



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (EN Impact Fee – Sec. 423)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Planning Commission Motion No. 19165

HEARING DATE: JUNE 5, 2014

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 29, 2014
Case No.: 2010.0726X
Project Address: 2051 3rd Street
Zoning: UMU (Urban Mixed Use) Zoning District
 68-X Height and Bulk District
Block/Lots: 3994/001B, 001C and 006
Project Sponsor: Raintree Partners
 28202 Cabot Road, Suite 300
 Laguna Niguel, CA 92667
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO (1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, (2) OPEN SPACE PURSUANT TO PLANNING CODE SECTION 135, (3) AND ACCESSORY USE PROVISIONS FOR DWELLING UNITS PURSUANT TO PLANNING CODE SECTIONS 329(D)(10) AND 803.3(B)(1)(C), TO ALLOW CONSTRUCTION OF A NEW SIX-STORY, 68-FOOT TALL 108,790 GSF RESIDENTIAL BUILDING WITH 93 DWELLING UNITS LOCATED AT 2051 3RD STREET, LOTS 001B, 001C AND 006 IN ASSESSOR’S BLOCK 3994, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 14, 2012, Raintree Partners (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Large Project Authorization under Planning Code Section 329 to allow construction of a new six-story, 68-foot tall residential building consisting of 94 dwelling units, parking for up to 74 spaces, and exceptions including rear yard, open space and street frontage within the UMU (Urban Mixed Use) Zoning District and within a 68-X Height and Bulk District.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter “EIR”). The EIR was prepared, circulated for public review and comment, and, at a public

hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA")). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

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

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

On December 3, 2013, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2010.0726X at 1650 Mission Street, Fourth Floor, San Francisco, California.

On March 6, 2014, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2010.0726X and continued the item to the June 5, 2014 public hearing at the request of the Project Sponsor.

On May 15, 2014, the Project Sponsor amended the application with the Planning Department for Large Project Authorization under Planning Code Section 329 to allow construction of a new six-story, 68-foot tall residential building consisting 93 dwelling units and parking for up to 74 spaces, and exceptions including rear yard and open space within the UMU (Urban Mixed Use) Zoning District and within a 68-X Height and Bulk District.

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 Large Project Authorization requested in Application No. 2010.0726X, 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. **Site Description and Present Use.** The proposed project is located mid-block on three adjoining lots (3994/001B, 001C, and 006) with a combined area of approximately 19,387 sq. ft. between Mariposa, Illinois, 18th and 3rd Streets in the City's Dogpatch neighborhood. The three lots would be merged as part of the project, and as a result will have 107-feet of frontages along both 3rd and Illinois Streets, with a depth of 180 feet. The two existing industrial buildings at 2051 and 2065 3rd Streets were constructed in 1927 and 1926, respectively, total 15,041 sq. ft. in area, and range in height from 12 to 25 feet. The site is also located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan.
3. **Surrounding Properties and Neighborhood.** The blocks surrounding the project site include a wide range of building types, heights, and uses typically found in an Urban Mixed Use (UMU) zoning district, including residential uses. The wide 3rd Street median contains the light rail line for the Muni T train. The area east of Illinois Street consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the adjacent block faces range from one to five stories, and approximately 15 to 65 feet in height. The topography in the area slopes downward from Potrero Hill on the west to the San Francisco Bay on the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately twelve feet in elevation across the project site from 3rd Street to Illinois Street. The adjacent property to the south at 680 Illinois Street is a five-story, 35-dwelling Planned Unit Development approved by the Planning Commission in 2005 and completed in 2012. The other adjacent property to the north at 2011 3rd

Street is a 50-foot tall, twelve-unit live/work building that was completed in 1997. The San Francisco Carpenters Union office building is located two properties to the south at 2085 3rd Street.

4. **Project Description.** The proposed project includes the demolition of the existing structures on three separate lots, and new construction of a six-story, 68-foot tall residential building (approximately 108,790 square feet) with 93 dwelling units that include 2,165 sq. ft. of flex space, 74 off-street parking spaces, and 93 Class 1 bicycle parking spaces. The project includes a dwelling unit mix consisting of 33 studios, 22 one-bedroom units, 35 two-bedroom units, and three three-bedroom units. The proposed project includes common open space (approximately 7,939 sq. ft.), private open space for seven units via decks and balconies, and publicly accessible open space (approximately 962 sq. ft.) along the 3rd Street frontage.
5. **Public Comment.** The Department has received twelve letters of support for the project, including from the Dogpatch Neighborhood Association and the San Francisco Housing Action Coalition. The Department has also received two letters of opposition identifying concerns about the scale of the project in relation to neighboring properties that is inconsistent with the Industrial Area Design Guidelines, its shadow impacts to the anticipated Crane Cove Park, and the loss of property line windows to the adjacent building at 610 Illinois Street. The Department has also received general inquiries from members of the public expressing concerns regarding the timing of construction, views, light and air, and the justification for granting the proposed rear yard and open space exceptions.
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. **Permitted Uses in UMU Zoning Districts.** Planning Code Section 843.20 states that residential uses are principally permitted within the UMU Zoning District.

The Project would construct new residential uses within the UMU Zoning District, and therefore complies with Planning Code Sections 843.20.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth beginning at the lowest story containing a dwelling unit.

The Project does not comply with the rear yard requirement and is seeking an exception as part of the Large Project Authorization (See discussion below).

- C. **Usable Open Space.** Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 80 square feet of usable open space per dwelling unit, or 54 square feet per dwelling unit of publicly accessible open space, is required. Up to 50 percent of the publicly accessible open space may be provided off-site. The Project has a residential open space requirement of 7,440 square feet of usable open space if private, or 5,022 square feet of publicly accessible open space.

Although the total proposed open space (11,578 square feet) exceeds the requirement, approximately 3,708 square feet of the open space does not meet the dimensional requirements for usable open space.

Therefore, the Project does not comply with the open space requirement and is seeking an exception as part of the Large Project Authorization (See discussion below).

- D. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires improvement of the public right-of-way associated with development projects. The owner or developer of a new building in this District must install street trees. Each street tree must be a minimum of 24-inch box for every 20 feet of frontage of the property along each street or public alley with any remaining fraction of ten feet or more of frontage requiring an additional tree. Planning Code Section 138.1 also requires streetscape and pedestrian elements in conformance with the Better Streets Plan when a project is on a lot that is greater than ½-acre in total area and the project includes new construction.

The project requires five street trees at each of the 3rd and Illinois Street frontages. The project proposes six street trees at each of the 3rd and Illinois Street frontages, which complies with this provision.

- E. **Bird-Safe Standards.** Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. The project site is not located within an urban bird refuge.

The Project meets the requirements of Planning Code Section 139 and does not contain any feature-related hazards such as free-standing glass walls, wind barriers, or balconies that have unbroken glazed segments 24 square feet or larger in size.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires dwelling units to have at least one window facing a street or alley, a Code-complying rear yard, open space or inner court.

All proposed dwelling units enjoy ample light and air with the proposed inner court yard, and 43 units face either 3rd or Illinois Streets, meeting the dimensional and square footage requirements for dwelling unit exposure.

- G. **Street Frontages.** Planning Code Section 145.1 requires the following for street frontages in Eastern Neighborhood Mixed Use Districts: (1) not more than 1/3 the width of the building facing the street may be devoted to ingress/egress to parking; (2) off-street parking at street grade must be set back at least 25 feet; (3) "active" use shall be provided within the first 25 feet of building depth at the ground floor; (4) ground floor non-residential uses in UMU zoning district shall have a floor-to-floor height of 17-feet; (5) frontages with active uses shall be fenestrated with transparent windows; and, (6) decorative railings or grillwork placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular views.

The project complies with the requirements of Section 145.1 as follows: (1) providing one 12-foot wide garage opening, which totals less than 1/3 the width of the approximately 105-foot wide building; (2) the off-street parking at street grade is set back at least 35 feet from Illinois Street; (3) incorporating active uses on all street frontages, including commercial, dwellings with stoops and flex units within the first 25 feet of the building depth at ground floor; (4) providing a floor-to-floor ground floor height of 18 feet for the commercial frontage; and, (5) providing transparent windows at the ground floor.

- H. **Shadow.** Planning Code Section 147 requires reduction of substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Planning Code Section 295. Section 295 restricts new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission.

The Shadow Analysis conducted for the Project indicates that the Project will not cast shadow upon any existing Public, Publicly Accessible or Publicly Financed or Subsidized Open Space under Planning Code Section 147. Crane Cove Park is an approximately nine acre site that is identified for development as a future park within the Port of San Francisco's Pier 70 Area, the former Union Iron Works/Bethlehem Steel Shipyard. Although a Draft Master Plan and Conceptual Plans have been developed, the project has not been reviewed and adopted by the Port Commission and other stakeholders. Additionally, the Project will not cast any shadows upon property under the jurisdiction of the Recreation and Park Commission.

- I. **Off-Street Parking.** Planning Section 151.1 allows for provision of up to three parking spaces for each four dwelling units. Additionally, up to one parking space is permitted for each dwelling unit that is two or more bedrooms and at least 1,000 square feet of occupied floor area, subject to the requirements of Sections 151.1(g) below. No additional parking is permitted above these amounts.

(1)(A) Parking for All Uses.

- (i) Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;
- (ii) Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;
- (iii) All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and
- (iv) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

The project proposes one twelve-foot wide vehicular access to its subterranean parking garage, therefore minimizing any impact to pedestrian spaces or movement. All parking spaces are provided underground, not visible from the street and with mechanical stackers. The proposed bicycle parking is at the ground level and will be accessible through the building lobby. The project proposes ample quality street scape improvements and active uses on the ground floor to enhance the pedestrian space and experience.

(B) Parking for Residential Uses.

- (i) For projects with 50 dwelling units or more, all residential accessory parking in excess of 0.5 spaces per unit shall be stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

Based on the proposed dwelling unit mix, the maximum number of parking spaces permitted is 80, or a parking ratio of approximately .85 spaces per dwelling unit. The project proposes 74 parking spaces, or a parking ratio of approximately .80 spaces per dwelling unit, accessible with mechanical stackers. Therefore, the project complies with the principally permitted parking amounts.

- J. **Off-Street Loading.** Planning Code Section 152.1 requires no off-street freight loading spaces for a residential use in UMU Districts when the gross floor area is less than 100,000 square feet, and no loading space for a commercial use less than 10,000 square feet.

With approximately 90,000 gross square feet of residential use, the project requires no off-street loading spaces. However, one loading space at curbside facing Illinois Street has been proposed.

- K. **Bicycle Parking.** Planning Code Section 155.2 requires one Class One bicycle space for each dwelling unit and one Class Two space for every 20 dwelling units.

The proposed total number of 93 dwelling units requires a total of 93 Class One bicycle parking spaces and five Class Two spaces. The project complies with this requirement by providing up to 94 Class One bicycle parking spaces and eight Class Two spaces.

- L. **Car Share.** Planning Code Section 166 requires one space for projects proposing dwelling units between 50 and 200.

One car share space is required for the proposed 93 dwelling units. The project exceeds the minimum requirement by providing three car share spaces.

- M. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The off-street parking spaces provided for the dwelling units will be unbundled and sold and/or leased separately from the dwelling units. Therefore, the Project meets this requirement.

- N. **Dwelling Unit Mix.** Planning Code Section 207.6 requires at least 40 percent of the total number of proposed dwelling units to contain two or more bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units.

The Project will provide 41 percent of the dwelling units as 2-bedroom units or larger (38 units).

- O. **Height Limit.** Planning Code Section 260 requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The Project Site is within a 68-foot Height District.

The Project complies with this requirement as the height of the building does not exceed 68 feet.

- P. **Inclusionary Affordable Housing Program.** Planning Code Section 419 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 419.3, these requirements would apply to projects that consist of ten or more units. The Project Sponsor has stated its intent to pursue the Rental Incentive alternative available to qualifying projects in the Urban Mixed Use District within Eastern Neighborhoods (UMU) under Planning Code Sections 415.5, 415.6 and 419.5(b). The Rental Incentive provides that projects which enter into an agreement with the City to provide all of the units in the Project as rental units for 30 years from the issuance of the certificate of occupancy shall receive two incentives: (1) a 3% reduction in its on-site inclusionary housing requirement (here from 16% to 13%) and (2) a \$1 per gross square foot reduction in its Eastern Neighborhoods Public Benefit Fee. While the Department supports this concept in general, under the current Code, the project sponsor must have the agreement to provide rental housing for 30 years approved by the Board of Supervisors. Per Planning Code Section 419.3(b)(2), the project site is subject to the "Tier B" requirements.

The Project Sponsor has entered into an agreement with the City to provide rental housing for 30 years under Section 419.5(b) of the Planning Code. The Project Sponsor and the City have entered into such an agreement; therefore the applicable requirements are a 13% inclusionary housing requirement and there is a \$1 per gross square foot reduction in the Eastern Neighborhood Public Benefit Fee. If the Agreement is terminated or the units otherwise sold prior to the expiration of the 30 year period, the inclusionary requirement will return to 16% and the Project Sponsor and its Successor must pay the \$1 per square foot Eastern Neighborhoods Public Benefit Fee. Both requirements would be subject to interest and/or penalties as allowed by law. The Project contains 93 units; therefore the Project Sponsor will fulfill this requirement by providing twelve 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.

- Q. **Eastern Neighborhoods Infrastructure Impact Fees.** The project shall comply with the provisions of Planning Code Section 423, including payment of the Eastern Neighborhoods Impact Fee, or execution of an In-Kind Agreement with the Planning Department prior to issuance of the first site or building permit.

The Project includes approximately 108,790 gross square feet of new development consisting of approximately 93,176 square feet of residential use. This use is subject to the Eastern Neighborhoods Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid by the Project Sponsor prior to the issuance of the building permit application.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building massing and scale;

The Project conforms to the applicable height and bulk requirements. The community in the vicinity of the Project is constantly evolving with development in the Central Waterfront region and the recent Eastern Neighborhoods Area Plans, and contains a range of building masses. The project, with

residential and flex space will be consistent with the existing and evolving character of the area. The Project's massing will improve the character of the neighborhood and improve general pedestrian accessibility. Furthermore, from a visual perspective, the massing and scale are generally consistent with the neighboring buildings. Two recent developments at 680 Illinois and 740 Illinois Streets proposed similar building mass and scale.

B. Architectural treatments, facade design and building materials;

The architecture of this Project responds to the site's location between the industrial nature of the Central Waterfront and the contemporary architecture of the residential buildings and lofts toward the bottom of Potrero Hill. The Project's facades all present fenestration patterns and scale similar to the expressed frame of residential and industrial uses common in the area. The exterior is designed with modern materials including resin, cement, and metal panels, aluminum windows, and stone. Additionally, the metal punched window openings and balconies with cement plaster recesses provide a stimulating and visually interesting form from the public right-of-way. Variations in fenestration and treatment of the building facades allow the architecture to read as distinct pieces of a whole.

C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

The ground floor character of the building is active with residential and retail oriented flex spaces along 3rd and Illinois Streets, and exposed residential entries along Illinois Street as expressed by the architecture of the building via recessed entries. The residential flex spaces, lobbies, and community spaces are carved out at the ground floor, inviting pedestrians and providing an opportunity for outdoor seating. The residential flex spaces have 17-foot clear ceiling heights at the ground floor, and curb cuts are minimized to one twelve-foot wide parking access point facing Illinois Street for the entire project. Street trees along all street frontages are proposed as required by the Planning Code, with the exception of areas adjacent to the building entries and the vehicular access point.

D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site;

The Project provides 1,972 square feet of private usable open space on the building's roof and courtyard for seven dwelling units. Approximately 5,898 square feet of usable common open space is provided on the building's roof deck, and an additional 2,934 square feet of private and common open space is provided on balconies and in the courtyard. Furthermore, 893 square feet of publicly accessible open space is provided at grade adjacent to 3rd Street. Although the additional 2,934 square feet of proposed open space on balconies and in the courtyard does not meet the literal dimensional requirements of the Planning Code, the total 11,578 square feet of open spaces provided on-site exceed the square footage required and are quality usable spaces.

E. Streetscape and other public improvements, including tree planting, street furniture, and lighting;

The Project proposes the installation of twelve street trees along both frontages and open spaces, and sidewalk improvements.

F. Circulation, including streets, alleys and mid-block pedestrian pathways;

The Project proposes only one twelve-foot wide ingress/egress access at Illinois Street and is not anticipated to create circulation problems. No other ingress/egress is proposed anywhere to prevent possible conflicts and congestion.

G. Bulk limits;

The Project site is located in an X Bulk District, which provides no bulk restrictions.

I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.

The Project generally meets the Objectives and Policies of the General Plan and noted in Finding 9 below.

8. **Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts.

A. Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth beginning at the lowest story containing a dwelling unit. The subject property is a rectangular lot with two frontages and two publicly accessible mews. Planning Code Section 329(d) allows an exception for the rear yard requirement pursuant to requirements of Planning Code Section 134(f).

1. Residential uses are included in the new or expanding development and a comparable amount of readily accessible usable open space is provided elsewhere on the lot:

The Project is occupied by a residential uses including flex units, and a comparable amount of readily accessible open space. Per the Planning Code, the required rear yard should equal 25 percent of the lot area, which is approximately 4,725 square feet for this property. The proposed roof deck (6,725 s.f.) inner courtyard (3,186 s.f.), and private balconies (774 s.f.) combine to provide approximately 10,685 square feet of accessible open space.

2. The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties:

The Project will merge three underutilized lots and create a through lot fronting 3rd and Illinois Streets. The proposed inner court yard will connect with court yards from the adjacent residential buildings, will preserve access to light and air, and will result in no significant impediment on light and air to adjacent properties.

3. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties:

The Project proposes an inner court yard that connects with and compliments the court yards from the adjacent residential buildings. The collective inner courtyards constitute a mid-block open space. The subject site currently provides no inner courtyard as the existing buildings have nearly full lot coverage.

- B. Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 80 square feet of usable open space per dwelling unit, or 54 square feet per dwelling unit of publicly accessible open space, is required. Up to 50 percent of the publicly accessible open space may be provided off-site. The Project has a residential open space requirement of up to 7,520 square feet of usable open space if private, or 5,076 square feet of publically accessible open space.

Although the total proposed open space (10,685 square feet) exceeds the requirement, the approximately 3,186 square feet of the open space (inner courtyard) does not meet the dimensional requirements. However, the inner court yard is of significant size and appropriate design to provide quality usable open space.

- C. Modification of the accessory use provisions of Section 803.3(b)(1)(c) for dwelling units. Dwelling units modified under this Subsection shall continue to be considered dwelling units for the purposes of the Code and shall be subject to all such applicable controls and fees. Additionally, any building which receives a modification pursuant to this Subsection shall be subject to the following:

- (i) A modification may only be granted for the ground floor portion of dwelling units that front on a street with a width equal to or greater than 40 feet.

The Project seeks modification for one two-bedroom, and two one-bedroom units on the ground floor fronting on 3rd and Illinois Streets, respectively.

- (ii) The accessory use may only include those uses permitted as of right at the subject property. However, uses permitted in any unit obtaining an accessory use modification may be further limited by the Planning Commission.

The Project will only include accessory uses that are principally permitted uses in the UMU Zoning District. The anticipated uses will either be retail or home office.

- (iii) The Planning Commission may grant exceptions to the size of the accessory use, type and number of employees, and signage restrictions of the applicable accessory use controls.

The Project is seeking modification to the accessory use provisions for dwelling units to allow for greater flexibility in the size of an accessory use on the ground floor level only, to provide for a limited number of employees, and to allow for public access.

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

HOUSING

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The Project is a high density mixed-use development in an underutilized, transitioning industrial area. The Project site is a large opportunity site that is currently used as an exhibition space. The area around the Project site was recently rezoned to UMU as part of a long range planning goal to create a cohesive, high density residential and mixed-use neighborhood. The project includes twelve on-site affordable housing units and also provides residential flex units for commercial spaces.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The architecture of this Project responds to the site's location and provides a design that blends the industrial and the contemporary architecture of residential and loft buildings. The Project's facades all present fenestration patterns and scale similar to the expressed frame of residential and industrial uses common in the area. The exterior is designed with modern materials including resin, cement, and metal panels, aluminum windows, and stone. Additionally, the metal punched window openings and balconies

with cement plaster recesses provide a stimulating and visually interesting form from the public right of way. Variations in fenestration and treatment of the building facades allow the architecture to read as distinct pieces of a whole.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

Assure the provision of adequate public open space to serve new residential development.

The Project will create private outdoor open spaces in a new residential mixed-use development through private balconies, a courtyard, roof deck, and ground floor open spaces. It will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install street trees at approximately 20 foot intervals along the frontages on 3rd and Illinois Streets. Frontages are designed with active spaces oriented at the pedestrian level that have a 17 foot clear ceiling height.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes 94 Class One bicycle parking spaces in secure, convenient locations on the ground floor and eight Class Two spaces in the public right of way.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project has a parking to dwelling unit ratio of .80 spaces per unit, below the maximum permitted ratio of 0.85. The parking spaces are accessed by one ingress/egress point at Illinois Street. Parking is adequate for the project and complies with maximum prescribed by the Planning Code.

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 1.7:

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The existing industrial buildings are not compatible with the visual character of the neighborhood. The Project serves as a visual transition from the residential character to the west and the industrial uses to the east. The Proposal will bring the Subject Property into greater conformity with the existing neighborhood character, and is complementary to the massing and scale of the adjacent buildings. The 93 new units of housing will provide a greater housing choice for residents.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

While the subject lot has two 107-foot street frontages, it only proposes one vehicular access point for the entire project, limiting conflicts with pedestrians and bicyclists. A minimum of six street trees will be planted on each street frontage. Ample active frontages, public and private open spaces, ground floor active uses, and ground floor flexible occupancy units directly accessing the street will be provided. The pedestrian experience along the Project site will be improved with widening of the sidewalk along 3rd Street.

CENTRAL WATERFRONT AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.2:

IN AREAS OF THE CENTRAL WATERFRONT WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1:

Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.4

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements implementation.

The project proposes development on existing underutilized parcels by merging them and introducing new rental housing with affordable units. The proposed density is the maximum allowed in order to ensure

quality and livability of the units through controlled height and unit mix requirements, and 41% of the unit mix includes two and three-bedroom units..

Housing

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

Policy 2.3.3

Require that 40 percent of all units in new developments have two or more bedrooms and encourage that at least 10 percent of all units in new development have three or more bedrooms, except Senior Housing and SRO developments.

The project proposes rental housing with a minimum of 41 percent of its total units containing two and three-bedroom units.

Built Form

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE CENTRAL WATERFRONT'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.9

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

Although there is no prevailing pattern of rear yard or open space on the subject block, the project proposes an 6,725 s.f. roof deck and an interior court that breaks up the building mass, continues the connection to adjacent inner courtyards, and provides quality light and air for the dwelling units.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.1

Require high quality design of street-facing building exteriors.

The Project provides strong, repeating vertical articulation to achieve the visual presence necessary to sustain pedestrian interest and activity. Massing is differentiated with notches, recesses, projections and an interior court yard. The proposed fenestration represents the uses behind them, in this case, residential and commercial flex units, minimizes visual clutter, harmonizes with prevailing conditions, and provides

architectural interest. Proposed windows are recessed and are generally oriented vertically with metal frames.

OBJECTIVE 4.1

IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN CENTRAL WATERFRONT.

Policy 4.1.5

Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.

The proposed curb cut is not located along the 3rd Street façade, which is a pedestrian and transit oriented street. Ground floor residential units and flex units with recessed entries are proposed on both 3rd and Illinois Street façades, where it is important to maintain continuous active ground floor activity, protect pedestrian movement and retail viability, and reduce transit delay and variability.

OBJECTIVE 4.8

ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS.

Policy 4.8.1

Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.

The project provides three car share spaces, exceeding the Code's requirement for one car space.

Streets and Open Space

OBJECTIVE 5.2

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE.

Policy 5.2.1

Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.

Policy 5.2.2

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

The Project includes a roof terrace of approximately 6,725 square feet. Although the proposed interior courtyard does not meet the minimum dimensional requirements, it provides a large and unobstructed quality usable open space of approximately 3,186 additional square feet,

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 does comply with said policies in that:

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

There are no existing neighborhood-serving retail uses on the site. The Project will provide approximately 2,165 square feet of ground floor flex spaces adequate for various commercial uses, including neighborhood serving retail, which will create opportunities for local resident employment and ownership opportunities.

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

No housing exists on the project site. The project will provide up to 93 new dwelling units, which will significantly increase the neighborhood housing stock. The design of the Project is compatible with the surrounding neighborhood. For these reasons, the proposed 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 will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program by providing twelve BMR units, therefore increasing 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 well-served by public transportation. The 3rd Street Light Rail is directly in front of the project site at the 3rd Street façade. The majority of future residents are expected to use alternative methods of transportation other than private automobiles, and the number of vehicle trips generated by this project would not impede MUNI transit service or overburden streets.

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

The Project does not include any commercial office development as proposed. The proposal, with dwelling units and commercial flex spaces will increase the diversity of the City's housing supply, a top priority in the City, and will provide potential neighborhood-serving uses.

- 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. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.

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 (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

12. 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.
13. The Commission hereby finds that approval of the Large Project 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 Large Project Authorization Application No. 2010.0726X** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 15, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. 19165. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1650 Mission Street, Room 304, San Francisco, CA 94103.

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 June 5, 2014.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Hillis, Sugaya, Fong, Antonini, Borden, Moore, and Wu
NAYES: None
ABSENT: None
ADOPTED: June 5, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the construction of a six-story residential building with 93 dwelling units with 94 off-street parking spaces, and a modification to the requirements for rear yard, open space, and accessory use provisions for dwelling units, located at 2051 3rd Street, Lots 001B, 001C and 006 in Assessor's Block 3994 pursuant to Planning Code Section 329 within the UMU (Urban Mixed Use) Zoning District, and a 68-X Height and Bulk District; in general conformance with plans, dated May 15, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2010.0726X and subject to conditions of approval reviewed and approved by the Commission on June 5, 2014, under Motion No. 19165. 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 June 5, 2014, under Motion No. 19165.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'EXHIBIT A' of this Planning Commission Motion No. 19165 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Large Project Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN

Final Materials. The Project Sponsor shall continue to work with the Planning Department on the building design and the design and development of the streetscape and pedestrian elements in conformance with the Better Streets Plan. Final materials, glazing, color, texture, landscaping, and

detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org

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 415-558-6613, www.sf-planning.org

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.sf-planning.org

Transformer Vault. The location of individual project PG&E Transformer Vault installations has significant impacts 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 recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- B. On-site, in a driveway, underground;
- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

Overhead Wiring. The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

Noise, Ambient. Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

Noise. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

AFFORDABLE HOUSING

Eastern Neighborhoods Affordable Housing Requirements for UMU. Pursuant to Planning Code Section 419.3 (formerly 319.3), Project Sponsor shall meet the requirements set forth in Planning Code Section 419.3 in addition to the requirements set forth in the Affordable Housing Program, per Planning Code Section 415. Prior to issuance of first construction document, the Project Sponsor shall select one of the options described in Section 419.3 or the alternatives described in Planning Code Section 419.5 to fulfill the affordable housing requirements and notify the Department of their choice. Any fee required by Section 419.1 et seq. shall be paid to the Development Fee Collection Unit at DBI prior to issuance of the first construction document an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

Pursuant to Planning Code Section 419, the Project Sponsor has entered into an agreement with the City to provide rental housing for 30 years under Section 419.5(b) of the Planning Code. The Project Sponsor and the City have entered into such an agreement; therefore the applicable requirements are a 13%

inclusionary housing requirement and there is a \$1 reduction per square foot of the Eastern Neighborhood Public Benefit Fee. If the Agreement is terminated or the units otherwise sold prior to the expiration of the 30 year period, the inclusionary requirement will return to 16% and the project sponsor and its successor must pay the \$1 per square foot Eastern Neighborhoods Public Benefit Fee. Both requirements would be subject to interest and/or penalties as allowed by law. The Project contains 93 units; therefore the Project Sponsor will fulfill this requirement by providing the twelve (12) 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.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>

Unit Mix. The Project contains 33 studios, 22 one-bedroom, 35 two-bedroom, and 3 three-bedroom units; therefore, the required affordable unit mix is four studios, three one-bedroom, and five two-bedroom, for a total of twelve affordable units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.

Unit Location. The BMR 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 first construction permit.

Phasing. If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than sixteen percent (16%) of the each phase's total number of dwelling units as on-site BMR units. Alternatively, if the Project Sponsor has entered into an agreement with the City to provide rental housing for 30 years under Section 419.5(b) of the Planning Code, the Project shall have designated not less than thirteen percent (13%) of the each phase's total number of dwelling units as on-site BMR units.

Duration. Under Planning Code Section 419.8, all units constructed pursuant to Section 419.6, must remain affordable to qualifying households for the life of the project.

Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 419 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 419. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate

units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. 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, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program, an amount that translates to ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- d. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOH shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOH at least six months prior to the beginning of marketing for any unit in the building.
- e. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- f. 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.

- g. 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 rental units for a minimum of 30 years pursuant to requirements in Planning Code Section 419.5(b)
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- h. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 419 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.
- i. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties, if applicable.

PARKING AND TRAFFIC

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

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

Car Share. Pursuant to Planning Code Section 166, at least one car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 98 bicycle parking spaces (93 Class 1 spaces and 5 Class 2 spaces).

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

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 80 off-street parking spaces.

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

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 impacts during construction of the Project.

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

EASTERN NEIGHBORHOODS INFRASTRUCTURE IMPACT FEE

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

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

PROVISIONS

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

MONITORING

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

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

Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints

to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

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

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

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

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

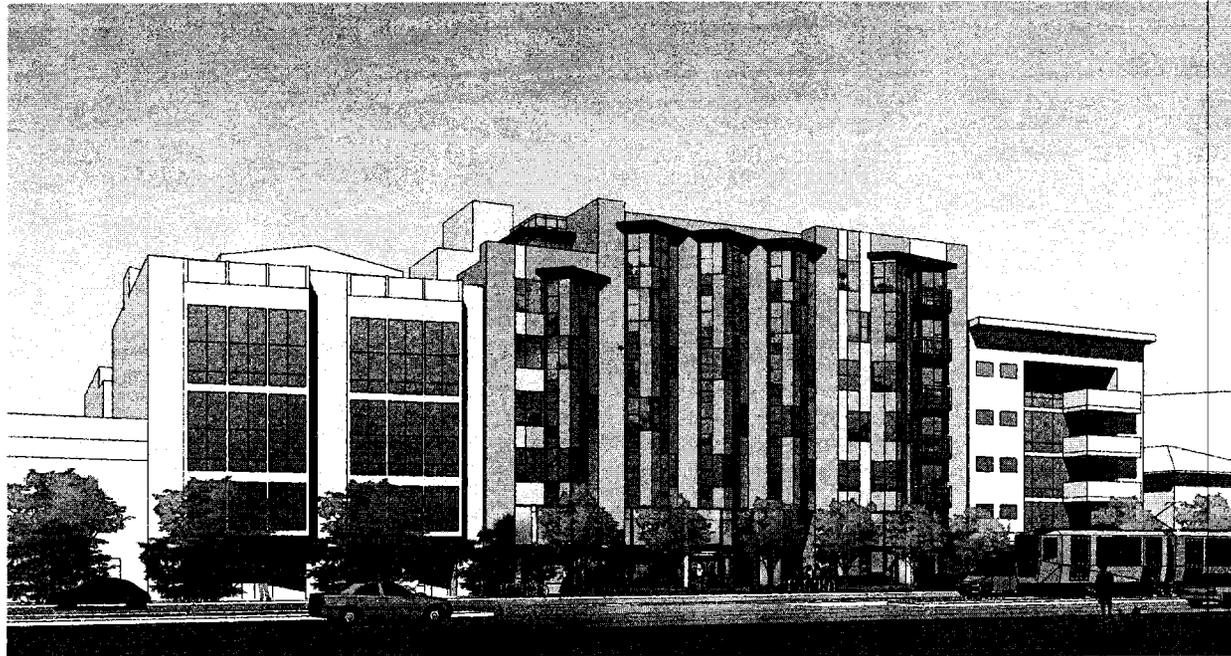
Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2004.0160E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

2051 THIRD STREET

SAN FRANCISCO, CA

PLANNING SUBMITTAL
MAY 15, 2014



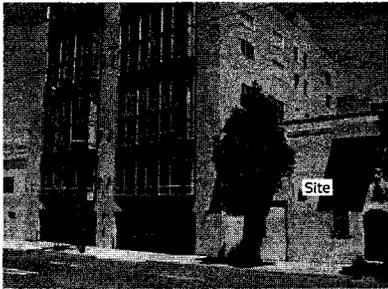
RAINTREE
PARTNERS



BDE
ARCHITECTURE



1. Looking Southeast from Mariposa & Third



1. Looking Southeast from Mariposa & Third



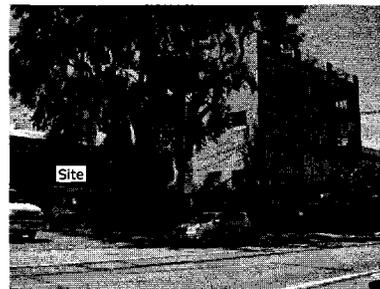
3. Looking East from Across Third Street



Site Aerial/ Context Plan



4. Looking Northwest from 18th & Illinois



5. Looking Northwest from Across 18th

PROJECT TEAM

OWNER:
 RAINTREE PARTNERS
 25 TAYLOR STREET
 SAN FRANCISCO, CA 94102
 P: 415.385.9653 / 415.385.9657
 CONTACT: JASON CHECK / RICK PRICE

ARCHITECT:
 BDE ARCHITECTURE
 485 CALIFORNIA STREET, SUITE 1200
 SAN FRANCISCO, CA 94104
 P: 415.877.0968
 CONTACT: JON ENNIS / BRENA WILLIAMS

DESIGN ARCHITECT:
 JON WORDEN ARCHITECT
 512 MATHESON STREET
 HEALDSBURG, CA 95444
 P: 707.238.9076
 CONTACT: JON WORDEN

CIVIL:
 BKF ENGINEERING
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD SHORES, CA 94065
 P: 650.482.6389
 CONTACT: TODD ADARI / EASTON C. MCALLISTER

LANDSCAPE:
 CFOUND WORKS OFFICE
 450 COLLINGWOOD STREET
 SAN FRANCISCO, CA 94114
 P: 415.845.9745
 CONTACT: BRENNAN COX

STRUCTURAL:
 KPFF CONSULTING ENGINEERS
 221 MAIN STREET, SUITE 1800
 SAN FRANCISCO, CA 94105
 P: 415.889.1004
 CONTACT: MARC PRESS

MEP:
 EMERALD CITY ENGINEERS, INC.
 6505 216TH STREET SW, SUITE 200
 MOUNTAIN LAKE TERRACE, WA 98043
 P: 425.741.1200
 CONTACT: JOHN TOMAN / ADAM FRENCH

JOINT TRENCH:
 PIGA DESIGN
 8400 VILLAGE PARKWAY, SUITE 204
 DUBLIN, CA 94568
 P: 408.678.7526
 CONTACT: SCOTT HARDESTER

SECURITY:
 MDE CONSULTANTS
 3015 W. ORANGEWOOD AVENUE
 PHOENIX, AZ 85061
 P: 408.480.0910
 CONTACT: MIKE DOLAN

WATERPROOFING:
 CROSS 2 DESIGN GROUP
 2476 WESTLAKE AVENUE N, SUITE 102
 SEATTLE, WA 98109
 P: 206.283.0066
 CONTACT: BRAD MINOUGE

FINAL/SAFETY CONSULTANTS:
 30325, INC.
 2540 MEADOW GLEN PLACE
 SAN RAMON, CA 94583
 P: 925.748.4205
 CONTACT: CHERYL L. DOMNITCH

ERMS:
 SCAFFOLD INSPECTION AND TESTING CO.
 183A BEACON STREET
 SOUTH SAN FRANCISCO, CA 94080
 P: 650.588.4526
 CONTACT: JOAN PALLEO

PROJECT TEAM 3
 14"x11"

PLANNING INFORMATION:

PROJECT LOCATION: SAN FRANCISCO, CA
BLOCK/LOT: 38947 B, 1C & B
ZONING DISTRICT: EASTERN NEIGHBORHOOD UMU
HEIGHT & BULK: 68-X
LOT AREA: 0.44 ACRES (19,265 SF)
PROJECT DESCRIPTION: TWO (5) STORY TYPE BIA RESIDENTIAL BUILDINGS OVER A MIXED-USE, TYPE IIA CONCRETE PODIUM AND SUBTERRANEAN GARAGE, 83 RESIDENTIAL UNITS, COMMON FACILITIES & 74 CAR GARAGE.

BUILDING CODE ANALYSIS:

CONSTRUCTION TYPE: TYPE BIA & 1A
OCCUPANCY CLASSIFICATION: R-2, S-2, M, A-3, B
MAXIMUM BUILDING HEIGHT: 68'-0" (MEASURED FROM EACH STREET FRONTAGE)
MAXIMUM NUMBER OF STORES: 6 STORES (5) STORES 11'10" OVER (1) STORY TYPE 1A WITH LOFT & BASEMENT.
PER CBC 901.1, 904.2 & 905.2

PARKING SUMMARY:

ALLOWABLE PARKING: 2-3 BDRM UNITS OVER 1000 SF: 38 UNITS X 1.0 UNIT = 38 SPACES
 STUDIO-1 BDRM UNITS: 16 UNITS X 0.75 UNIT = 42 SPACES
MAXIMUM ALLOWABLE PARKING: 80 SPACES
PARKING PROVIDED: 74 SPACES (74 SPACES/83 UNITS = 89%)
* INCLUDES 3 ADA SPACES, 3 CAR SHARE SPACES & 3 EV SPACES

BIKE PARKING:

REQUIRED BIKE PARKING: 1 BIKE / UNIT (CLASS 1) = 83 SPACES
 1 BIKE / 20 UNITS (CLASS 2) = 6 SPACES
PROVIDED BIKE PARKING: 84 SPACES (CLASS 1
 8 SPACES (CLASS 2)

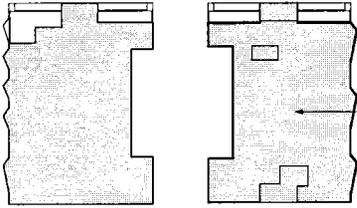
ACCESSIBILITY:

BATHING AND TOILET FACILITIES: PER 2010 CBC CHAPTER 11A, ONE COMPLYING BATHROOM PER UNIT WILL BE IN ACCORDANCE WITH 119A4.2 OPTION 2.

PROJECT INFORMATION 2

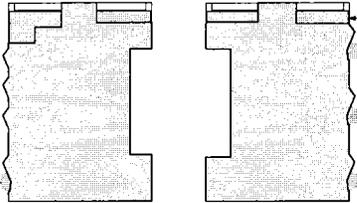
SHEET INDEX		
A1	PROJECT INFORMATION	A15 BUILDING SECTION - LOOKING NORTH
A2	AREA & OPEN SPACE CALCULATIONS	A16 BUILDING SECTION - LOOKING NORTH
A3	ATA SURVEY	A17 BUILDING SECTION - LOOKING NORTH
A4	SITE PLAN	A18 TYPICAL UNIT PLANS
A5	BASEMENT PLAN	A19 THIRD STREET PERSPECTIVE
A6	FIRST FLOOR PLAN	A20 ILLINOIS STREET PERSPECTIVE
A7	MEZZANINE PLAN	A21 THIRD STREET PERSPECTIVE
A8	SECOND-FIFTH FLOOR PLAN	A22 THIRD STREET PLANS AND SECTIONS
A9	SIXTH FLOOR PLAN	L1 THIRD STREET PERSPECTIVE - LOBBY ENTRY
A10	ROOF PLAN	L3 THIRD STREET PERSPECTIVE - FLEX SPACE
A11	THIRD STREET ELEVATION	L4 ILLINOIS STREET PLAN AND SECTIONS
A12	ILLINOIS STREET ELEVATION	L6 ILLINOIS STREET PERSPECTIVE - LOBBY ENTRY AND DRIVEWAY
A13	NORTH AND SOUTH ELEVATIONS	L8 ILLINOIS STREET PERSPECTIVE - FLEX SPACE
A14	DIAGRAMMATIC SECTIONS THROUGH ROOF DECKS	L7 ROOF DECK AND COURTYARD PERSPECTIVES

SHEET INDEX 1



OPEN SPACE DIAGRAM - ROOF PLAN 6

ROOF DECK COMPLIANT OPEN SPACE

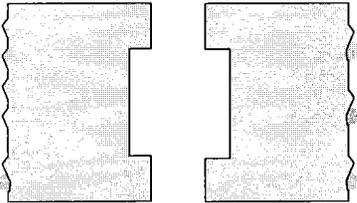


OPEN SPACE DIAGRAM - 8TH FLOOR 5

COMPLIANT OPEN SPACE

NON-COMPLIANT OPEN SPACE

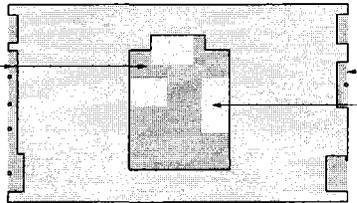
NON-COMPLIANT OPEN SPACE



OPEN SPACE DIAGRAM - SECOND THROUGH FIFTH FLOORS 4

NON-COMPLIANT OPEN SPACE

NON-COMPLIANT OPEN SPACE



OPEN SPACE DIAGRAM - FIRST FLOOR 3

NON-COMPLIANT OPEN SPACE

COMPLIANT OPEN SPACE

UNIT AREAS - REVISED		TYPE	VARIATION	AREA (NET SF)	GARAGE	THIRD STREET BUILDING						ILLINOIS STREET BUILDING						UNIT TOTAL	AREA BY TYPE - NET (SF)	UNITS BY TYPE			
						FLR 1	MEZZ	FLR 2	FLR 3	FLR 4	FLR 5	FLR 6	FLR 1	FLR 2	FLR 3	FLR 4	FLR 5	FLR 6					
STUDIOS	A1			463	-	-	-	3	3	3	3	2	-	-	-	-	-	-	14	5,482	33		
	A2			447	-	-	-	2	2	2	2	1	-	-	-	-	-	-	9	4,093			
	A3			473	-	-	-	2	2	2	2	2	-	-	-	-	-	-	10	4,730			
ONE BEDROOM UNITS	B1			672	-	-	-	1	1	1	1	-	-	-	-	-	-	-	4	2,689	22		
	B2			609	-	-	-	2	-	-	-	-	-	-	-	-	-	-	2	1,210			
	B3			637	-	-	-	2	-	-	-	-	-	-	-	-	-	-	2	1,274			
	B4			582	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	593			
	B5			654	-	-	-	2	2	2	2	1	-	-	-	-	-	-	9	5,886			
	B6			523	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	433			
	B7			808	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	808			
	B8			600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	600			
	B9			683	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	683			
TWO BEDROOM UNITS	C1			1,045	-	-	-	1	1	1	1	1	-	-	-	-	-	-	5	5,225	22		
	C2			1,033	-	-	-	-	-	-	-	-	-	1	1	1	1	-	4	4,132			
			C2.1	1,015	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0			
			C2.2	1,101	-	-	-	-	-	-	-	-	-	-	1	1	1	1	5	5,505			
	C3			994	-	-	-	-	-	-	-	-	-	1	1	1	1	-	5	4,370			
	C4			1,002	-	-	-	-	-	-	-	-	-	-	3	3	3	3	14	14,628			
	C6			997	-	-	-	-	-	-	-	-	-	-	3	3	3	3	0	0			
C6			1,039	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1,039				
C7			606	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	606				
THREE BEDROOM UNITS	D1			1,259	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1,259	3		
	D2			1,274	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1,274			
	D3			1,217	-	-	-	-	-	-	-	-	-	5	-	-	-	-	1	1,217			
TOTAL AREA																						68,964	
TOTAL UNITS																							83

GROSS BUILDING AREAS - REVISED PLAN			THIRD STREET BUILDING						ILLINOIS STREET BUILDING						AREA BY TYPE - GROSS (SF)	
		GARAGE	FLR 1	MEZZ	FLR 2	FLR 3	FLR 4	FLR 5	FLR 6	FLR 1	FLR 2	FLR 3	FLR 4	FLR 5	FLR 6	
RESIDENTIAL		-	3,566	1,374	6,376	6,376	6,376	6,376	5,554	3,634	6,267	6,267	6,267	6,267	5,631	70,331
LOBBY / CORRIDORS / CIRC AMENITIES**		1,351	2,521	1,295	1,040	1,040	1,040	1,040	1,137	1,637	1,028	1,028	1,028	1,028	1,045	17,458
PARKING		15,614	1,894	997	-	-	-	-	-	-	-	-	-	-	-	15,614
FLEX / COMMERCIAL																0
UTILITIES / MEP		2,096	25	-	40	40	40	40	-	460	31	31	31	31	31	2,896
NOTE: 2,185 SF OF FLEX UNIT SPACE IS INCLUDED IN THE RESIDENTIAL SF TOTALS																
TOTAL															108,792	

TOTAL UNITS PER BUILDING:
 THIRD STREET BUILDING 59
 ILLINOIS STREET BUILDING 34
TOTAL UNITS 93

**NET AREA IS MEASURED TO EXTERIOR FACE OF STUD OF EXTERIOR WALLS, TO THE CENTERLINE OF THE CORRIDOR WALLS AND TO THE CENTERLINE OF THE PARTY WALLS

** INCLUDES BIKE STORAGE, COMMUNITY ROOM, MAIL ROOM AND FITNESS LOFT

UNIT AREA & GROSS AREA SUMMARY 2

COMPLIANT OPEN SPACE		
COMMON USABLE OPEN SPACE	ROOF DECK ON ILLINOIS ST BLDG	5,898 SF
PRIVATE USABLE OPEN SPACE	PRIVATE DECKS AT COURTYARD	1,145 SF
PRIVATE USABLE OPEN SPACE	PRIVATE ROOF DECKS AT 8TH FLR	827 SF
TOTAL COMPLIANT OPEN SPACE PROVIDED		7,870 SF
NON-COMPLIANT OPEN SPACE		
PUBLICLY ACCESSIBLE OPEN SPACE	STREET LEVEL	962 SF
COMMON USABLE OPEN SPACE	COURTYARD	2,041 SF
PRIVATE USABLE OPEN SPACE	BALCONIES	774 SF
TOTAL NON-COMPLIANT OPEN SPACE PROVIDED		3,777 SF
TOTAL PROVIDED OPEN SPACE (COMPLIANT AND NON-COMPLIANT)		11,647 SF
TOTAL UNITS		93 UNITS
REQUIRED OPEN SPACE (COMMON OR PRIVATE USE)		93 UNITS X 80 SF / UNITS 7,440 SF
TOTAL OPEN SPACE REQUIRED		7,440 SF

OPEN SPACE CALCULATION 1

AREA & OPEN SPACE CALCULATIONS

A2



NOTE: DETAILED INFORMATION ON ADJACENT BUILDINGS IS BASED ON THE OWNER'S FIELD DIMENSIONS, NOT SURVEY INFORMATION. ALL INFORMATION REGARDING THE ADJACENT BUILDINGS IS APPROXIMATE.

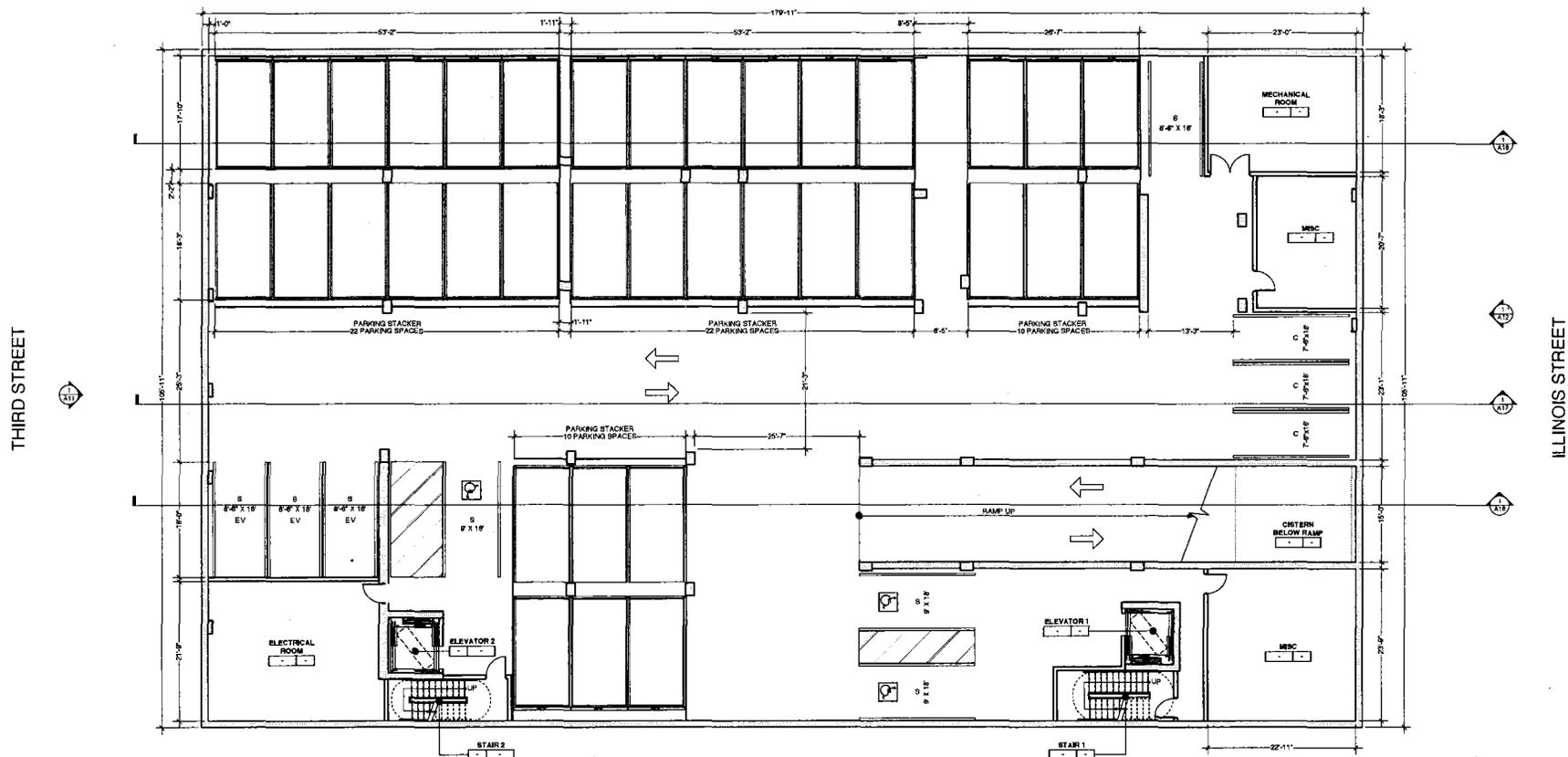
SITE PLAN 1/16"=1'-0"



A4

SHEET NOTES

- ① APPROXIMATE LOCATION OF ADJACENT BUILDINGS
- ② APPROXIMATE LOCATION OF ADJACENT BUILDINGS BELOW



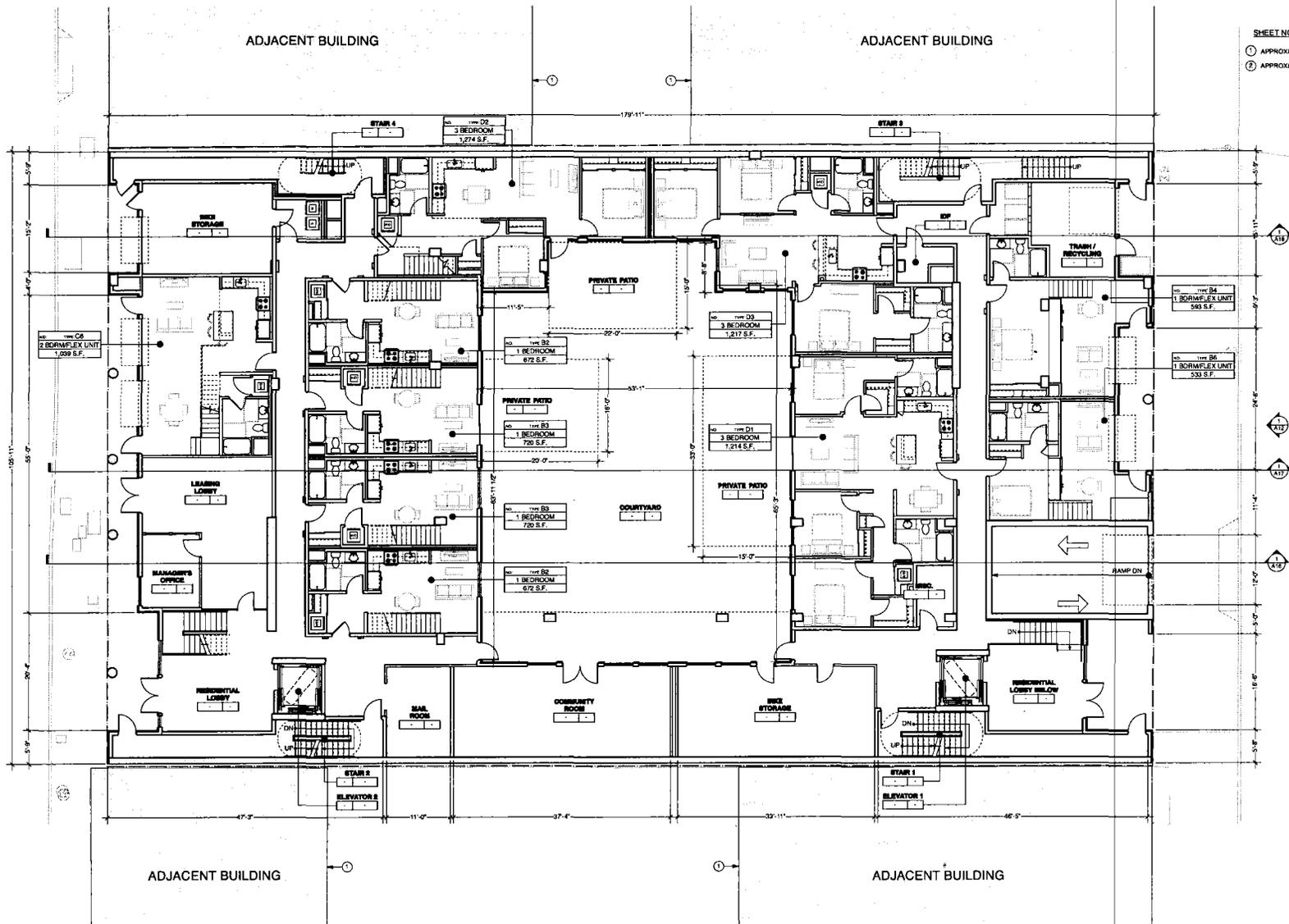
PARKING COUNT	
WITH STACKERS:	74 PARKING SPACES
WITHOUT STACKERS:	18 TANDEM STALLS (36 SPACES) 10 SINGLE SPACES
	46 PARKING SPACES TOTAL

BASEMENT PLAN

1/8" = 1'-0"



A5



- SHEET NOTES**
- ① APPROXIMATE LOCATION OF ADJACENT BUILDINGS
 - ② APPROXIMATE LOCATION OF ADJACENT BUILDINGS BELOW

THIRD STREET

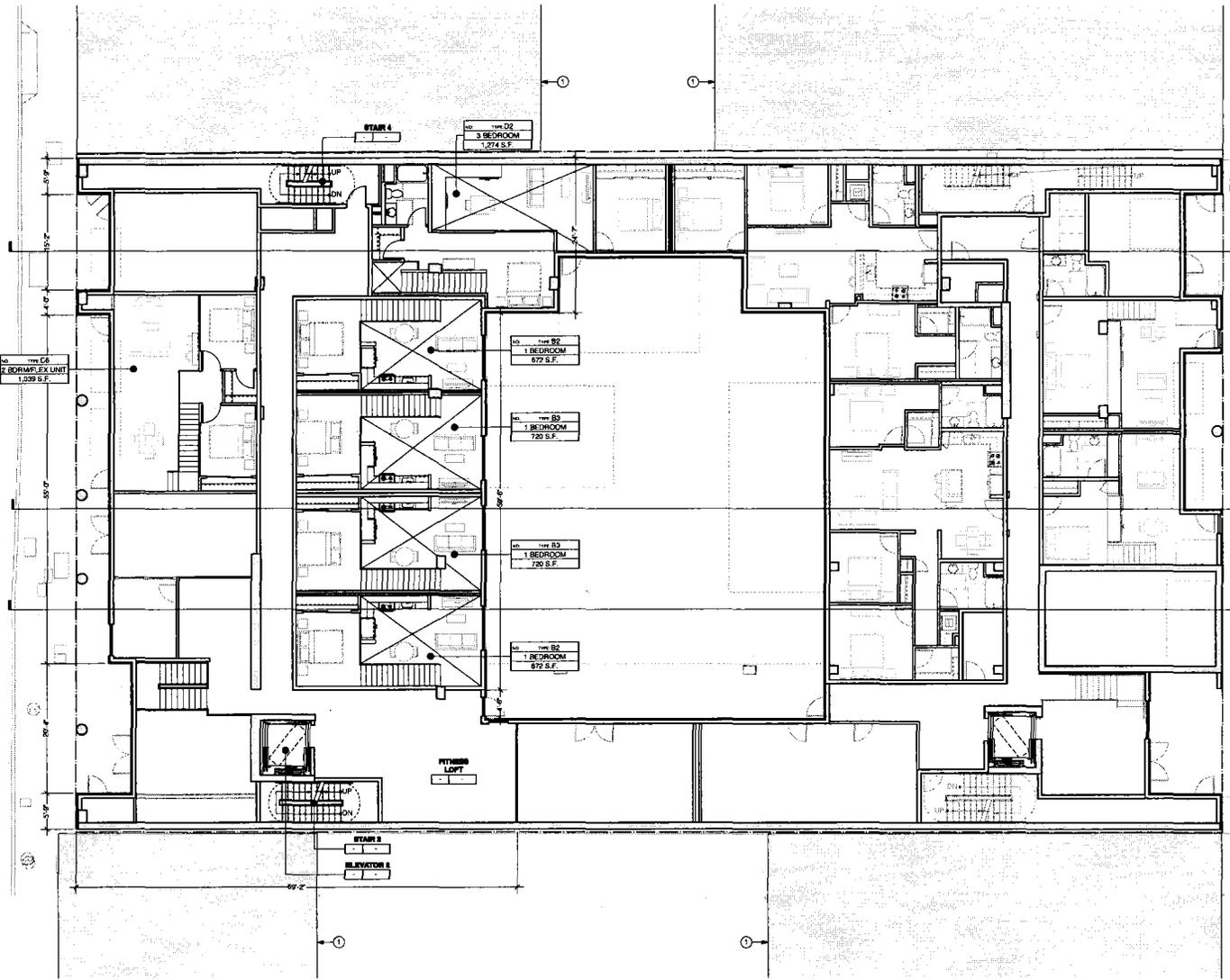
ILLINOIS STREET

ADJACENT BUILDING

ADJACENT BUILDING

FIRST FLOOR PLAN 1/8" = 1'-0"

A6



- SHEET NOTES**
- ① APPROXIMATE LOCATION OF ADJACENT BUILDINGS
 - ② APPROXIMATE LOCATION OF ADJACENT BUILDINGS BELOW

THIRD STREET

ILLINOIS STREET

MEZZANINE PLAN

1/8"=1'-0"



A7

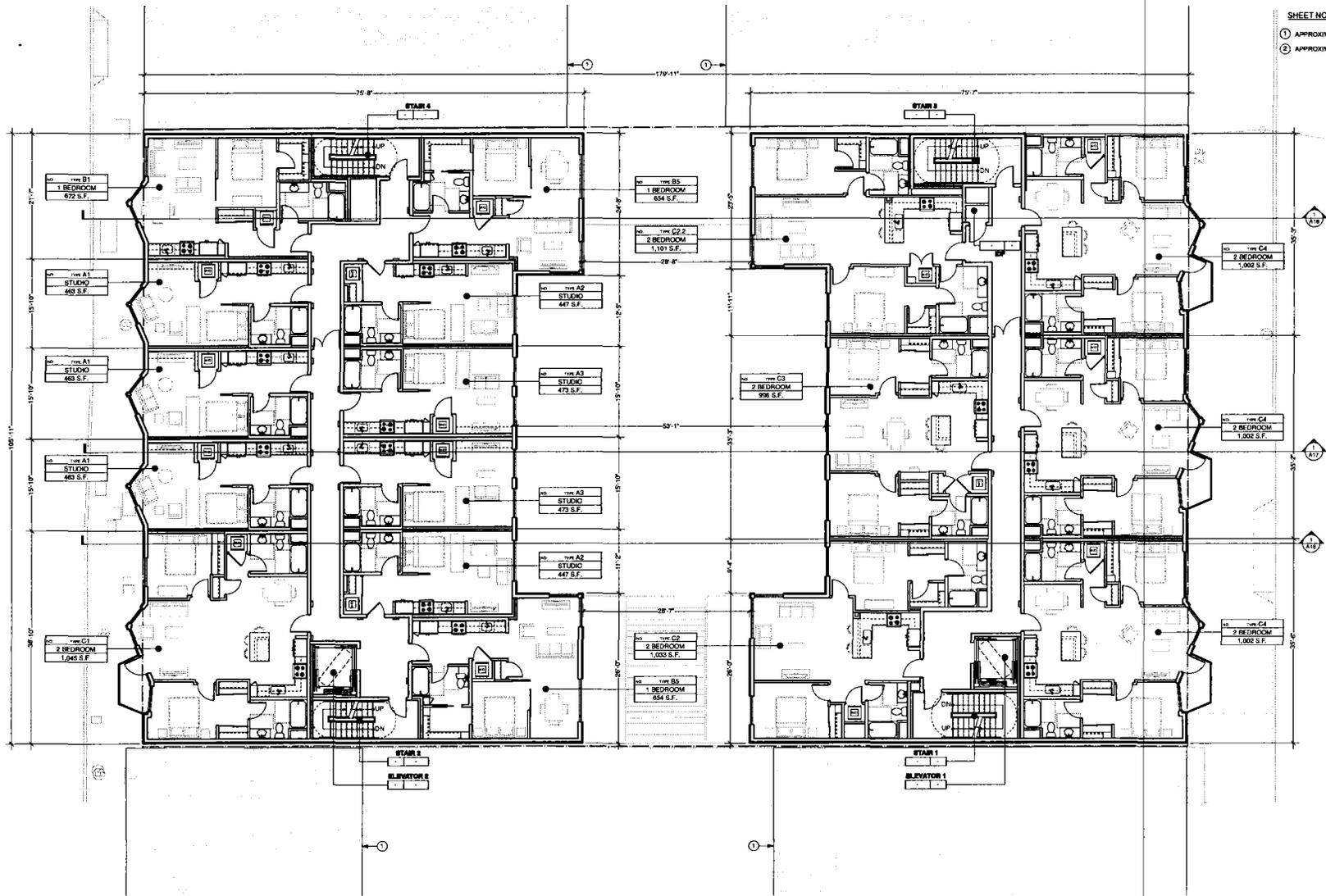


2051 THIRD STREET

SAN FRANCISCO, CA

MAY 15, 2014

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- SHEET NOTES**
- ① APPROXIMATE LOCATION OF ADJACENT BUILDINGS
 - ② APPROXIMATE LOCATION OF ADJACENT BUILDINGS BELOW

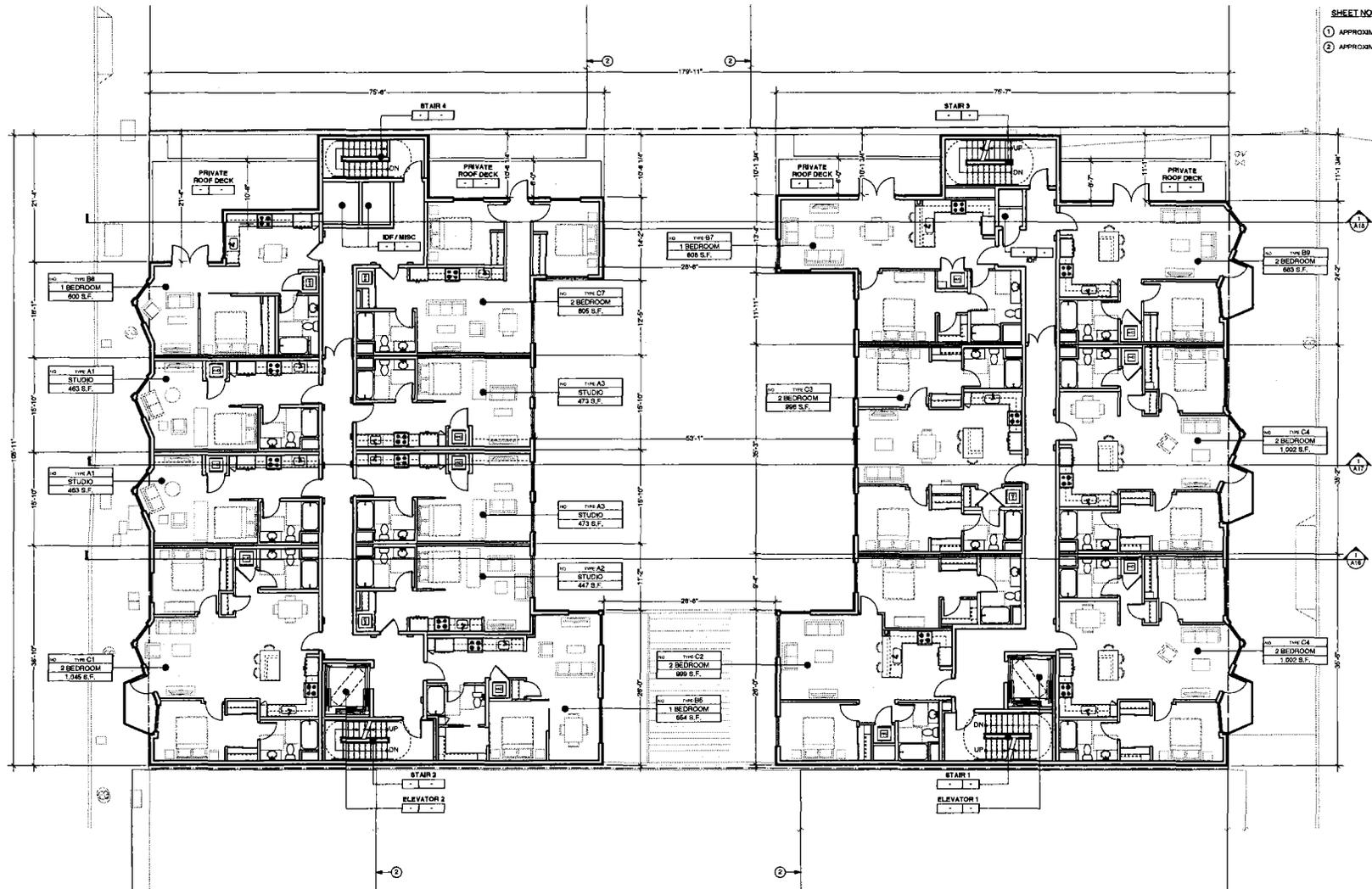
THIRD STREET

ILLINOIS STREET

SECOND - FIFTH FLOOR PLAN 1/8"=1'-0"



A8



- SHEET NOTES**
- ① APPROXIMATE LOCATION OF ADJACENT BUILDINGS
 - ② APPROXIMATE LOCATION OF ADJACENT BUILDINGS BELOW

THIRD STREET

ILLINOIS STREET

SIXTH FLOOR PLAN 1/8" = 1'-0"

A9



2051 THIRD STREET

SAN FRANCISCO, CA

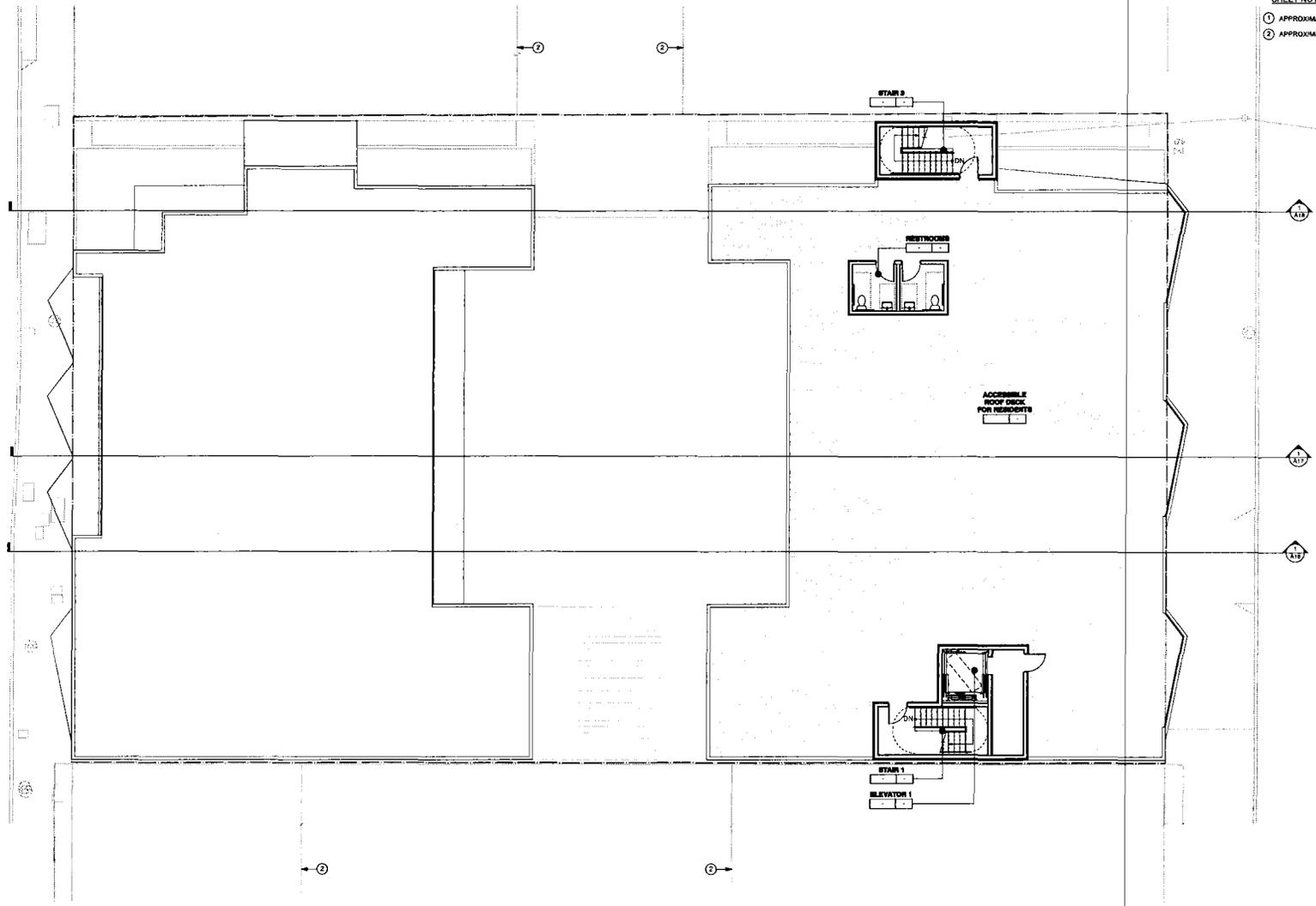
MAY 15, 2014

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THIRD STREET

ILLINOIS STREET

- SHEET NOTES**
- ① APPROXIMATE LOCATION OF ADJACENT BUILDINGS
 - ② APPROXIMATE LOCATION OF ADJACENT BUILDINGS BELOW

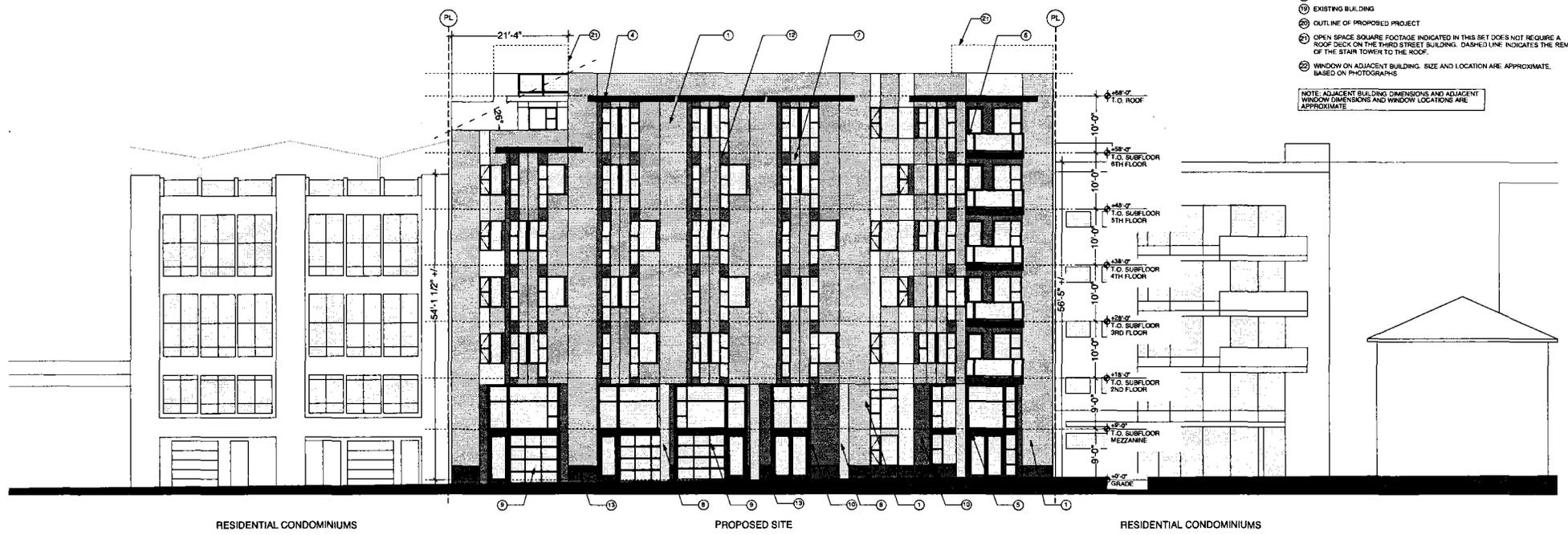


ROOF PLAN 1/8" = 1'-0"  **A10**

SHEET NOTES

- ① TWO-TONE COLORED CEMENT PLASTER
- ② METAL FRAME RAILING W/ HORIZONTAL BAR OR GLASS INFILL PANELS
- ③ STAIR TO ROOF BEYOND
- ④ PAINTED METAL FASCIA
- ⑤ ALUMINUM OR VINYL WINDOWS AND DOORS
- ⑥ METAL FRAME RAILING AND PERFORATED METAL INFILL PANELS
- ⑦ RESIN PANEL SIDING, OR PLASTER
- ⑧ 12" DIAMETER CONCRETE COLUMNS
- ⑨ FOLD-UP AWNING DOOR W/ OPTIONAL GLAZING
- ⑩ RECESSED ACCENT WALL PANELS, COLORED PLASTER OR WOOD SIDING
- ⑪ SERVICE DOOR, WOOD RESIN-FACED DOOR
- ⑫ PAINTED METAL PANEL, OR PLASTER
- ⑬ STONE BASE
- ⑭ GARAGE DOOR, WOOD RESIN-FACED DOOR OR METAL GRATE ROLL-UP DOOR
- ⑮ OUTLINE OF ADJACENT BUILDING
- ⑯ ROOF DECK OF ADJACENT BUILDING
- ⑰ PARAPET WALL
- ⑱ VINE SCREEN
- ⑲ EXISTING BUILDING
- ⑳ OUTLINE OF PROPOSED PROJECT
- ㉑ OPEN SPACE SQUARE FOOTAGE INDICATED IN THIS SET DOES NOT REQUIRE A ROOF DECK ON THE THIRD STREET BUILDING. DASHED LINE INDICATES THE REMOVAL OF THE STAIR TOWER TO THE ROOF.
- ㉒ WINDOW ON ADJACENT BUILDING. SIZE AND LOCATION ARE APPROXIMATE, BASED ON PHOTOGRAPHS.

NOTE: ADJACENT BUILDING DIMENSIONS AND ADJACENT WINDOW DIMENSIONS AND WINDOW LOCATIONS ARE APPROXIMATE.

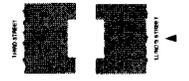


THIRD STREET ELEVATION 1/8" = 1'-0" **A11**

SHEET NOTES

- ① TWO-TONE COLORED CEMENT PLASTER
- ② METAL FRAME RAILING W/ HORIZONTAL BAR OR GLASS INFILL PANELS
- ③ STAIR TO ROOF BEYOND
- ④ PAINTED METAL FASCIA
- ⑤ ALUMINUM OR VINYL WINDOWS AND DOORS
- ⑥ METAL FRAME RAILING AND PLY GRATED METAL INFILL PANELS
- ⑦ RESIN PANEL SIDING, OR PLASTER
- ⑧ 12" DIAMETER CONCRETE COLUMNS
- ⑨ FOLD-UP AWNING DOOR W/ OPTIONAL GLAZING
- ⑩ RECESSED ACCENT WALL PANELS, COLORED PLASTER OR WOOD SIDING
- ⑪ SERVICE DOOR, WOOD RESIN-FACED DOOR
- ⑫ PAINTED METAL PANEL, OR PLASTER
- ⑬ STONE BASE
- ⑭ GARAGE DOOR, WOOD RESIN-FACED DOOR OR METAL GRATE ROLL-UP DOOR
- ⑮ OUTLINE OF ADJACENT BUILDING
- ⑯ ROOF DECK OF ADJACENT BUILDING
- ⑰ PARAPET WALL
- ⑱ VINE SCREEN
- ⑲ EXISTING BUILDING
- ⑳ OUTLINE OF PROPOSED PROJECT
- ㉑ OPEN SPACE SQUARE FOOTAGE INDICATED IN THIS SET DOES NOT REQUIRE A ROOF DECK ON THE THIRD STREET BUILDING. DASHED LINE INDICATES THE REMOVAL OF THE STAIR TOWER TO THE ROOF.
- ㉒ WINDOW ON ADJACENT BUILDING. SIZE AND LOCATION ARE APPROXIMATE, BASED ON PHOTOGRAPHS.

NOTE: ADJACENT BUILDING DIMENSIONS AND ADJACENT WINDOW DIMENSIONS AND WINDOW LOCATIONS ARE APPROXIMATE.



ILLINOIS STREET ELEVATION

1/8"=1'-0"

A12

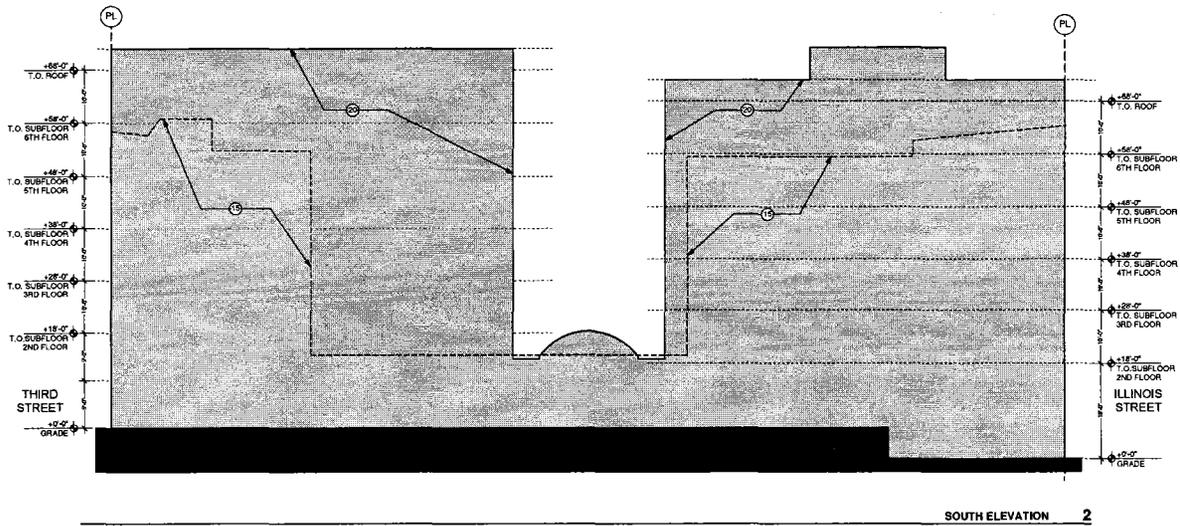


2051 THIRD STREET

SAN FRANCISCO, CA

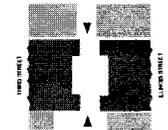
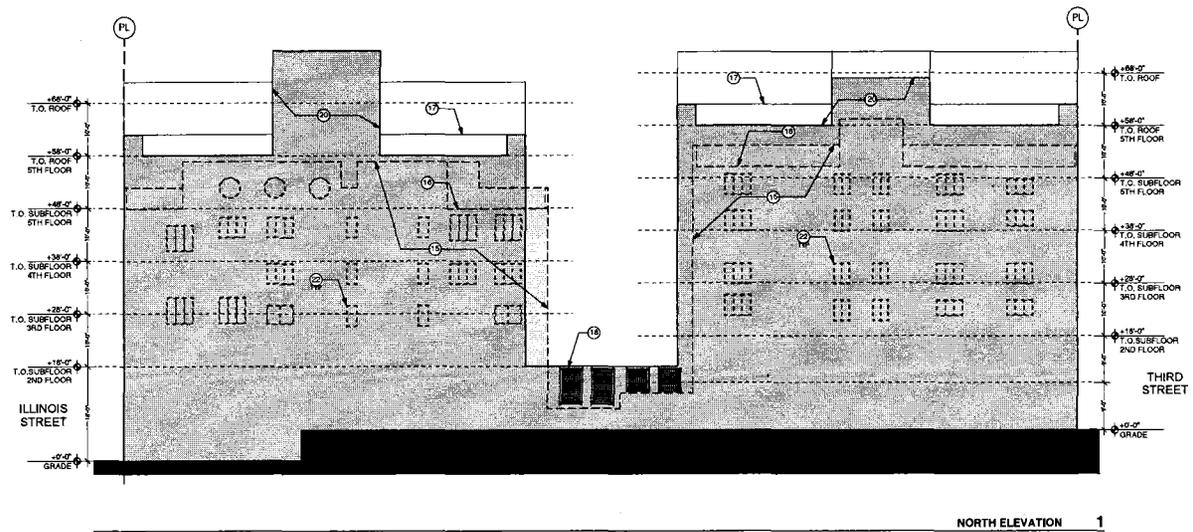
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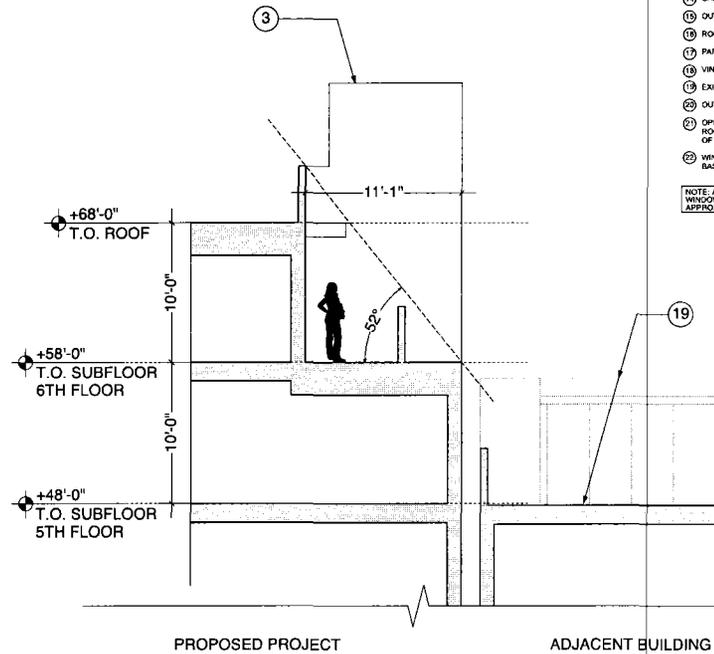
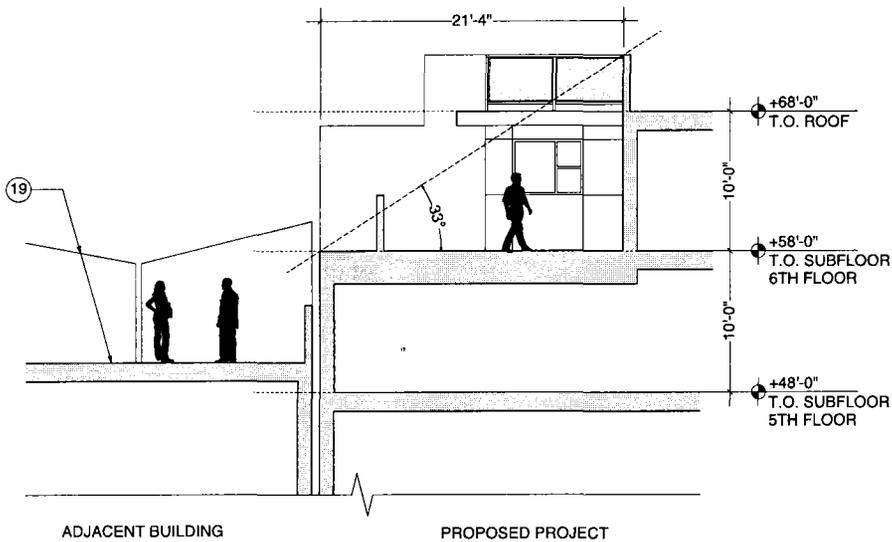


- SHEET NOTES**
- ① TWO-TONE COLORED CEMENT PLASTER
 - ② METAL FRAME RAILING W/ HORIZONTAL BAR OR GLASS INFILL PANELS
 - ③ STAIR TO ROOF BEYOND
 - ④ PAINTED METAL FABRICA
 - ⑤ ALUMINUM OR VINYL WINDOWS AND DOORS
 - ⑥ METAL FRAME RAILING AND PERFORATED METAL INFILL PANELS
 - ⑦ RESIN PANEL SIDING OR PLASTER
 - ⑧ 1/2" DIAMETER CONCRETE COLUMNS
 - ⑨ FOLD-UP AWNING DOOR W/ OPTIONAL GLAZING
 - ⑩ RECESSED ACCENT WALL PANELS, COLORED PLASTER OR WOOD SIDING
 - ⑪ SERVICE DOOR, WOOD RESIN-FACED DOOR
 - ⑫ PAINTED METAL PANEL OR PLASTER
 - ⑬ STONE BASE
 - ⑭ GARAGE DOOR, WOOD RESIN-FACED DOOR OR METAL GRATE ROLL-UP DOOR
 - ⑮ OUTLINE OF ADJACENT BUILDING
 - ⑯ ROOF DECK OF ADJACENT BUILDING
 - ⑰ PARAPET WALL
 - ⑱ WIRE SCREEN
 - ⑲ EXISTING BUILDING
 - Ⓜ OUTLINE OF PROPOSED PROJECT
 - Ⓜ OPEN SPACE SQUARE FOOTAGE INDICATED IN THIS SET DOES NOT REQUIRE A ROOF DECK ON THE THIRD STREET BUILDING. DASHED LINE INDICATES THE RISE OF THE STAIR TOWER TO THE ROOF.
 - Ⓜ WINDOW ON ADJACENT BUILDING. SIZE AND LOCATION ARE APPROXIMATE, BASED ON PHOTOGRAPHS.

NOTE: ADJACENT BUILDING DIMENSIONS AND ADJACENT WINDOW DIMENSIONS AND WINDOW LOCATIONS ARE APPROXIMATE.



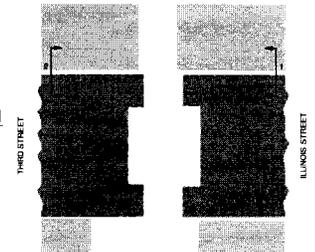
NORTH AND SOUTH ELEVATIONS 3/32" = 1'-0" **A13**



SHEET NOTES

- ① TWO-TONE COLORED CEMENT PLASTER
- ② METAL FRAME RAILING W/ HORIZONTAL BAR OR GLASS INFILL PANELS
- ③ STAIR TO ROOF BEYOND
- ④ PAINTED METAL FASCIA
- ⑤ ALUMINUM OR VINYL WINDOWS AND DOORS
- ⑥ METAL FRAME RAILING AND PERFORATED METAL INFILL PANELS
- ⑦ RESIN PANEL SIDING OR PLASTER
- ⑧ 12" DIAMETER CONCRETE COLUMNS
- ⑨ FOLD-UP AWNING DOOR W/ OPTIONAL GLAZING
- ⑩ RECESSED ACCENT WALL PANELS: COLORED PLASTER OR WOOD SIDING
- ⑪ SERVICE DOOR: WOOD RESIN-FACED DOOR
- ⑫ PAINTED METAL PANEL, OR PLASTER
- ⑬ STONE BASE
- ⑭ GARAGE DOOR: WOOD RESIN-FACED DOOR OR METAL GRATE ROLL-UP DOOR
- ⑮ OUTLINE OF ADJACENT BUILDING
- ⑯ ROOF DECK OF ADJACENT BUILDING
- ⑰ PARAPET WALL
- ⑱ VINE SCREEN
- ⑲ EXISTING BUILDING
- ⑳ OUTLINE OF PROPOSED PROJECT
- ㉑ OPEN SPACE SQUARE FOOTAGE INDICATED IN THIS SET DOES NOT REQUIRE A ROOF DECK ON THE THIRD STREET BUILDING. DASHED LINE INDICATES THE REMOVAL OF THE STAIR TOWER TO THE ROOF.
- ㉒ WINDOW ON ADJACENT BUILDING. SIZE AND LOCATION ARE APPROXIMATE, BASED ON PHOTOGRAPHS.

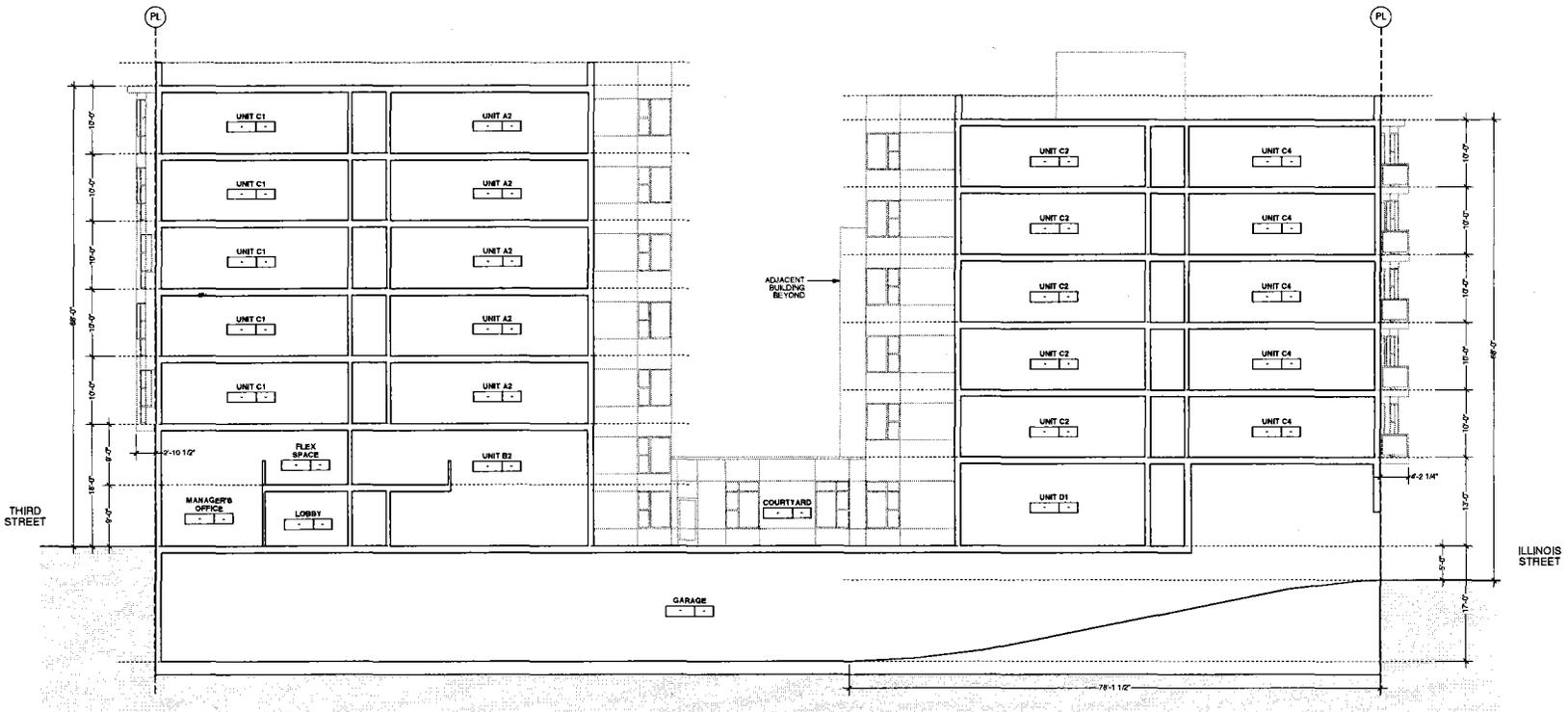
NOTE: ADJACENT BUILDING DIMENSIONS AND ADJACENT WINDOW DIMENSIONS AND WINDOW LOCATIONS ARE APPROXIMATE.



DIAGRAMMATIC SECTIONS THROUGH ROOF DECKS

1/4"=1'-0"

A14

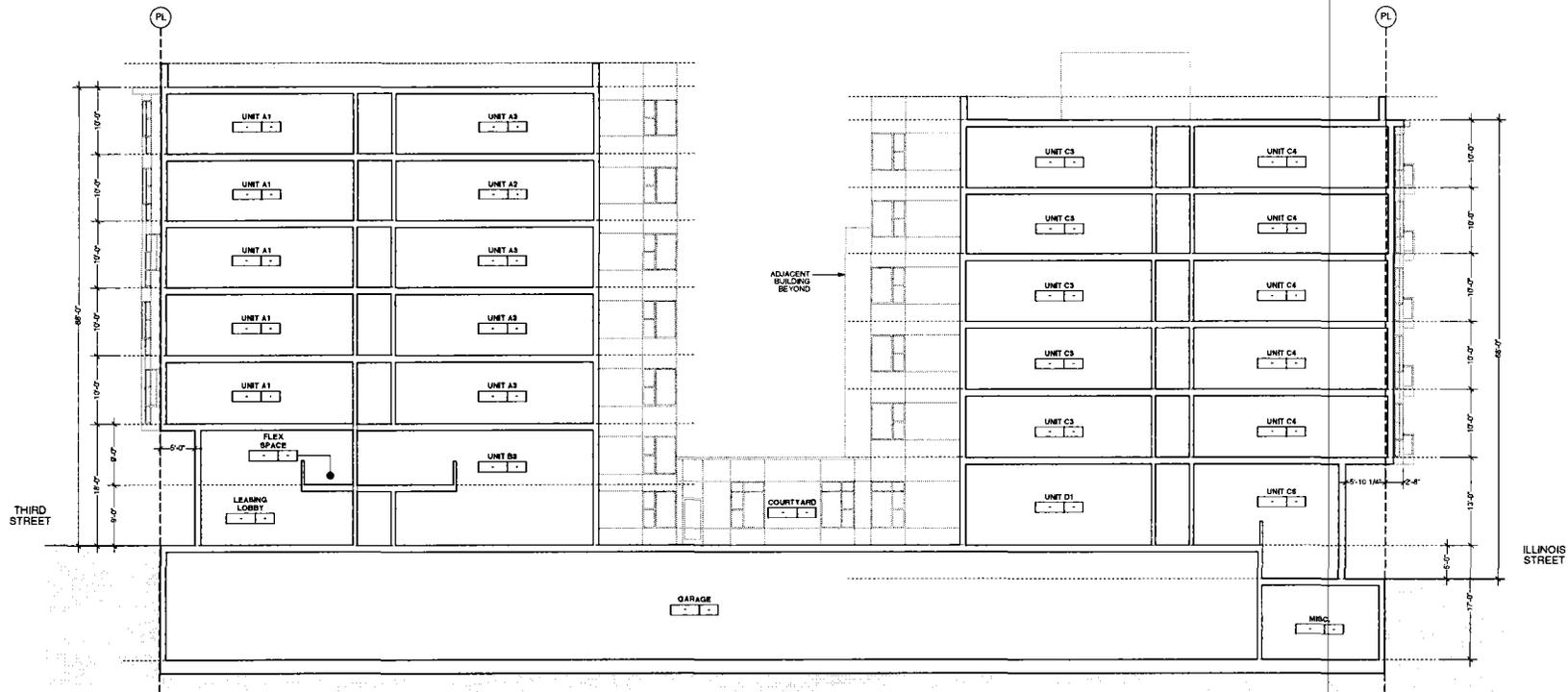


BUILDING SECTION - LOOKING NORTH

1/8" = 1'-0"



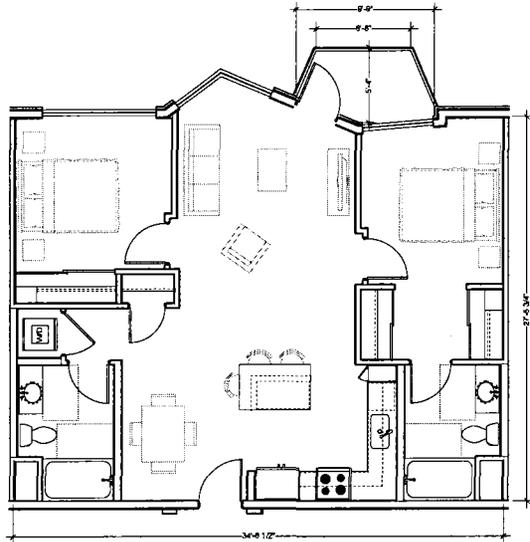
A15



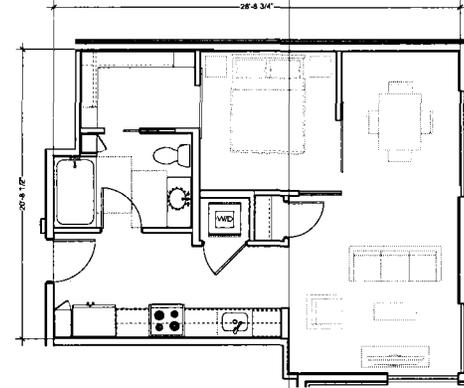
BUILDING SECTION - LOOKING NORTH

1/8"=1'-0"

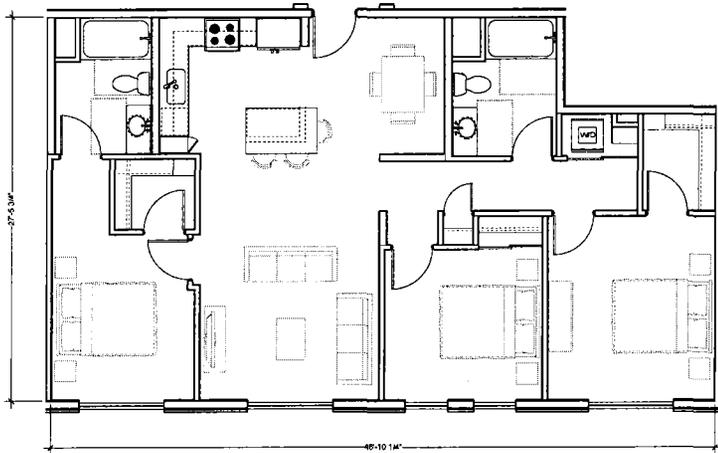
A16



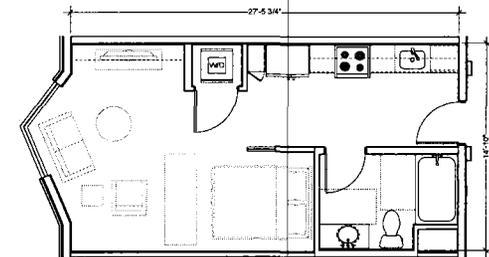
UNIT C4 4
1/4" = 1'-0"



UNIT B5 2
1/4" = 1'-0"



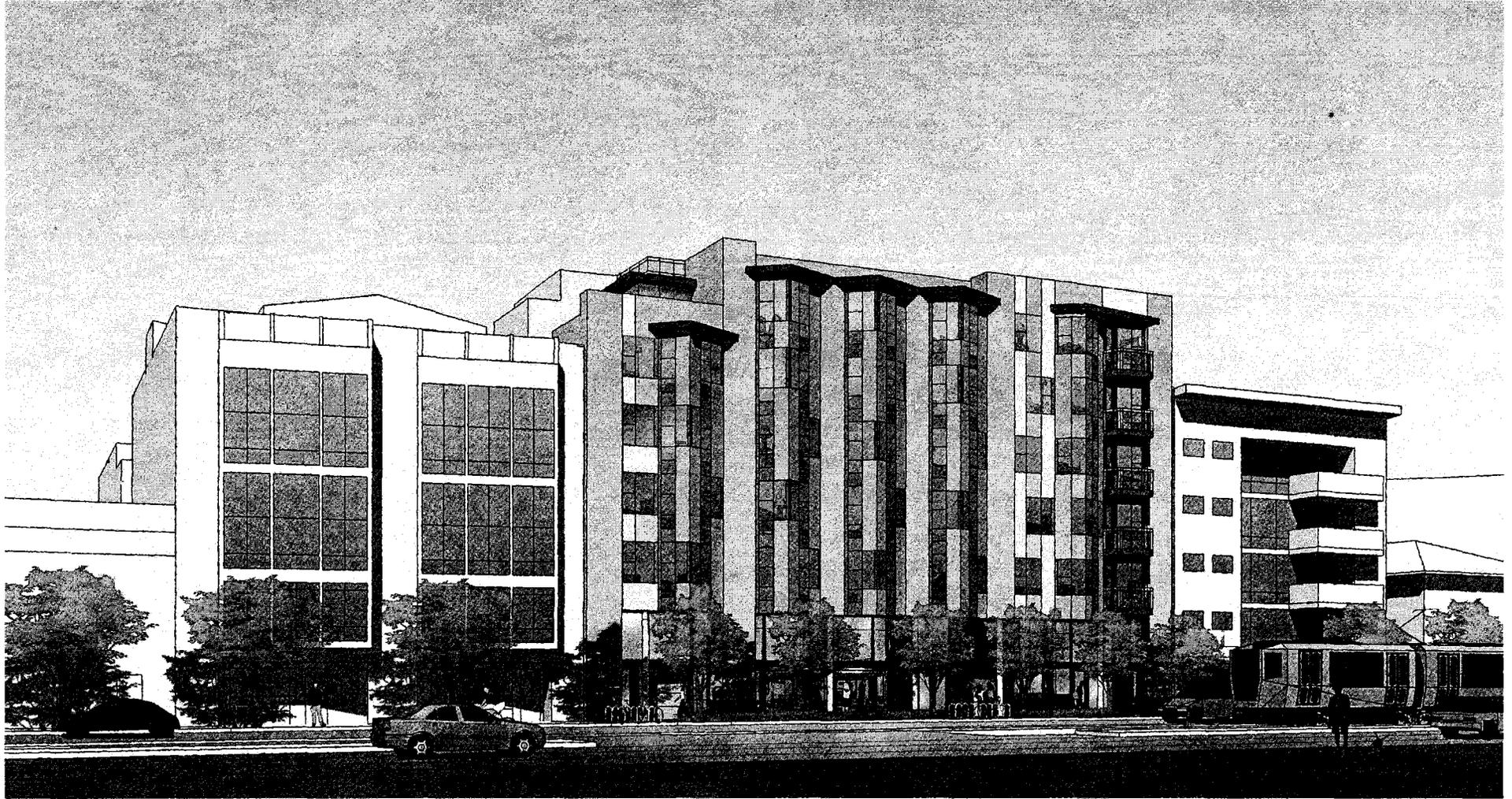
UNIT D1 3
1/4" = 1'-0"



UNIT A1 1
1/4" = 1'-0"

TYPICAL UNIT PLANS 1/4" = 1'-0"

A18



THIRD STREET PERSPECTIVE

A19

BDE
ARCHITECTURE

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ILLINOIS STREET PERSPECTIVE

A20

BDE
ARCHITECTURE

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ILLINOIS STREET PARAPET



ACTIVE STREET FRONT AT FLEX SPACES ON ILLINOIS STREET



THIRD STREET RESIDENTIAL LOBBY ENTRANCE

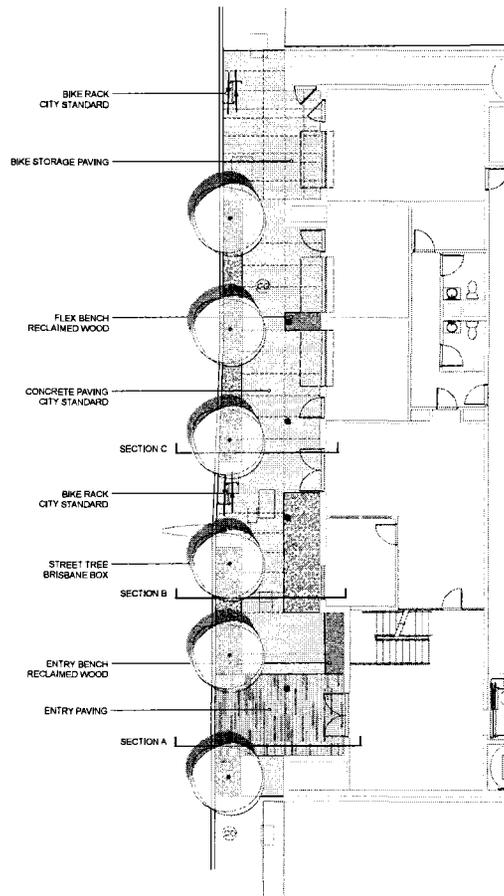


THIRD STREET PARAPET

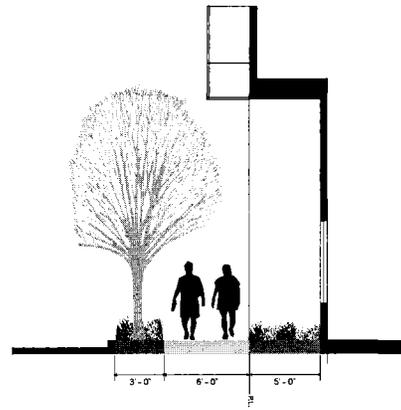
THIRD STREET PERSPECTIVES

NOTE: THE SKETCHES DO NOT ACCURATELY DEPICT THE ADJACENT BUILDING HEIGHTS OR THE MOOVED DESIGN. PLEASE REFER TO THE ELEVATIONS FOR THE CORRECT BUILDING HEIGHTS AND DESIGN.

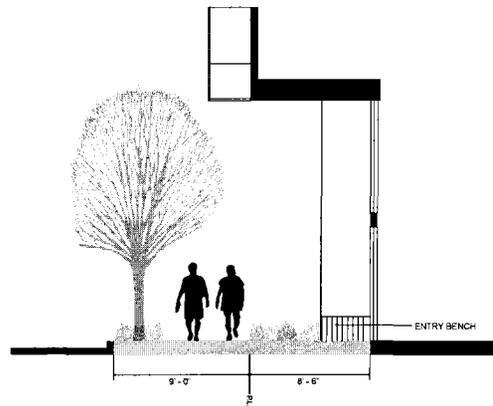
A21



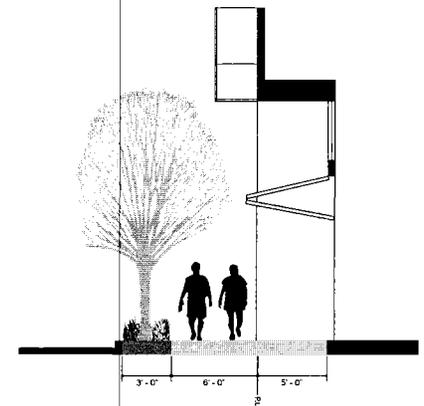
3RD STREET STREETSCAPE - PLAN
SCALE: 1/8" = 1'-0"



3RD STREET STREETSCAPE - SECTION B
SCALE: 1/4" = 1'-0"



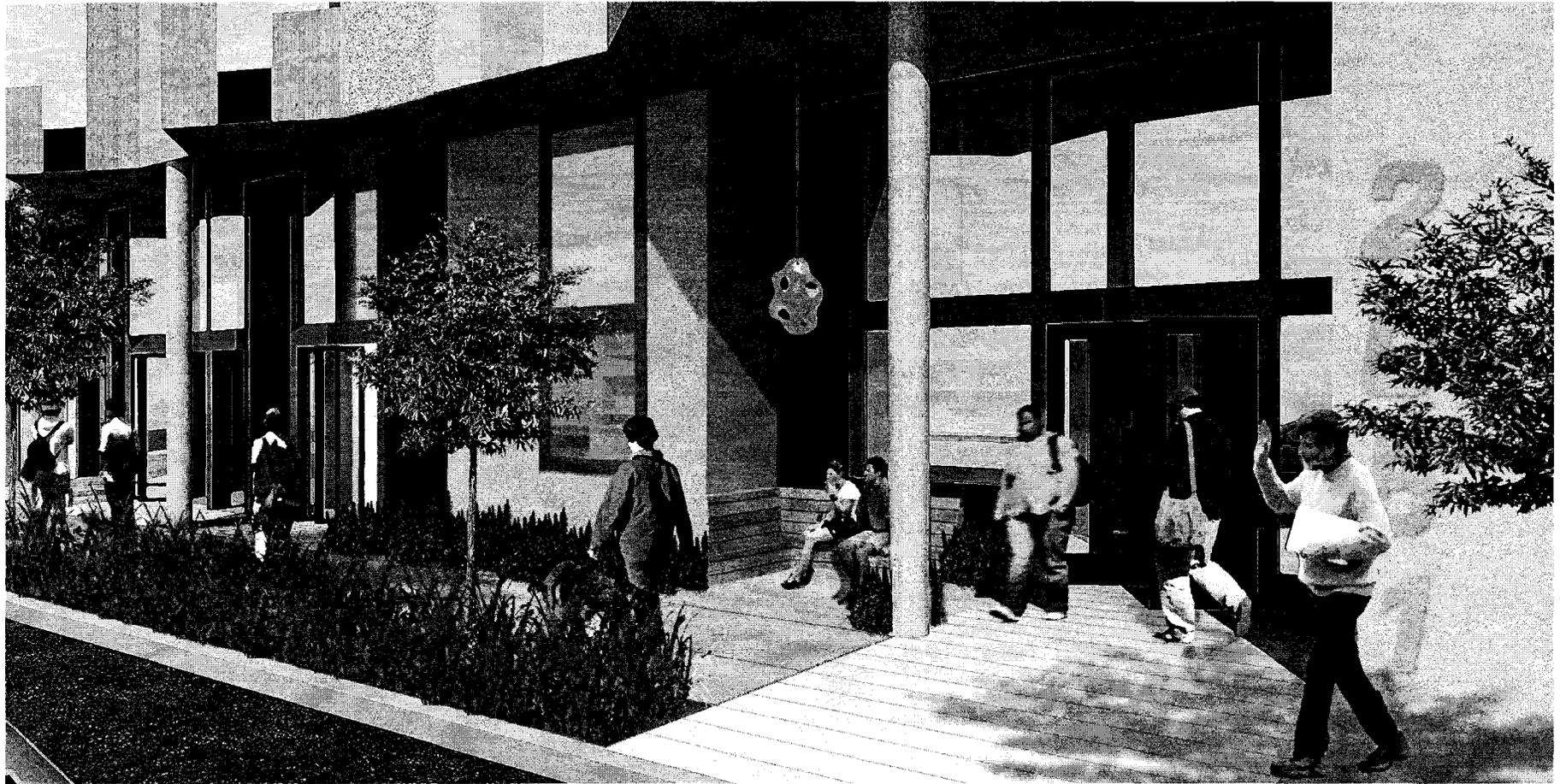
3RD STREET STREETSCAPE - SECTION A
SCALE: 1/4" = 1'-0"



3RD STREET STREETSCAPE - SECTION C
SCALE: 1/4" = 1'-0"

THIRD STREET PLAN AND SECTIONS

L1



THIRD STREET PERSPECTIVE - LOBBY ENTRY

L2

BDE
ARCHITECTURE

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MAY 15, 2014

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EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR					
<p>Mitigation Measure 1 - Archeological Resources (Archeological Testing) Based on a reasonable presumption that archeological resources may be present within the project area, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried archeological resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QAACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QAACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Section 15064.5 (a)(c).</p>	<p>Project sponsor/ archeological consultant at the direction of the Environmental Review Officer (ERO).</p>	<p>Prior to soil-disturbing activities.</p>		<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.</p>	<p>Archeological consultant shall be retained prior to any soil disturbing activities. Date Archeological consultant retained: _____</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>Consultation with Descendant Communities. On discovery of an archeological site an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.</p>	Project sponsor/ archeological consultant at the direction of the ERO.	Prior to any soil-disturbing activities on the project site.		Archeologist shall prepare and submit draft ATP to the ERO. ATP to be submitted and reviewed by the ERO prior to any soils disturbing activities on the project site.	Date ATP submitted to the ERO: _____ Date ATP approved by the ERO: _____ Date of initial soil disturbing activities: _____
<p>Archeological Testing Plan. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p>	Project sponsor/ archeological consultant at the direction of the ERO.	After completion of the Archeological Testing Program		Archeological consultant shall submit report of the findings of the ATP to the ERO	Date archeological findings report submitted to the ERO: _____ ERO determination of significant archeological resource present? Y/N Would resource be adversely

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>					<p>affected? Y/N</p> <p>Additional mitigation to be undertaken by project sponsor? Y/N</p>
<p>Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; 	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), at the direction of the ERO.</p>	<p>ERO & archeological consultant shall meet prior to commencement of soil-disturbing activity. If the ERO determines that an Archeological Monitoring Program is necessary, monitor throughout all soil-disturbing activities.</p>		<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall implement the AMP, if required by the ERO.</p>	<p>AMP required? Y/N</p> <p>Date: _____</p> <p>—</p> <p>Date AMP submitted to the ERO: _____</p> <p>Date AMP approved by the ERO: _____</p> <p>—</p> <p>Date AMP implementation complete: _____</p> <p>—</p> <p>Date written report regarding findings of the AMP received: _____</p> <p>—</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<ul style="list-style-type: none"> The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>					
<p>Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>If there is a determination that an ADRP program is required</p>		<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall prepare an ADRP if required by the ERO.</p>	<p>ADRP required? Y/N Date: _____ — Date of scoping meeting for ADRP: _____ — Date Draft ADRP submitted to the ERO: _____ —</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations. • Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures. • Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies. • Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • Final Report. Description of proposed report format and distribution of results. • Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 					<p>Date ARDP approved by the ERO: _____</p> <p>Date ARDP implementation complete: _____</p>
<p>Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s)</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the archeological data recovery, inventorying, analysis and</p>		<p>Project sponsor/ archeological consultant</p>	<p>Following completion of soil disturbing activities. Considered complete upon distribution of</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>			interpretation.		<p>final FARR.</p> <p>Date Draft FARR submitted to ERO: _____</p> <p>_____</p> <p>Date FARR approved by ERO: _____</p> <p>_____</p> <p>Date of distribution of Final FARR: _____</p> <p>Date of submittal of Final FARR to information center: _____</p> <p>_____</p>
<p>NOISE</p> <p>Mitigation Measure 2 – Noise (Mitigation Measure F-4: Siting of Noise-Sensitive Uses in the Eastern Neighborhoods Area Plans EIR)</p> <p>New development with noise-sensitive uses require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity.</p>	Project Sponsor		Prior to completion of the Community Plan Exemption	Project Sponsor	<p>Considered complete upon finalization of the noise study and incorporation of acoustical requirements into Title 24 requirements.</p>
<p>The survey of the project vicinity did not identify any land uses</p>					

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>that generate unusual noise within two blocks of the project site. Among the more prominent noise-generating uses in the vicinity are street traffic on Third and Illinois Streets, the Muni T-Third Street rail line operations, and nearby industrial uses.</p> <p>Given the noise environment at the project site, it would appear that conventional construction practices, which would likely include double-paned windows (which typically offer 25 to 30 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA, Ldn, as required by the San Francisco Building Code. Therefore, the noise study conducted at the project site has demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project and no further acoustical analysis or engineering is required.</p>					
<p>HAZARDS AND HAZARDOUS MATERIALS <i>Mitigation Measure 4 – Hazardous Building Materials</i> The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to the applicable federal, state, and local laws.</p>	<p>Project sponsor, contractor(s)</p>	<p>Prior to demolition of structures</p>	<p>Ensure equipment containing PCBs or DEHP and other hazardous materials is properly disposed</p>	<p>Project sponsor, contractor(s), DPH, various federal and state agencies</p>	<p>Considered complete when equipment containing PCBs or DEHP or other hazardous materials is properly disposed</p>