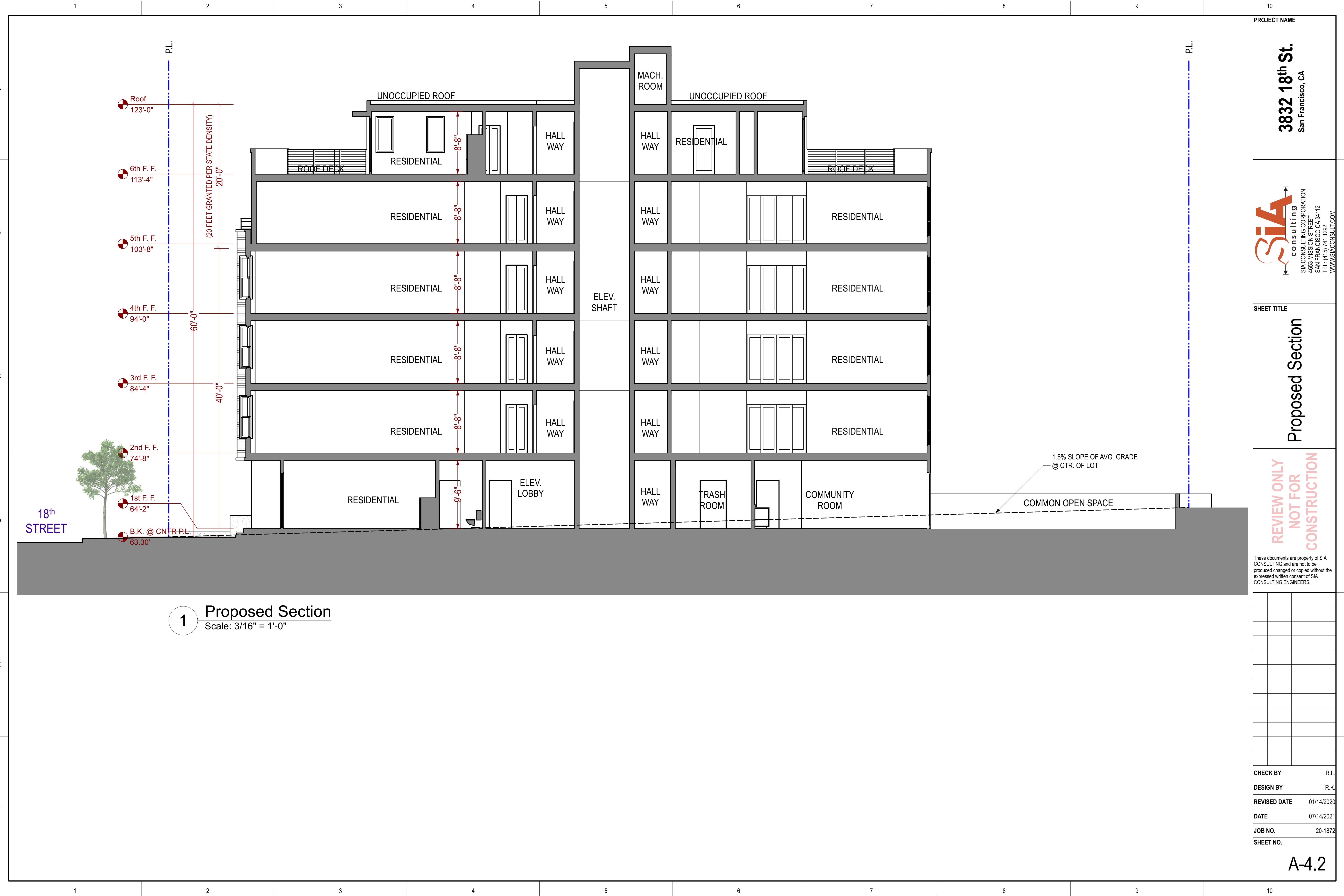


1 Proposed Right Elevation (West)
Scale: 3/16" = 1'-0"

FACADE MATERIALS KEY NOTES:

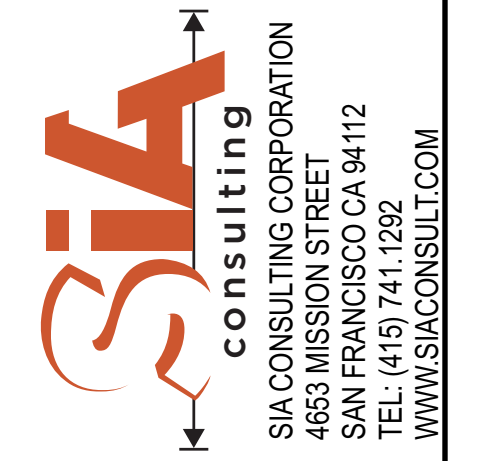
- 01 WOOD TRIM, TYP.
- 02 HIGH QUALITY SMOOTH STUCCO, TYP.
- 03 HORIZONTAL SIDING, TYP.
- 04 SMOOTH CONCRETE BLIND WALL, TYP.
- 05 CONTROL JOINTS, TYP.
- 06 PAINTED METAL / GLASS GUARDRAILS, PROV. 42" HIGH BARRIER, TYP.
- 07 ALUMINUM CLAD WOOD WINDOW, W/ DARK ANODIZED FINISH, TYP.
- 08 ALUMINUM CLAD PATIO DOOR W/ CLR. GLASS, TYP.
- 09 SOLID ENTRY DOOR

NOTE:
PROJECT TO COMPLY WITH BIRD SAFE
GLAZING REQ. PER PLANNING CODE
SEC.139



PROJECT NAME

3832 18th St.
San Francisco, CA



SHEET TITLE

Proposed Section

**REVIEW ONLY
NOT FOR
CONSTRUCTION**

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

CHECK BY	R.L.
DESIGN BY	R.K.
REVISED DATE	01/14/2020
DATE	07/14/2021
JOB NO.	20-1872
SHEET NO.	

A-4.2

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO			
<p>1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.</p> <p>2. Provide the Project Information in the box at the right.</p> <p>3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.</p> <p>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</p> <p>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</p>			<p style="margin: 0;">CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →</p>											<p>3832 18th St. PROJECT NAME</p> <p>3580/018 BLOCK/LOT</p> <p>3832 18th St. ADDRESS</p> <p>R-2 PRIMARY OCCUPANCY</p> <p>11,147 ±S.F. GROSS BUILDING AREA</p> <p>DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)</p>	
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LOW-RISE RESIDENTIAL <input type="checkbox"/> R 1-3 Floors	HIGH-RISE RESIDENTIAL <input type="checkbox"/> R 4+ Floors	LARGE NON-RESIDENTIAL <input type="checkbox"/> A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL <input type="checkbox"/> F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS <input type="checkbox"/> R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS <input type="checkbox"/> R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS <input type="checkbox"/> B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS <input type="checkbox"/> A,B,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS <input type="checkbox"/> A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME	BLOCK/LOT	
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	3832 18th St.	3580/018	
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r			
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6			
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).			LEED WEC2 (2 pts)									
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r			n/r	n/r	n/r	n/r	n/r	n/r			
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft. or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.												
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.												
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r			
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r	n/r			
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r						
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2				if >10 stalls added		
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r				if >10 stalls added		
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r			
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.												
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion					75% diversion				
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r			
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			n/r	n/r			n/r	n/r	n/r			
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r						
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r						
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.												
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.												
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r						
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.												
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r						
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r			
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r			
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.			n/r	n/r			n/r	n/r	n/r			
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r			
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r			
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r			
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r			

PROJECT NAME
3832 18th St.
San Francisco, CA

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SHEET TITLE
Greenpoint Checklist

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CHECK BY	R.L.
DESIGN BY	R.K.
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