



SAN FRANCISCO PLANNING DEPARTMENT

Affordable Housing Project Authorization

Date: September 18, 2018
Building Permit No.: 2017.12.15.6628
Case Number: **2016-010340PRJ**
Project Address: **500 Turk Street**
Zoning: RC-4 (Residential – Commercial, High Density) District
80-T Height and Bulk District
Special Use District: North of Market Residential S.U.D., Subarea No. 1
Block/Lot: 0741/002
Project Sponsor: Sarah White, Turk 500 Associates, LP
201 Eddy Street
San Francisco, CA 94102
Staff Contact: Christy Alexander – (415) 575-8724
christy.alexander@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO THE APPROVAL OF AN AFFORDABLE HOUSING PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 315 AND 303, TO ALLOW EXCEPTIONS TO SETBACK REQUIREMENTS PURSUANT TO PLANNING CODE SECTION 132.2; AND TO ALLOW THE DEMOLITION OF AN EXISTING AUTOMOTIVE REPAIR FACILITY WITH SURFACE PARKING LOT TO ALLOW FOR CONSTRUCTION OF A 79-FOOT TALL, MIXED USE BUILDING (MEASURING APPROXIMATELY 110,935 GROSS SQUARE FEET (GSF)) WITH 107 AFFORDABLE HOUSING UNITS, ONE MANAGER’S UNIT, 2,664 GSF OF GROUND FLOOR RETAIL, 4,584 GSF OF RESIDENTIAL COMMON SPACES THAT INCLUDE RESIDENTIAL SUPPORTIVE SERVICES, AND 4,762 GSF OF GROUND FLOOR COMMON USABLE OPEN SPACE ALONG WITH A 3,971 SF ROOF DECK, LOCATED AT 500 TURK STREET, WITHIN THE RC-4 (RESIDENTIAL – COMMERCIAL, HIGH DENSITY) DISTRICT AND AN 80-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 11, 2017, Sarah White of Turk 500 Associates, LP (hereinafter “Project Sponsor”) filed an Environmental Evaluation Application with the Planning Department (hereinafter “Department”) for new construction of an eight-story (79-ft tall) mixed-use development for use as a 100-percent affordable housing project with 107 affordable dwelling units, one manager’s unit, ground floor retail, residential common spaces that include residential supportive services, and common usable open space at 500 Turk Street.

On January 9, 2017, the Project Sponsor filed an application for Environmental Evaluation. On March 29, 2018 the Planning Commission certified an Environmental Impact Report for the Project, per Motion No. 20148.

On January 9, 2017, the Project Sponsor filed an application for Shadow Analysis.

Department staff prepared a Mitigation Monitoring and Reporting program (MMRP) for the 500 Turk Street EIR (Case No. 2016-010340ENV), which was made available to the public and the Planning Commission for review, consideration and action.

On December 15, 2017, the Project Sponsor filed Building Permit Application (BPA) No. 2017.12.15.6628 with the Department of Building Inspection (DBI) and requested an Affordable Housing Project Authorization with the Planning Department under Planning Code Sections 315 for the new construction of an eight-story (79-ft tall) mixed-use development for use as a 100-percent affordable housing project with 107 affordable dwelling units, one manager's unit, ground floor retail, residential common spaces that include residential supportive services, and common usable open space at 500 Turk Street.

On March 5, 2018, the Project Sponsor filed an application (Case No. 2016-010340VAR) for a Variance request for rear yard modification, active ground floor, permitted obstructions, open space, and exposure requirements for the Project.

On March 28, 2018, the Zoning Administrator held a public hearing on Variance Application No. 2016-010340VAR and granted the requested Variances on July 20, 2018.

On March 29, 2018 the Planning Commission adopted findings that the project's shadow would not be adverse to the use of the Turk-Hyde Mini-Park due to the presence of intervening buildings between the project site and the park as stated in the Environmental Impact Report for the Project, which was certified by the Planning Commission through Motion No. 20148.

On March 29, 2018, the Department certified a final Environmental Impact Report, pursuant to CEQA Guideline Sections 15183.3 and California Public Resources Code Section 21094.5.

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2016-010340PRJ is located at 1650 Mission Street, Suite 400, San Francisco, California.

Pursuant to Planning Code Section 315, the Planning Director hereby authorizes the Affordable Housing Project Authorization requested in BPA No. 2017.12.15.6628 (Planning Department Case No. 2016-010340PRJ), in general conformance with plans on file, dated May 10, 2018, and stamped "EXHIBIT B", subject to the conditions contained in "EXHIBIT A" of this administrative authorization, including the CEQA findings contained in "EXHIBIT C," and the MMRP (Case No. 2016-010340ENV), attached hereto as "EXHIBIT D", based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of the Planning Director, as authorized by Planning Code Section 315.
2. **Site Description, Present Use, and Surrounding Context.** The project site is a square-shaped lot measuring 137.5' x 137.5' at the northwest corner of Turk and Larkin Streets, with equal frontage along both streets. The site is located within the RC-4, Residential-Commercial-Combined, High-Density District. The RC-4 District encourages a combination of high-density dwellings, with compatible commercial uses on the ground floor to protect and enhance neighborhoods with mixed-use character. Residential uses are permitted, as well as retail sales, office, and other retail-type services. Dwelling unit density is limited to one dwelling unit for each 125 square feet of lot area in Subarea No. 1 of the district. The site is also located within the 80-T height and bulk district.

The project site is developed with a one- to two-story, 20- to 30-foot-tall, 7,315-square-foot concrete tire and automobile service building constructed in 1935. The building is L-shaped, with a one-story west wing fronting on Turk Street and a one-story east wing fronting on Larkin Street. The two wings meet at the northwest corner, where the building includes a two-story component. The L-shaped design creates an open area on the Turk and Larkin Street frontages that is used for vehicular access and parking. A second parking and storage area is located at the rear of the building, along the northern property line. A third driveway on Larkin Street provides access to the rear parking area. Four parallel on-street parking spaces are located along the project site's Turk Street frontage and two on-street parking spaces are located along the Larkin Street frontage. There is no vegetation on the project site or along the surrounding street frontages. The entire project site is covered with impermeable hardscape; the topography is generally level and slopes gently downward from the northern portion of the site towards Turk Street.

The immediately surrounding parcels are zoned RC-4 Zoning District or the P (Public) Zoning District, which extends south and encompasses the Civic Center. Parcels to the west on Polk Street are in the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District.

3. **Project Description.** The proposal includes new construction of a 110,935 gross square foot (gsf), eight-story (79-ft tall) mixed-use building with 107 affordable housing units, one manager's unit, 2,664 gsf of ground floor retail, and 4,584 gsf of residential common spaces that include residential supportive services. The project will provide ground floor common usable open space through an inner courtyard measuring 4,762 gsf along with a 3,971 gsf roof deck. No vehicular parking is proposed.
4. **Public Outreach and Comments.** The Department has not received any negative correspondence or letters in support of the project since the time of the EIR certification hearing.
5. **Planning Code Compliance:** The Director finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in North of Market Residential Special Use District overlay of the RC-4 Zoning District.** Planning Code Sections 209.3 and 249.5 state that residential use and ground floor retail uses (with the exception of Hotel, Motel and Massage Establishment uses) are principally permitted within the North of Market Residential Special Use District (SUD) overlay in this RC-4 Zoning District.

The Project would construct an 110,935 gross square foot (gsf), eight-story (79-ft tall) mixed-use building with 107 affordable housing units, one manager's unit, 4,584 gsf of residential common spaces that include residential supportive services, and 2,664 gsf of retail uses within the North of Market Residential SUD in the RC-4 Zoning District; therefore, the Project complies with the Planning Code.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth, however, Planning Code Section 249.5 states that exceptions to the rear yard requirements for an RC-4 District may be granted pursuant to Section 134(g) of the Planning Code.

The Project does not provide a code-complying rear yard, which is equivalent to 25 percent (34 feet) of the total lot depth. The L-shaped massing of the proposed new corner building occupies the full length of both the Turk Street and Larkin Street frontages. While the Project provides a comparable rear yard through an inner court located at grade on the northwest corner of the lot, the Project required a modification to the rear yard requirement which was received through the Variance process (Case No. 2016-010340VAR).

- C. **Usable Open Space.** Planning Code Section 135 requires a minimum of 36 sf of open space per dwelling unit, if not publically accessible, or 48 sf of open space per dwelling unit, if publically accessible. Private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sf if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sf if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum are of 300 sf.

The area of an inner court may be credited as common usable open space, if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; and if (regardless of the permitted obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

For the 108 dwelling units, the Project is required to provide 5,185 square feet of open space. The Project provides ground floor common usable open space through a 4,762 sf residential courtyard along with a 3,971 sf roof deck. The inner court does not meet the requirements of Section 135(g) to be considered publicly accessible as its overall dimensions do not provide a 45-degree angle of unobstructed clear space. Therefore, the Project does not provide the required amount of open space for

108 dwelling units. Thus, the Project required a Variance to the Open Space requirement which was received through the Variance process (Case No. 2016-010340VAR).

- D. Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction, as well as a streetscape plan, which includes elements from the Better Streets Plan. Planning Code Section 136(c)(2) and (c)(3)(D) require window bays that project over streets to meet specified limitations for dimensions, separation and aggregate length.

The Project includes the new construction of a mixed-use building on a lot with approximately 132-ft of frontage along Turk Street and 132-ft of frontage along Larkin Street. Therefore, the Project is required to provide a total of six street trees along Turk Street and six street trees along Larkin Street. Currently, the Project proposes six street trees along Turk Street and six street trees along Larkin Street. Therefore, the Project complies with Planning Code Section 138.1. Given the varied nature of the existing buildings in the subject area and surrounding blocks, there is no unified design aesthetic in the area in regard to bay windows or other permitted obstructions over the sidewalk. Although the dimensional requirements for the bay windows over the sidewalk are not met, the proposed bay windows actually result in less mass obstructing over the sidewalk than Code-complying bay windows. Thus, the Project required a Variance to the Permitted Obstructions requirement which was received through the Variance process (Case No. 2016-010340VAR)

- E. Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge. The Project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size; therefore, the proposed project complies with Planning Code Section 139.

- F. Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 feet in width, or an open area (inner court) must be no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The Project organizes the dwelling units to have exposure on Turk Street, Larkin Street, and along the inner court. The units facing either Turk or Larkin Streets meet the requirement. The inner court does not meet the dimensional requirements specified in Planning Code Section 140 for the lower levels. Based on the current unit plan layout, 9 dwelling units facing this inner court do not meet the dwelling unit exposure requirements. Therefore, the Project required a Variance to the Exposure requirement which was received through the Variance process (Case No. 2016-010340VAR).

- G. Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 that non-residential uses have a minimum floor-to-floor height of 14 feet and that the floors of street-fronting

interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces

The Project meets the majority of the requirements of Planning Code Section 145.1; however, the Project does not provide a consistent ground floor height of 14 feet on Larkin Street. Therefore, the Project required a Variance to the Active Ground Floor requirement which was received through the Variance process (Case No. 2016-010340VAR).

- H. **Measurement of Height.** Planning Code Section 260 requires that where the lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street. This point shall be used for height measurement only for a lot depth not extending beyond a line 100 feet from and parallel to such street, or beyond a line equidistant between such street and the street on the opposite side of the block, whichever depth is greater. Measurement of height for any portion of the lot extending beyond such line shall be considered in relation to the opposite (lower) end of the lot, and that portion shall be considered an upward sloping lot in accordance with Subsection (C) below, whether or not the lot also has frontage on a lower street. Further, where the lot has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken. Planning Code Section 132.2 may impose a setback requirement as a condition of approval of an application for conditional use authorization for a building in excess of 50 feet in height in RC Districts as required by Planning Code Section 253.

The Project meets the requirements for height as measured from the curb at Larkin Street and is requesting an exception to the setback requirement through Planning Code Section 303.

- I. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires approximately one Class 1 bicycle parking space per dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units and a minimum of two for retail spaces (see table 155.2).

The Project includes 109 dwelling units; therefore, the Project is required to provide 102 Class 1 bicycle parking spaces and 7 Class 2 bicycle parking spaces. The Project will provide 104 Class 1 bicycle parking spaces and 10 Class 2 bicycle parking spaces which exceeds the requirement, to meet the residential and commercial bicycle requirements. Therefore, the Project complies with Planning Code Section 155.2.

- J. **Shadow.** Planning Code Sections 147 and 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

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

The Project is exempted from this fee as outlined in Planning Code Section 406(b)(1) as an affordable housing project if the units are:

- *Affordable to a household at or below 80% of the Area Median Income (as published by HUD), including units that qualify as replacement Section 8 units under the HOPE SF program;*
- *Subsidized by MOHCD, the San Francisco Housing Authority, and/or the San Francisco Redevelopment Agency; and*
- *Subsidized in a manner which maintains its affordability for a term no less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate to the Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary.*

- L. Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any development project in the City that results in more than twenty new dwelling units.

The Project is exempted from this fee as outlined in Planning Code Section 411A.3.(b)(5) as an affordable housing project pursuant to the provisions of Planning Code Section 406(b), other than that required by Planning Code Sections 415 or 419 et seq., or any units that trigger a Density Bonus under California Government Code Sections 65915-65918. The Project is also exempted from this fee as outlined in Planning Code Section 406(b)(1) as an affordable housing project if the units are:

- *Affordable to a household at or below 80% of the Area Median Income (as published by HUD), including units that qualify as replacement Section 8 units under the HOPE SF program;*
- *Subsidized by MOHCD, the San Francisco Housing Authority, and/or the San Francisco Redevelopment Agency; and*
- *Subsidized in a manner which maintains its affordability for a term no less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate to the Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary.*

- M. Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of ten or more units.

As currently proposed, the Project will be 100 percent affordable, with 107 affordable dwelling units and one manager's unit. In the event that the Project changes and some or all of the units become market-rate, the Project shall comply with the inclusionary housing requirements set forth in Section 415 of the Code. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary

Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that the Project is exempt from the requirements of Planning Code Section 415 because it is a 100% affordable project.

6. **Planning Code Section 303** establishes criteria for to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in Section 303(c) in that:

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

The Downtown / Civic Center neighborhood contains a mix of residential, commercial and institutional uses, including high density residential apartment buildings. This mixed-use building will be compatible with that neighborhood mix of uses. The Project will provide 107 newly-constructed affordable rental housing units, one manager's unit, and on-site residential supportive services and retail use on the ground floor.

- B. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project's proposed building massing is consistent with the character and design of the neighborhood, and will not impede any development of surrounding properties. The Project would be a contemporary, but compatible, design in its size and scale, composition, and materials. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. The L-shaped building will be sited to provide a continuous streetwall along both the Turk Street and Larkin Street frontages, without upper level setbacks, which is consistent with the context of the blocks immediately surrounding the subject property.

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

MULTI MODAL. The Project site is accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 5-Fulton, 7-Haight-Noriega, 19-Polk, and 31-Balboa; Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is at the intersection of Turk and Larkin Streets, both major thoroughfares which provide ready access to those driving.

The Project does not propose to add on-site vehicle parking. Instead, parking is available along surrounding neighborhood streets or at the pay lot immediately west of the project site at 530 Turk Street. The residential entrance, including entrance to the on-site bicycle parking, is located along

Larkin Street, a feature designed to activate this elevation of the project site. Pedestrian entrances to the retail uses are on Turk Street, further activating the south elevation as well as the building corner facing the street intersection. Given the small amount of retail space (less than 3,000 total gross square feet) and limited loading needs as discussed in the project EIR, the project will seek an exception to off-street loading requirements by providing two on-street white curb loading zones.

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

The Project will not emit any noxious odors or emissions. As a primarily residential building, there will be limited generation of dusts or odors, and all activities are either contained inside the building, which prevents noise pollution from emanating, or within an inner courtyard at the interior of the subject lot. The location of exhaust fans and louvers will comply with applicable regulations to prevent emissions from directly affecting surrounding residents and the public. The design features a large expanse of glazing at the corner, however, the plans specify glass with low emissivity (Low-E) and a low solar heat gain coefficient (SHGC), which helps to reduce unwanted glare. During construction, appropriate measures will be taken to minimize the generation of and impacts from noise, dust and odor as required by the Building Code and any other applicable limitations.

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

Street trees are proposed along Turk and Larkin Streets as appropriate to meet Better Streets requirements and introduce a greening element downtown. The Project proposes ground floor common usable open space in the form of an inner courtyard along with a roof deck area. The common open space areas will include landscaping and screening. The Project will be properly and minimally lit, with signage to be in conformance with Code requirements to promote easy access to, from, and within the building. Service areas are contained within the building envelope. No on-site parking or loading areas are proposed in the Project.

- C. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The Project generally complies with the applicable sections of the Code, with certain exceptions. The residential and commercial uses proposed for the Project are principally permitted within the RC-4 zoning district. The upper floors of the building massing, which exceed 50 feet in height, and the proposed exceedance of T bulk controls require Conditional Use Authorization in the North of Market Residential Special Use District, per Section 132.2. The Project seeks several modifications to the requirements of the Planning Code through a rear yard modification as well as Variances from the code provisions for the inner court Open Space, Exposure, Active Ground Floors and Bay Window Dimensions, provided that the Project generally meets the intent of these Planning Code requirements and will not adversely affect the General Plan.

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

The project site is located within the RC-4 zoning district and subarea No. 1 of the North of Market Special Use District. This SUD has a stated purpose which includes (1) combining residential uses with neighborhood-serving commercial uses at the ground level that (2) meet the needs of nearby residents (3) while preserving buildings of architectural importance and (4) limiting new development of commercial establishments not intended for residents of the area (5) without generating excessive vehicular traffic. Considered as a whole, although the project demolishes an historic resource, the Project would add housing and commercial goods and services to enhance and support the residential-commercial District. The Project site is well-served by transit and existing commercial services, with amenities accessible by foot, bike or transit. The Project includes a mix of unit types, including 23 studios, 21 one-bedroom units, 50 two-bedroom units, and 14 three-bedroom units. The Project proposes 100% of the units as affordable dwelling units. This mix of affordable units can serve diverse housing sizes. On balance, the Project conforms with multiple goals and policies of the General Plan. .

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

HOUSING ELEMENT

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.

Policy 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional, or other single use development projects.

The Project is a higher density residential mixed-use development on an underutilized lot. The proposed Project would add 107 units of affordable housing and a manager's unit to the site with a dwelling unit mix of 23 studios, 21 one-bedroom, 50 two-bedroom, and 14 three-bedroom units. Onsite supportive services will be provided to residents of the building.

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 Project involves the redevelopment of a large lot that primarily consists of a large surface parking lot to construct of an eight-story, 79-foot-tall, 109,031 gross square feet, residential mixed-use building with 107 affordable dwelling units and a manager's unit with at least 102 Class I and 7 Class II bicycle spaces. The neighborhood is characterized by high density residential uses with supportive retail use. In addition, the Project is of a height, massing and dwelling unit density that is compatible with other residential buildings in the immediate area, which will promote a sense of community for the residents. Thus, the Project is appropriate for a large corner lot and consistent with the mass and scale of the intent of the North of Market Residential SUD, the RC-4 Zoning District and 80-T Height and Bulk District.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The Project Site is located in an area that is transit rich with multiple MUNI lines within a ¼ mile of the project. The Project is a new construction project that is of comparable scale, density and height within the context of the existing neighborhood. The Project does not provide any off-street parking and is supportive of the City's transit first policies.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION.

Policy 2.11

Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.

The Project will create ground floor common usable open space in a new residential mixed-use development through an inner courtyard at grade along with a roof deck. The Project will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

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 24.4

Preserve pedestrian-oriented building frontages.

The Project will install new street trees along Turk and Larkin Streets. Frontages are designed with active spaces oriented at the pedestrian level.

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 104 Class 1 bicycle parking spaces in secure, convenient locations.

URBAN DESIGN ELEMENT

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 Project is located within the Tenderloin neighborhood, which is characterized by the mix of residential and commercial uses. As such, the Project provides articulated street façades, which respond to form and scale and material palette of surrounding buildings, while also providing a new contemporary architectural vocabulary.

OBJECTIVE 4

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

Policy 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

Numerous street trees will be planted on each street. Ample frontages, common open spaces, and ground floor active uses directly accessing the street will be provided. Along the Project site, the pedestrian experience will be greatly improved. Currently, the site contains an automotive repair service and a surface parking lot.

8. **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.

While the proposal would remove a neighborhood-serving automotive service use set back from the street intersection, on balance the Project would enhance the neighborhood by providing new retail businesses fronting directly onto Turk Street and the corner intersection, in addition to introducing new residents, who will patron nearby neighborhood-serving retail uses.
 - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing. The Project preserves the surrounding neighborhood character by providing for infill residential development of a compatible scale and density. The Project is supportive of the City's larger housing goals by providing for permanent affordable housing.

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

The project site does not possess any existing housing. No housing is removed for this Project. The Project provides new permanently affordable housing, in keeping with the City's goals of enhancing its housing supply.

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

The Project proposes to remove two existing curb cuts at the site, which will no longer be needed for a residential development without garage parking. The subject property is located within a quarter mile of eight (8) local transit lines including Muni lines 5, 7, 19, and 31. In addition, the Civic Center BART/Muni station, a major regional transit station, is 5 blocks southeast of the project site. The Project would only create a 4.36 percent increase in population near the project site which, based on transportation analysis conducted for the Environmental Impact Report, would not substantially effect the utilization of local and regional transit service. Given the wide availability of nearby transit, the addition of approximately 157 new residents would be accommodated by existing capacity. As such, the Project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result. The Project is supportive of the City's transit first policies and is not anticipated to impede Muni transit service.

- 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 commercial office development. Instead, the proposal introduces high density residential use in keeping with the intent of the RC-4 zoning district. Industrial uses are not permitted in the RC-4 zoning district, and Service use is limited to a building's ground floor. The Project includes Retail Sales and Service Use on the ground floor of the new residential development, which is supportive of the City's policy to enhance opportunities for resident employment.

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

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

- G. That landmarks and historic buildings be preserved.

The Project requires the demolition of an existing automotive repair building that was identified as a potential historic resource in the 2010 Van Ness Auto Row multiple-property district analysis. In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report was produced which addresses the significant unavoidable impact of the building's demolition and addresses numerous mitigation measures to be imposed as conditions of the Project approval. CEQA findings for the Project include a statement of overriding considerations explaining how the benefits of the proposed 108-unit 100% affordable housing development would outweigh the significant impacts.

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

The Project will have no negative impact on existing parks and open spaces. Per Planning Commission Resolution No. 20148, the Planning Commission reviewed and determined that the net new shadow cast by the Project on the adjacent Recreation and Park Department property will not be adverse to the use of the Turk-Hyde Mini-Park.

9. 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.
10. The Planning Director hereby finds that approval of the Affordable Housing Project Authorization would promote the health, safety and welfare of the City.

DECISION

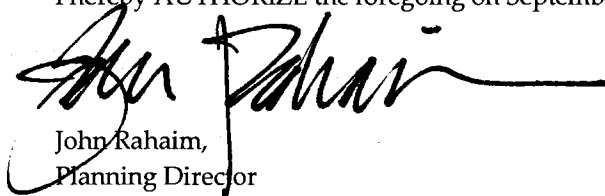
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, and all other written materials submitted by all parties, the Planning Director hereby authorizes the Affordable Housing Project Authorization requested in BPA No. 2017.1215.6628 (Planning Department Case No. 2016-010340PRJ), in general conformance with plans on file, dated May 10, 2018, and stamped "EXHIBIT B", subject to the conditions contained in "EXHIBIT A" of this administrative authorization, including the CEQA findings contained in "EXHIBIT C," and the MMRP (Case No. 2016-010340ENV), attached hereto as "EXHIBIT D".

This Authorization is conducted as part of, and incorporated into, a related building permit application. An appeal of any project pursuant to Planning Code Section 315 may be made by appealing the associated site or building permit to the Board of Appeals within 15 calendar days of the issuance of the permit by the Department of Building Inspection. Such appeal must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880

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 Director of Planning's adoption of this Authorization 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 AUTHORIZE the foregoing on September 18, 2018.



John Rahaim,
Planning Director

EXHIBIT A

AUTHORIZATION

This authorization is for an Affordable Housing Project Authorization pursuant to Planning Code Sections 315 and 303 to allow new construction of an eight-story building containing an 100-percent Affordable Housing Project with 107 affordable dwelling units, one manager's unit, ground floor commercial space, residential common spaces that include residential supportive services, and common usable open space located at 500 Turk Street in Assessor's Block 0741, and Lot 002 within the RC-4 Zoning District and an 80-T Height and Bulk District; in general conformance with plans, dated May 10, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2016-010340PRJ and subject to conditions of approval, including the CEQA findings contained in "EXHIBIT C," and the MMRP (Case No. 2016-010340ENV), attached hereto as "EXHIBIT D". 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 Director of Planning on September 18, 2018.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'EXHIBIT A' of this Affordable Housing Project Authorization 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 Affordable Housing 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 the Director of Planning's approval of a new Affordable Housing Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Mitigation Measures.** Mitigation measures described in the MMRP for the 500 Turk Street EIR (Case No. 2016-010340ENV), attached hereto as "EXHIBIT D", 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

DESIGN

7. **Final Materials.** The Project Sponsor shall continue to work with Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-575-8724, www.sf-planning.org
8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. 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 415-575-8724, www.sf-planning.org

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than 102 Class 1 bicycle parking spaces and no fewer than 7 Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING

10. **Enforcement.** Violation of any of the Department conditions of approval 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 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
11. **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", the Zoning

Administrator shall refer such complaints to the Director of Planning, 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

12. **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/>*

PROVISIONS

13. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61. *For information about compliance, contact the Case Planner, Planning Department at 415-575-8724, www.sf-planning.org*
14. **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*
15. **Inclusionary Affordable Housing Program.** Section 415 of the Planning Code sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program (hereinafter "Program"). As currently proposed, the Project will be 100 percent affordable, with 107 affordable housing units ("Units") and one manager's unit.

With the exception of one Unit reserved for the manager of the Project, Units in the Project will at all times during the term of the ground lease with the City, be rented only to tenants who qualify at initial occupancy.

In the event that the Project changes and some or all of the Units become market-rate, the Project shall comply with the inclusionary housing requirements set forth in Section 415 of the Planning Code. This condition of approval shall constitute the written determination and notice of the inclusionary housing requirement pursuant to the procedures set forth in Planning Code Section 415.

For information about compliance, contact the Case Planner, Planning Department at 415-575-8724, www.sf-planning.org or the Mayor's office of Housing and Community Development at 415-701-5500, www.sfmohcd.org