

File No. 170939

Committee Item No. 3

Board Item No. 5

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date November 27, 2017

Board of Supervisors Meeting

Date December 12, 2017

### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

### OTHER

(Use back side if additional space is needed)

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion Nos. 20033, 20034, 20038</u>     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution Nos. 20035, 20036, 20037</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Development Agreement</u>                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Memorandum of Understanding</u>                             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u>                                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____  |

Completed by: Alisa Somera

Date November 21, 2017

Completed by: Alisa Somera

Date November 30, 2017

1 [Development Agreement - Strada Brady, LLC - Market and Colton Streets]

2  
3 **Ordinance approving a Development Agreement between the City and County of San**  
4 **Francisco and Strada Brady, LLC, a California limited liability company, for the**  
5 **development project at the approximately 2.2-acre site located at Market, 12th,**  
6 **Stevenson, Chase Court, and Brady Streets, with various public benefits including**  
7 **improved open spaces and supportive affordable housing; making findings under the**  
8 **California Environmental Quality Act, findings of conformity with the General Plan, and**  
9 **with the eight priority policies of Planning Code, Section 101.1(b); setting the impact**  
10 **fees and exactions as set forth in the Development Agreement; confirming compliance**  
11 **with or waiving certain provisions of Administrative Code, Chapters 14B, 41, and 56;**  
12 **and ratifying certain actions taken in connection therewith.**

13 NOTE: Additions are *single-underline italics Times New Roman*;  
14 deletions are *strike-through italics Times New Roman*.  
15 Board amendment additions are double-underlined;  
16 Board amendment deletions are ~~strike-through normal~~.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Project Findings. The Board of Supervisors makes the following findings:

19 (a) California Government Code Section 65864 et seq. authorizes any city, county,  
20 or city and county to enter into an agreement for the development of real property within the  
21 jurisdiction of the city, county, or city and county.

22 (b) Chapter 56 of the San Francisco Administrative Code ("Chapter 56") sets forth  
23 certain procedures for the processing and approval of development agreements in the City  
24 and County of San Francisco (the "City").

1 (c) Strada Brady, LLC, a California limited liability company ("Developer"), is the  
2 ground lessee of the approximately 2.2-acre area generally between Market, Stevenson,  
3 Chase Court, and Brady Streets, composed of 3 buildings and 4 surface parking lots  
4 containing approximately 36,000 square feet of existing residential uses in the Civic Center  
5 Hotel, approximately 13,000 square feet of existing retail uses, and the approximately 24,100  
6 square foot Local 38 Plumbers Union hall (the "Project Site").

7 (d) Developer filed an application with the City's Planning Department for approval  
8 of a development agreement relating to the Project Site (the "Development Agreement")  
9 under Chapter 56. A copy of the Development Agreement is on file with the Clerk of the  
10 Board in File No. 170939.

11 (e) Developer proposes a mixed use development on the Project Site that will  
12 include up to approximately 484 residential units consisting of a mix of market rate and on-site  
13 below market rate (BMR) units, a stand-alone building with approximately 100 but not less  
14 than 95 affordable supportive housing units, a 32,100 square foot replacement union facility  
15 use, approximately 13,000 square feet of ground-floor retail/restaurant use, up to 316 parking  
16 spaces in a sub-grade garage, and approximately 33,500 square feet of open space, all as  
17 more particularly described in the Development Agreement (the "Project").

18 (f) Concurrently with this Ordinance, the Board is taking a number of actions in  
19 furtherance of the Project, as generally described in the Development Agreement, including  
20 Exhibit E to the Development Agreement.

21 (g) The Project is anticipated to generate an annual average of approximately 1,200  
22 construction jobs during construction and, upon completion, approximately 10 net new  
23 permanent on-site jobs, and an approximately \$3,000,000 annual increase in general fund  
24 revenues to the City.  
25

1 (h) In addition to the significant housing, jobs, and economic benefits to the City  
2 from the Project, the City has determined that as a result of the development of the Project in  
3 accordance with the Development Agreement additional clear benefits to the public will accrue  
4 that could not be obtained through application of existing City ordinances, regulations, and  
5 policies. Major additional public benefits to the City from the Project include: (1) an increase  
6 in affordable housing that exceeds amounts otherwise required and will equal approximately  
7 twenty-six to twenty-eight percent (26-28%) of the total number of housing units for the  
8 Project, including not less than 95 affordable supportive housing units with a depth of  
9 affordability that exceeds current City requirements for the construction of affordable housing;  
10 (2) building on-site, to modern standards, the units to replace the existing Residential Hotel  
11 Units at a replacement ratio that exceeds the requirements of the San Francisco Residential  
12 Hotel Unit Conversion and Demolition Ordinance; (3) land donation, construction and  
13 maintenance of the Joseph P. Mazzola Gardens and publicly accessible mid-block open  
14 space totaling approximately 23,400 square feet; and (4) improvement of Stevenson Street  
15 and Colton Street to create a shared public way for pedestrian and auto use, each as further  
16 described in the Development Agreement.

17 Section 2. CEQA Findings.

18 On October 19, 2017, by Motion No. 20033, the Planning Commission certified as  
19 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the  
20 Project pursuant to the California Environmental Quality Act (California Public Resources  
21 Code Section 21000 et seq.) ("CEQA"). A copy of Planning Commission Motion No. 20033 is  
22 on file with the Clerk of the Board of Supervisors in File No. 170939. Also on October 19,  
23 2017, by Motion No. 20034, the Planning Commission adopted findings, including a statement  
24 of overriding considerations (the "CEQA Findings") and a Mitigation Monitoring and Reporting  
25 Program ("MMRP"). Said Motion is on file with the Clerk of the Board of Supervisors in File

1 No. 170939. In accordance with the actions contemplated herein, this Board has reviewed  
2 the FEIR and related documents, and adopts and incorporates by reference as though fully  
3 set forth herein the CEQA Findings, including the statement of overriding considerations, and  
4 the MMRP.

5 Section 3. General Plan and Planning Code Section 101.1(b) Findings.

6 (a) The Board of Supervisors finds that the Development Agreement will serve the  
7 public necessity, convenience and general welfare for the reasons set forth in Planning  
8 Commission Resolution No. 20037 and incorporates those reasons herein by reference.

9 (b) The Board of Supervisors finds that the Development Agreement is in conformity  
10 with the General Plan, as proposed to be amended and when effective, and the eight priority  
11 policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission  
12 Resolution No. 20037. The Board hereby adopts the findings set forth in Planning  
13 Commission Resolution No. 20037 and incorporates those findings herein by reference.

14 Section 4. Development Agreement.

15 (a) The Board of Supervisors approves all of the terms and conditions of the  
16 Development Agreement, in substantially the form on file with the Clerk of the Board of  
17 Supervisors in File No. 170939, including the Impact Fees and Exactions.

18 (b) The Board of Supervisors approves and authorizes the execution, delivery and  
19 performance by the City of the Development Agreement as follows: (i) the Director of  
20 Planning and the Director of the Mayor's Office of Housing and Community Development (the  
21 "MOHCD Director") are authorized to execute and deliver the Development Agreement, and  
22 (ii) the Director of Planning, the MOHCD Director and other applicable City officials are  
23 authorized to take all actions reasonably necessary or prudent to perform the City's  
24 obligations and enforce the City's rights and remedies under the Development Agreement in  
25 accordance with the terms of the Development Agreement. Without limiting the foregoing, the

1 MOHCD Director and the City's Director of Property are authorized to acquire Developer's  
2 ground leasehold interest in the Civic Center Hotel site and the Colton Street Parcel if  
3 Developer fails to build the Colton Street Building for supportive affordable housing as set  
4 forth in the Development Agreement. The Director of Planning, at his or her discretion and in  
5 consultation with the City Attorney, is authorized to enter into any additions, amendments or  
6 other modifications to the Development Agreement that the Director of Planning determines  
7 are in the best interests of the City and that do not materially increase the obligations or  
8 liabilities of the City or materially decrease the benefits to the City as provided in the  
9 Development Agreement.

10 Section 5. City Administrative Code Conformity.

11 The Development Agreement shall prevail in the event of any conflict between the  
12 Development Agreement and City Administrative Code Chapters 14B, 41 and 56, and without  
13 limiting the generality of the foregoing clause, for purposes of the Development Agreement  
14 only, the provisions of City Administrative Code Chapters 14B, 41 and 56 are waived or its  
15 provisions deemed satisfied as follows:

16 (a) The Project comprises approximately 2.2 acres and is the type of large multi-phase  
17 and/or mixed-use development contemplated by the City Administrative Code and therefore is  
18 hereby deemed to satisfy the provisions of Chapter 56, Section 56.3(g).

19 (b) The provisions of the Workforce Agreement attached to the Development  
20 Agreement as Exhibit I shall apply in lieu of the provisions of City Administrative Code  
21 Chapter 14B, Section 14B.20 and Chapter 56, Section 56.7(c).

22 (c) The provisions of the Development Agreement regarding any amendment or  
23 termination, including those relating to "Material Change," shall apply in lieu of the provisions  
24 of Chapter 56, Section 56.15.

1 (e) The provisions of Chapter 56, Section 56.20 have been satisfied by the  
2 Memorandum of Understanding between Developer and the Mayor's Office of Economic and  
3 Workforce Development for the reimbursement of City costs, a copy of which is on file with the  
4 Clerk of the Board of Supervisors in File No. 170939.

5 (f) The Project will exceed the one-for-one comparable unit replacement requirements  
6 of Chapter 41 (the Residential Hotel Ordinance) Section 41.13 by delivering between 95 and  
7 100 Affordable Supportive Housing Units in the Colton Street Affordable Housing Building to  
8 replace existing residential hotel units in the Civic Center Hotel, and moving all of the  
9 residents into the new Colton Street Units if they desire. The Colton Street Building units will  
10 be permanently affordable, subject to Administrative Code Chapter 37 and not the Residential  
11 Hotel Ordinance.

12 Section 6. Chapter 56 Waiver; Ratification.

13 (a) In connection with the Development Agreement, the Board of Supervisors finds  
14 that the requirements of Chapter 56, as modified hereby, have been substantially complied  
15 with and waives any procedural or other requirements of Chapter 56 if and to the extent that  
16 they have not been strictly complied with.

17 (b) All actions taken by City officials in preparing and submitting the Development  
18 Agreement to the Board of Supervisors for review and consideration are hereby ratified and  
19 confirmed, and the Board of Supervisors hereby authorizes all subsequent action to be taken  
20 by City officials consistent with this Ordinance.

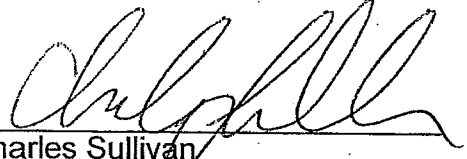
21 Section 7. Effective and Operative Date.

22 This ordinance shall become effective 30 days from the date of passage. This  
23 Ordinance shall become operative only on (and no rights or duties are affected until) the later  
24 of (a) 30 days from the date of its passage, or (b) the date that Ordinance \_\_\_\_\_.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Ordinance \_\_\_\_\_, and Ordinance \_\_\_\_\_ have become effective. Copies of said Ordinances are on file with the Clerk of the Board of Supervisors in File Nos. 1170938, 170939, and 171134.

APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

By:   
Charles Sullivan  
Deputy City Attorney  
n:\speclas2017\1700534\01229230.doc



**REVISED LEGISLATIVE DIGEST**

(Substituted, 10/24/2017)

Development Agreement - Strada Brady LLC - Market and Colton Streets]

**Ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the development project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 41, and 56, and ratifying certain actions taken in connection therewith.**

Background Information

This ordinance would approve a Development Agreement between the City and Strada Brady, LLC for the development of a mixed use development on 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets that will include up to approximately 484 residential units consisting of a mix of market rate and on-site below market rate (BMR) units, a stand-alone building with approximately 100 but not less than 95 affordable supportive housing units, a 32,100 square foot replacement union facility use, approximately 13,000 square feet of ground-floor retail/restaurant use, up to 316 parking spaces in a sub-grade garage, and approximately 33,500 square feet of open space. This Ordinance also would adopt environmental findings.

n:\spec\as2017\1700534\01219531.docx

**Draft**  
**9/26/17**

File No. 170939  
Received via email  
9/26/17

**RECORDING REQUESTED BY  
CLERK OF THE BOARD OF SUPERVISORS  
OF THE CITY AND COUNTY OF SAN FRANCISCO**

(Exempt from Recording Fees  
Pursuant to Government Code  
Section 27383)

**AND WHEN RECORDED MAIL TO:**

Angela Calvillo  
Clerk of the Board of Supervisors  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**DEVELOPMENT AGREEMENT**

**BY AND BETWEEN**

**THE CITY AND COUNTY OF SAN FRANCISCO**

**AND STRADA BRADY LLC**

**FOR PROPERTY AT MARKET AND COLTON STREETS**

Block 3505: Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, and 035

**TABLE OF CONTENTS**

	<b><u>Page</u></b>
1. DEFINITIONS.....	5
2. EFFECTIVE DATE; TERM.....	16
2.1 Effective Date .....	16
2.2 Term.....	17
3. GENERAL RIGHTS AND OBLIGATIONS.....	17
3.1 Development of the Project .....	17
3.2 Workforce .....	17
4. PUBLIC BENEFITS; DEVELOPER OBLIGATIONS AND CONDITIONS TO DEVELOPER'S PERFORMANCE.....	18
4.1 Community Benefits Exceed Those Required by Existing Ordinances and Regulations .....	18
4.2 Conditions to Performance of Community Benefits.....	19
4.3 No Additional CEQA Review Required; Reliance on FEIR for Future Discretionary Approvals .....	20
4.4 Nondiscrimination.....	21
4.5 City Cost Recovery .....	21
4.6 Prevailing Wages .....	23
4.7 Indemnification of City.....	23
5. VESTING AND CITY OBLIGATIONS.....	25
5.1 Vested Rights .....	25
5.2 Existing Standards .....	25
5.3 Criteria for Later Approvals.....	26
5.4 Strict Building Code Compliance .....	26
5.5 Denial of a Later Approval .....	27
5.6 New City Laws .....	27
5.7 Fees and Exactions.....	29
5.8 Changes in Federal or State Laws.....	31
5.9 No Action to Impede Approvals .....	34
5.10 Estoppel Certificates .....	34
5.11 Existing, Continuing Uses and Interim Uses .....	34
5.12 Taxes .....	35
6. NO DEVELOPMENT OBLIGATION.....	35
7. MUTUAL OBLIGATIONS.....	36
7.1 Notice of Completion, Revocation or Termination .....	36
7.2 General Cooperation; Agreement to Cooperate.....	36
7.3 Good Faith and Fair Dealing.....	38
7.4 Other Necessary Acts.....	38

8.	PERIODIC REVIEW OF DEVELOPER'S COMPLIANCE .....	38
8.1	Annual Review.....	38
8.2	Review Procedure .....	39
9.	ENFORCEMENT OF AGREEMENT; DEFAULT; REMEDIES.....	40
9.1	Enforcement.....	40
9.2	Meet and Confer Process .....	41
9.3	Default.....	41
9.4	Remedies.....	42
9.5	Time Limits; Waiver; Remedies Cumulative .....	44
9.6	Attorneys' Fees.....	45
10.	FINANCING; RIGHTS OF MORTGAGEES.....	46
10.1	Developer's Right to Mortgage .....	46
10.2	Mortgagee Not Obligated to Construct.....	46
10.3	Copy of Notice of Default and Notice of Failure to Cure to Mortgagee .....	47
10.4	Mortgagee's Option to Cure Defaults .....	47
10.5	Mortgagee's Obligations with Respect to the Property.....	48
10.6	No Impairment of Mortgage .....	49
10.7	Cured Defaults .....	49
11.	AMENDMENT; TERMINATION; EXTENSION OF TERM.....	49
11.1	Amendment or Termination.....	49
11.2	Early Termination Rights.....	50
11.3	Termination and Vesting.....	50
11.4	Amendment Exemptions.....	51
11.5	Extension Due to Legal Action or Referendum; Excusable Delay.....	52
12.	TRANSFER OR ASSIGNMENT; RELEASE; CONSTRUCTIVE NOTICE.....	53
12.1	Permitted Transfer of this Agreement.....	53
12.2	Notice of Transfer .....	55
12.3	Release of Liability .....	56
12.4	Responsibility for Performance .....	56
12.5	Constructive Notice .....	57
12.6	Rights of Developer .....	57
13.	DEVELOPER REPRESENTATIONS AND WARRANTIES .....	58
13.1	Interest of Developer; Due Organization and Standing.....	58
13.2	No Inability to Perform; Valid Execution.....	58
13.3	Conflict of Interest .....	58
13.4	Notification of Limitations on Contributions .....	59
13.5	Other Documents .....	59
13.6	No Bankruptcy.....	60
14.	MISCELLANEOUS PROVISIONS.....	60
14.1	Entire Agreement.....	60
14.2	Incorporation of Exhibits .....	60

14.3	Binding Covenants; Run With the Land.....	60
14.4	Applicable Law and Venue.....	61
14.5	Construction of Agreement.....	61
14.6	Project Is a Private Undertaking; No Joint Venture or Partnership.....	62
14.7	Recordation.....	62
14.8	Obligations Not Dischargeable in Bankruptcy.....	62
14.9	Survival.....	62
14.10	Signature in Counterparts.....	62
14.11	Notices.....	63
14.12	Limitations on Actions.....	63
14.13	Severability.....	64
14.14	MacBride Principles.....	64
14.15	Tropical Hardwood and Virgin Redwood.....	64
14.16	Sunshine.....	65
14.17	Non-Liability of City Officials and Others.....	65
14.18	Non-Liability of Developer Officers and Others.....	65
14.19	No Third Party Beneficiaries.....	66

## **EXHIBITS AND SCHEDULES**

### **Exhibits**

- A Project Site Legal Descriptions
- B Project Description (including Attachment B-1, Site Plan)
- C Project Open Space (including Attachment C-1, Open Space and Streetscape Plan)
- C-1 Project Open Space - In-Kind Contribution
- C-2 Open Space In-Kind Agreement
- D Affordable Housing Program
- D-1 Form of Relocation Agreement
- D-2 Form of Ground Lease Assignment and Assumption Agreement
- D-3 Title Reports for Colton Street Parcel and CCH Property
- D-4 Baseball Arbitration Appraisal Process
- E List of Approvals
- F MMRP
- G Form of Assignment and Assumption Agreement
- H Notice of Completion and Termination
- I Workforce Agreement

### **Schedules**

- 1 Community Benefits Linkages and Impact Fees

**DEVELOPMENT AGREEMENT**

**BY AND BETWEEN**

**THE CITY AND COUNTY OF SAN FRANCISCO**

**AND STRADA BRADY LLC**

THIS DEVELOPMENT AGREEMENT dated for reference purposes only as of this \_\_\_\_ day of \_\_\_\_\_, 2017, is by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the "City"), acting by and through its Planning Department, and STRADA BRADY LLC, a California limited liability company ("Developer"), pursuant to the authority of Section 65864 *et seq.* of the California Government Code and Chapter 56 of the Administrative Code. The City and Developer are also sometimes referred to individually as a "Party" and together as the "Parties". Capitalized terms not defined when introduced shall have the meanings given in Article 1.

**RECITALS**

This Agreement is made with reference to the following facts:

A. Developer is the ground lessee of the approximately 2.2 acre (approximately 97,617 square foot) area generally between Market, 12<sup>th</sup>, Stevenson, Chase Court, and Brady Streets, composed of 3 buildings and 4 surface parking lots on 13 parcels, containing approximately 36,000 square feet of existing residential uses in the Civic Center Hotel, approximately 13,000 square feet of existing retail uses, the approximately 24,100 square foot Local 38 Plumbers Union hall, and the surface parking lots, all located on the real property more particularly described on Exhibit A (the "Project Site"). The Project Site is owned in fee by U.A. Local 38 Pension Trust Fund.

B. The Developer proposes a mixed use development that will include on-site affordable units and that recognizes the transit-rich location for residential, retail, open space, parking, and related uses. Specifically, the Project includes up to approximately 484 residential units consisting of a mix of market rate and on-site BMR units, a stand-alone building with approximately 100 but not less than 95 Affordable Supportive Housing Units, a 32,100 square foot replacement union facility use, approximately 13,000 square feet of ground-floor retail/restaurant use, up to 316 parking spaces in a sub-grade garage, and approximately 33,500 square feet of open space consisting of approximately 23,400 square feet of privately-owned, publicly accessible, open space and approximately 10,100 square feet of common open space for residential uses, all as more particularly described on Exhibit B (the "**Project**").

C. The Project is anticipated to generate an annual average of approximately 1,200 construction jobs during construction and, upon completion, approximately 10 net new permanent on-site jobs, and an approximately \$3,000,000 annual increase in general fund revenues to the City.

D. In order to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Section 65864 *et seq.* (the "**Development Agreement Statute**"), which authorizes the City to enter into a development agreement with any person having a legal or equitable interest in real property regarding the development of such property. Pursuant to Government Code Section 65865, the City adopted Chapter 56 of the Administrative Code ("**Chapter 56**") establishing procedures and requirements for entering into a development agreement pursuant to the Development Agreement Statute. The Parties are



entering into this Agreement in accordance with the Development Agreement Statute and Chapter 56.

E. In addition to the significant housing, jobs, and economic benefits to the City from the Project, the City has determined that as a result of the development of the Project in accordance with this Agreement additional clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies. Major additional public benefits to the City from the Project include: (1) an increase in affordable housing that exceeds amounts otherwise required and will equal approximately twenty-six to twenty-eight percent (26-28%) of the total number of housing units for the Project, including not less than 95 Affordable Supportive Housing Units with a depth of affordability that exceeds current City requirements for the construction of affordable housing; (2) building on-site, to modern standards, the units to replace the existing Residential Hotel Units at a replacement ratio that exceeds the requirements of the San Francisco Residential Hotel Unit Conversion and Demolition Ordinance; (3) land donation, construction and maintenance of the Joseph P. Mazzola Gardens, and construction and maintenance of publicly accessible mid-block open space, totaling approximately 23,400 square feet; and (4) improvement of Stevenson Street and Colton Street to create a shared public way for pedestrian and auto use, each as further described in this Agreement.

F. It is the intent of the Parties that all acts referred to in this Agreement shall be accomplished in a way as to fully comply with the California Environmental Quality Act (California Public Resources Code Section 21000 *et seq.*; "CEQA"), the CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 *et seq.*); "CEQA Guidelines"), the Development Agreement Statute, Chapter 56, the Planning Code, the Enacting Ordinance and all

other applicable Laws in effect as of the Effective Date. This Agreement does not limit the City's obligation to comply with applicable environmental Laws, including CEQA, before taking any discretionary action regarding the Project, or the Developer's obligation to comply with all applicable Laws in connection with the development of the Project.

G. The Final Environmental Impact Report ("FEIR") prepared for the Project and certified by the Planning Commission on October 19, 2017, together with the CEQA findings (the "CEQA Findings") and the Mitigation Measures adopted concurrently therewith and set forth in the MMRP, comply with CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. The FEIR thoroughly analyzes the Project and Project alternatives, and the Mitigation Measures were designed to mitigate significant impacts to the extent they are susceptible to feasible mitigation. On December \_\_\_\_\_, 2017, the Board of Supervisors, in Motion No. [\_\_\_\_], affirmed the decisions of the Planning Commission to certify the FEIR and rejected the appeal of the FEIR certification. The information in the FEIR and the CEQA Findings were considered by the City in connection with approval of this Agreement.

H. On October 19, 2017, the Planning Commission held a public hearing on this Agreement and the Project, duly noticed and conducted under the Development Agreement Statute and Chapter 56. Following the public hearing, the Planning Commission adopted the CEQA findings and determined among other things that the FEIR thoroughly analyzes the Project, and the Mitigation Measures are designed to mitigate significant impacts to the extent they are susceptible to a feasible mitigation, and further determined that the Project and this Agreement will, as a whole, and taken in their entirety, continue to be consistent with the objectives, policies, general land uses and programs specified in the General Plan, as amended, and the policies set forth in Section 101.1 of the Planning Code (together the "General Plan

**Consistency Findings").** The information in the FEIR and the CEQA Findings has been considered by the City in connection with this Agreement.

I. On December \_\_\_\_\_, 2017, the Board of Supervisors, having received the Planning Commission's recommendations, held a public hearing on this Agreement pursuant to the Development Agreement Statute and Chapter 56. Following the public hearing, the Board made the CEQA Findings required by CEQA, approved this Agreement, incorporating by reference the General Plan Consistency Findings.

J. On December \_\_\_\_\_, 2017, the Board adopted Ordinance Nos. [\_\_\_\_\_] , amending the Planning Code, Zoning Map, and General Plan, and adopted Ordinance No. [\_\_\_\_\_] , approving this Agreement (File No. [\_\_\_\_\_] ) and authorizing the Planning Director to execute this Agreement on behalf of the City (the "Enacting Ordinance"). The Enacting Ordinance took effect on January \_\_\_\_\_, 2018.

Now therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**AGREEMENT**

**1. DEFINITIONS**

In addition to the definitions set forth in the above preamble paragraph, Recitals and elsewhere in this Agreement, the following definitions shall apply to this Agreement:

1.1 "Administrative Code" means the San Francisco Administrative Code.

1.2 "Affordable Supportive Housing Units" means the housing units to be provided in the Colton Street Affordable Housing Building as more specifically set forth in Exhibit D.

1.3 "Agreement" means this Development Agreement, the Exhibits which have been expressly incorporated herein and any amendments thereto.

1.4 "AMI" means the unadjusted median income levels derived from the U.S. Department of Housing and Urban Development on an annual basis for the San Francisco area, adjusted solely for household size, but not high housing cost area.

1.5 "Annual Review Date" has the meaning set forth in Section 8.1.

1.6 "Applicable Laws" has the meaning set forth in Section 5.2 (where not capitalized, "applicable Law" has its plain meaning and refers to Laws as otherwise defined herein).

1.7 "Approvals" means the City approvals, entitlements, and permits listed on Exhibit E.

1.8 "Assignment and Assumption Agreement" has the meaning set forth in Section 12.2.

1.9 "Associated Community Benefits" is defined in Section 4.1.

1.10 "BART" means Bay Area Rapid Transit.

1.11 "BMR units" has the meaning set forth in the Housing Program.

1.12 "Board of Supervisors" or "Board" means the Board of Supervisors of the City and County of San Francisco.

1.13 "Building" or "Buildings" means each of the existing, modified and new buildings on the Project Site, as described in the Project Description attached as Exhibit B.

1.14 "CCH Property" has the meaning set forth in Section B.4 of Exhibit D.

1.15 "CEQA" has the meaning set forth in Recital F.

1.16 "CEQA Findings" has the meaning set forth in Recital G.

1.17 "CEQA Guidelines" has the meaning set forth in Recital F.

1.18 "Chapter 56" has the meaning set forth in Recital D.

1.19 "CHP" means Community Housing Partnership and its successors and assigns.

1.20 "City" means the City as defined in the opening paragraph of this Agreement. Unless the context or text specifically provides otherwise, references to the City means the City acting by and through the Planning Director or, as necessary, the Planning Commission or the Board of Supervisors.

1.21 "City Agency" or "City Agencies" means the City departments, agencies, boards, commissions, and bureaus that execute or consent to this Agreement, or are controlled by persons or commissions that have executed or consented to this Agreement, that have subdivision or other permit, entitlement or approval authority or jurisdiction over development of the Project, or any improvement located on or off the Project Site, including, without limitation, the City Administrator, Planning Department, MOHCD, OEWD, SFMTA, DPW, DBI, together with any successor City agency, department, board, or commission. Nothing in this Agreement shall affect the jurisdiction under the City's Charter of a City department that has not approved or consented to this Agreement in connection with the issuance of a Later Approval. The City actions and proceedings subject to this Agreement shall be through the Planning Department, as well as affected City Agencies (and when required by applicable Law, the Board of Supervisors).

1.22 "City Attorney's Office" means the Office of the City Attorney of the City and County of San Francisco.

1.23 "City Costs" means the actual and reasonable costs incurred by a City Agency in preparing, adopting or amending this Agreement, in performing its obligations or

defending its actions under this Agreement or otherwise contemplated by this Agreement, as determined on a time and materials basis, including reasonable attorneys' fees and costs but excluding work, hearings, costs or other activities contemplated or covered by Processing Fees; provided, however, City Costs shall not include any costs incurred by a City Agency in connection with a City Default or which are payable by the City under Section 9.6 when Developer is the prevailing party.

1.24 "City Parties" has the meaning set forth in Section 4.7.

1.25 "City Report" has the meaning set forth in Section 8.2.2.

1.26 "City-Wide" means all real property within the territorial limits of the City and County of San Francisco, not including any property owned or controlled by the United States or by the State of California and therefore not subject to City regulation.

1.27 "Civic Center Hotel" means the building commonly known as the Civic Center Hotel, located at the corner of 12<sup>th</sup> and Market Streets.

1.28 "CMA" is defined in Section 12.1.

1.29 "Colton Street Affordable Housing Building" has the meaning set forth in Exhibit B.

1.30 "Colton Street Parcel" shall mean the parcel or parcels of land on which the Colton Street Affordable Housing Building is located.

1.31 "Commence Construction" means groundbreaking in connection with the commencement of physical construction of the applicable Building foundation, but specifically excluding the demolition or partial demolition of existing structures.

1.32 "Community Benefits" has the meaning set forth in Section 4.1.

1.33 "Community Benefits Linkages Schedule" means the schedule attached to this Agreement as Schedule 1.

1.34 "Community Benefits Program" has the meaning set forth in Section 4.1.

1.35 "Costa Hawkins Act" has the meaning set forth in Exhibit D.

1.36 "Default" has the meaning set forth in Section 9.3.

1.37 "Developer" has the meaning set forth in the opening paragraph of this Agreement, and shall also include (i) any Transferee as to the applicable Transferred Property, and (ii) any Mortgagee or assignee thereof that acquires title to any Foreclosed Property but only as to such Foreclosed Property.

1.38 "Development Agreement Statute" has the meaning set forth in Recital D, as in effect as of the Effective Date.

1.39 "DPW" means the San Francisco Department of Public Works.

1.40 "Effective Date" has the meaning set forth in Section 2.1.

1.41 "Enacting Ordinance" has the meaning set forth in Recital J.

1.42 "Excusable Delay" has the meaning set forth in Section 11.5.2.

1.43 "Existing Standards" has the meaning set forth in Section 5.2.

1.44 "Existing Uses" means all existing lawful uses of the existing Buildings and improvements (and including, without limitation, pre-existing, non-conforming uses under the Planning Code) on the Project Site as of the Effective Date, as the same may be modified by the Approvals and any Later Approvals.

1.45 "Federal or State Law Exception" has the meaning set forth in Section 5.8.1.

1.46 "FEIR" has the meaning set forth in Recital G.

1.47 "Finally Granted" means (i) any and all applicable appeal periods for the filing of any administrative or judicial appeal challenging the issuance or effectiveness of any of the Approvals, this Agreement or the FEIR shall have expired and no such appeal shall have been filed, or if such an administrative or judicial appeal is filed, the Approvals, this Agreement or the FEIR, as applicable, shall have been upheld by a final decision in each such appeal without adverse effect on the applicable Approval, this Agreement or the FEIR and the entry of a final judgment, order or ruling upholding the applicable Approval, this Agreement or the FEIR and (ii) if a referendum petition relating to this Agreement is timely and duly circulated and filed, certified as valid and the City holds an election, the date the election results on the ballot measure are certified by the Board of Supervisors in the manner provided by the Elections Code reflecting the final defeat or rejection of the referendum.

1.48 "Foreclosed Property" is defined in Section 10.5.

1.49 "General Plan Consistency Findings" has the meaning set forth in Recital H.

1.50 "Gross Floor Area" has the meaning set forth in Planning Code as of the applicable date of determination of such area.

1.51 "Ground Leases" means the three ground leases between Owner and Developer, each dated \_\_\_\_, 2017, one that is for the Colton Street Parcel, one for the CCH Property, and one that is for the remainder of the Project Site, and each having a term of approximately 99 years. "Ground Lease" shall mean each of the Ground Leases, as the context requires.



1.52 **"Housing Program"** means the Affordable Housing Program attached hereto as Exhibit D.

1.53 **"Impact Fees and Exactions"** means any fees, contributions, special taxes, exactions, impositions, and dedications charged by the City, whether as of the date of this Agreement or at any time thereafter during the Term, in connection with the development of Projects, including but not limited to transportation and transit fees, child care requirements or in-lieu fees, housing (including affordable housing) requirements or fees, dedication or reservation requirements, and obligations for on-or off-site improvements. Impact Fees and Exactions shall not include the Mitigation Measures, Processing Fees, taxes or special assessments or school district fees, SFPUC Capacity Charges, and any fees, taxes, assessments impositions imposed by Non-City Agencies, all of which shall be due and payable by Developer as and when due in accordance with applicable Laws.

1.54 **"Joseph P. Mazzola Gardens"** is described in Section 1 of Exhibit C.

1.55 **"Later Approval"** means (i) any other land use approvals, entitlements, or permits from the City or any City Agency other than the Approvals, that are consistent with the Approvals and that are necessary or advisable for the implementation of the Project, including without limitation, demolition permits, grading permits, site permits, Building permits, lot line adjustments, sewer and water connection permits, major and minor encroachment permits, street and sidewalk modifications, street improvement permits, permits to alter, certificates of occupancy, transit stop relocation permits, subdivision maps, improvement plans, lot mergers, lot line adjustments, and re-subdivisions. A Later Approval shall also include any amendment to the foregoing land use approvals, entitlements, or permits, or any amendment to the Approvals that

are sought by Developer and approved by the City in accordance with the standards set forth in this Agreement.

1.56 "**Law(s)**" means the Constitution and laws of the United States, the Constitution and laws of the State of California, the laws of the City and County of San Francisco, and any codes, statutes, rules, regulations, or executive mandates thereunder, and any State or Federal court decision (including any order, injunction or writ) thereunder. The term "**Laws**" shall refer to any or all Laws as the context may require.

1.57 "**Law Adverse to City**" is defined in Section 5.8.4.

1.58 "**Law Adverse to Developer**" is defined in Section 5.8.4.

1.59 "**life of the Project**" shall mean, for each Building that is constructed on the Project Site under this Agreement, the life of that Building.

1.60 "**Litigation Extension**" has the meaning set forth in Section 11.5.1.

1.61 "**Losses**" has the meaning set forth in Section 4.7.

1.62 "**Market and Octavia Community Improvement Impact Fee**" has the meaning set forth in Section 421 of the Planning Code.

1.63 "**Material Change**" means any modification that would materially alter the rights, benefits or obligations of the City or Developer under this Agreement that is not consistent with the Project SUD or that (i) extends the Term, (ii) changes the permitted uses of the Project Site, (iii) decreases the Community Benefits, (iv) increases the maximum height, density, bulk or size of the Project, (vii) changes parking ratios, or (viii) changes the Impact Fees and Exactions.

1.64 **"Mitigation Measures"** means the mitigation measures (as defined by CEQA) applicable to the Project as set forth in the MMRP or that are necessary to mitigate adverse environmental impacts identified through the CEQA process as part of a Later Approval.

1.65 **"MMRP"** means that certain mitigation monitoring and reporting program attached hereto as Exhibit F.

1.66 **"MOHCD"** means the Mayor's Office of Housing and Community Development

1.67 **"Mortgage"** means a (i) mortgage, deed of trust or other lien on all or part of the Project Site to secure an obligation made by the applicable property owner and (ii) any ground lease affecting all or part of the Project Site, including the Ground Leases.

1.68 **"Mortgagee"** means (i) any mortgagee or beneficiary under a Mortgage, (ii) a person or entity that obtains title to all or part of the Project Site or the Ground Leases as a result of foreclosure proceedings or conveyance or other action in lieu thereof, or other remedial action, and (iii) any ground lessor under any ground lease affecting all or part of the Project Site, including U.A. Local 38 Pension Trust Fund and its successors.

1.69 **"Municipal Code"** means the San Francisco Municipal Code.

1.70 **"New City Laws"** has the meaning set forth in Section 5.6.

1.71 **"Non-City Agency"** means Federal, State, and local governmental agencies that are independent of the City and not a Party to this Agreement.

1.72 **"Non-City Approval"** means any permits, agreements, or entitlements from Non-City Agencies as may be necessary for the development of the Project.

1.73 **"OEWD"** means the San Francisco Office of Economic and Workforce Development.

1.74 **"Official Records"** means the official real estate records of the City and County of San Francisco, as maintained by the City's Assessor-Recorder's Office.

1.75 **"Party"** and **"Parties"** has the meaning set forth in the opening paragraph of this Agreement and shall also include any party that becomes a party to this Agreement, such as a Transferee.

1.76 **"Permit to Convert"** shall have the meaning given such term in the Residential Hotel Ordinance.

1.77 **"Planning Code"** means the San Francisco Planning Code.

1.78 **"Planning Commission"** means the Planning Commission of the City and County of San Francisco.

1.79 **"Planning Department"** means the Planning Department of the City and County of San Francisco.

1.80 **"Planning Director"** means the Director of Planning of the City and County of San Francisco.

1.81 **"Processing Fees"** means the standard fee imposed by the City upon the submission of an application for a permit or approval, which is not an Impact Fee or Exaction, in accordance with the City practice on a City-Wide basis.

1.82 **"Project"** means the mixed use development project as described in Recital B and Exhibit B and the Approvals, together with Developer's rights and obligations under this Agreement.

1.83 **"Project Open Space and Streetscape Improvements"** means the privately owned, publicly accessible open space described in Exhibits C and C-1, including the Joseph P. Mazzola Gardens and the privately owned, publicly accessible mid-block open space.

1.84 "Project Site" has the meaning set forth in Recital A, and as more particularly described in Exhibit A.

1.85 "Project SUD" means Planning Code Section 249.[ ] as adopted by the Board in Ordinance No. [ ].

1.86 "Public Health and Safety Exception" has the meaning set forth in Section 5.8.1.

1.87 "Public Improvements" means the following improvements: (i) new sidewalks and curbs on Brady, Colton, and 12th Streets, (ii) repaving of Stevenson Alley and Colton Street adjacent to the open space improvements, and (iii) the improvements built under the Open Space In-Kind Agreement.

1.88 "Required Open Space" has the meaning given such term in Section 102 of the Planning Code.

1.89 "Residential Hotel Ordinance" means the Residential Hotel Unit Conversion and Demolition Ordinance, Chapter 41 et seq. of the Administrative Code.

1.90 "Residential Hotel Units" means the existing seventy-one (71) residential hotel units in the Civic Center Hotel.

1.91 "SFMTA" means the San Francisco Municipal Transportation Agency.

1.92 "SFPUC" means the San Francisco Public Utilities Commission.

1.93 "SFPUC Capacity Charges" means all water and sewer capacity and connection fees and charges payable to the SFPUC, as and when due in accordance with the applicable City requirements.

1.94 "Subdivision Code" means the San Francisco Subdivision Code.

1.95 "Subdivision Map Act" means the California Subdivision Map Act, California Government Code § 66410 *et seq.*

1.96 "Term" has the meaning set forth in Section 2.2.

1.97 "Third-Party Challenge" means any administrative, legal or equitable action or proceeding instituted by any party other than the City or Developer challenging the validity or performance of any provision of this Agreement, the Project, the Approvals or Later Approvals, the adoption or certification of the FEIR or other actions taken pursuant to CEQA, or other approvals under Laws relating to the Project, any action taken by the City or Developer in furtherance of this Agreement, or any combination thereof relating to the Project or any portion thereof.

1.98 "Transfer," "Transferee" and "Transferred Property" have the meanings set forth in Section 12.1, and in all events excludes (1) a transfer of ownership or membership interests in Developer or any Transferee, (2) grants of easement or of occupancy rights for existing or completed Buildings or other improvements (including, without limitation, space leases in Buildings), and (3) the placement of a Mortgage on the Project Site.

1.99 "Vested Elements" has the meaning set forth in Section 5.1.

1.100 "Workforce Agreement" means the Workforce Agreement attached hereto as Exhibit I.

## 2. EFFECTIVE DATE; TERM

2.1 Effective Date. This Agreement shall take effect upon the later of (i) the full execution and delivery of this Agreement by the Parties and (ii) the date the Enacting Ordinance is effective and operative ("Effective Date").

2.2 Term. The term of this Agreement shall commence upon the Effective Date and shall continue in full force and effect for fifteen (15) years thereafter unless extended or earlier terminated as provided herein ("Term"); provided, however, that (i) the Term shall be extended for each day of a Litigation Extension and (ii) Developer shall have the right to terminate this Agreement with respect to a legal parcel upon completion of the Building within that parcel and the Associated Community Benefits for that Building, as set forth in Section 7.1. The term of any conditional use permit, planned unit development, any tentative Subdivision Map, and any subsequent subdivision map shall be for the longer of (x) the Term (as it relates to the applicable parcel) or (y) the term otherwise allowed under the Subdivision Map Act or conditional use/planned unit development approval, as applicable.

### 3. GENERAL RIGHTS AND OBLIGATIONS

3.1 Development of the Project. Developer shall have the vested right to develop the Project in accordance with and subject to the provisions of this Agreement, and the City shall consider and process all Later Approvals for development of the Project in accordance with and subject to the provisions of this Agreement. The Parties acknowledge (i) that Developer has obtained all Approvals from the City required to Commence Construction of the Project, other than any required Later Approvals and (ii) that Developer may proceed in accordance with this Agreement with the construction and, upon completion, use and occupancy of the Project as a matter of right, subject to the attainment of any required Later Approvals and any Non-City Approvals.

3.2 Workforce. Developer shall require project sponsors, contractors, consultants, subcontractors and subconsultants, as applicable, to undertake workforce

development activities in both the construction and end use phases of the Project in accordance with the Workforce Agreement attached as Exhibit I.

**4. PUBLIC BENEFITS; DEVELOPER OBLIGATIONS AND CONDITIONS TO DEVELOPER'S PERFORMANCE**

4.1 Community Benefits Exceed Those Required by Existing Ordinances and Regulations. The Parties acknowledge and agree that the development of the Project in accordance with this Agreement provides a number of public benefits to the City beyond those achievable through existing Laws, including, but not limited to, those set forth in this Article 4 (the "**Community Benefits**"). The City acknowledges and agrees that a number of the Community Benefits would not be otherwise achievable without the express agreement of Developer under this Agreement. Developer acknowledges and agrees that, as a result of the benefits to Developer under this Agreement, Developer has received good and valuable consideration for its provision of the Community Benefits, and that the City would not be willing to enter into this Agreement without the Community Benefits. Payment or delivery of each of the Community Benefits is tied to a specific Building as described in the Community Benefits Linkages Schedule attached as Schedule 1 to this Agreement or as described elsewhere in this Agreement (each, an "**Associated Community Benefit**"). Upon Developer's Commencement of Construction, the Associated Community Benefits tied to that Building shall survive the expiration or termination of this Agreement to the date of completion of the Associated Community Benefit. Time is of the essence with respect to the completion of the Associated Community Benefits.

4.1.1 Community Benefits. Developer shall provide the following Community Benefits (collectively, the "**Community Benefit Programs**"):



(a) the Housing Program benefits as further described in Exhibit D and Schedule 1; and

(b) the Project Open Space and Streetscape Improvements, including the Open Space In-Kind Agreement obligations, all as further described in Exhibits C, C-1 and C-2 and Schedule 1.

4.2 Conditions to Performance of Community Benefits. Developer's obligation to perform each Associated Community Benefit is expressly conditioned upon each and all of the following conditions precedent:

(a) All Approvals for the applicable Building to which the Associated Community Benefit is tied shall have been Finally Granted;

(b) Developer shall have obtained all Later Approvals necessary to Commence Construction of the applicable Building to which the Associated Community Benefit is tied, and the same shall have been Finally Granted, except to the extent that such Later Approvals have not been obtained or Finally Granted due to the failure of Developer to timely initiate and then diligently and in good faith pursue such Later Approvals. Whenever this Agreement requires completion of an Associated Community Benefit at or before completion of a Building, the City may withhold a certificate of occupancy for that Building until the required Associated Community Benefit is completed or Developer has provided the City with adequate security for completion of such Associated Community Benefit (e.g., a bond or letter of credit) as approved by the Planning Director in his or her reasonable discretion (following consultation with the City Attorney). In determining the need for and reasonableness of any such security, the Planning Director (in consultation with the City Attorney) shall

consider any existing or proposed security, such as any bonds required under the Subdivision Map Act; and

(c) Developer shall have Commenced Construction of the building to which the Associated Community Benefit applies.

4.3 No Additional CEQA Review Required; Reliance on FEIR for Future Discretionary Approvals. The Parties acknowledge that the FEIR prepared for the Project complies with CEQA. The Parties further acknowledge that (a) the FEIR contains a thorough analysis of the Project and possible alternatives, (b) the Mitigation Measures have been adopted to eliminate or reduce to an acceptable level certain adverse environmental impacts of the Project, and (c) the Board of Supervisors adopted CEQA Findings, including a statement of overriding considerations in connection with the Approvals, pursuant to CEQA Guidelines Section 15093, for those significant impacts that could not be mitigated to a less than significant level. Accordingly, the City does not intend to conduct any further environmental review or mitigation under CEQA for any aspect of the Project vested under this Agreement. The City shall rely on the FEIR, to the greatest extent possible in accordance with applicable Laws, in all future discretionary actions related to the Project; provided, however, that nothing shall prevent or limit the discretion of the City to conduct additional environmental review in connection with any Later Approvals to the extent that such additional environmental review is required by applicable Laws, including CEQA.

4.3.1 Compliance with CEQA Mitigation Measures. Developer shall comply with all Mitigation Measures imposed as applicable to the Project except for any Mitigation Measures that are expressly identified as the responsibility of a different party or entity. Without limiting the foregoing, Developer shall be responsible for the completion of all

Mitigation Measures identified as the responsibility of the "owner" or the "project sponsor". The Parties expressly acknowledge that the FEIR and the associated MMRP are intended to be used in connection with each of the Later Approvals to the extent appropriate and permitted under applicable Law. Nothing in this Agreement shall limit the ability of the City to impose conditions on any new, discretionary permit resulting from Material Changes as such conditions are determined by the City to be necessary to mitigate adverse environmental impacts identified through the CEQA process and associated with the Material Changes or otherwise to address significant environmental impacts as defined by CEQA created by an approval or permit; provided, however, any such conditions must be in accordance with applicable Law.

4.4 Nondiscrimination. In the performance of this Agreement, Developer agrees not to discriminate against any employee, City employee working with Developer's contractor or subcontractor, applicant for employment with such contractor or subcontractor, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

4.5 City Cost Recovery.

4.5.1 Developer shall timely pay to the City all Impact Fees and Exactions applicable to the Project or the Project Site as set forth in Section 5.7.

4.5.2 Developer shall timely pay to the City all Processing Fees applicable to the processing or review of applications for the Approvals and Later Approvals.

4.5.3 Developer shall pay to the City all City Costs incurred in connection with the drafting and negotiation of this Agreement, defending the Approvals and Later Approvals, and in processing and issuing any Later Approvals or administering this Agreement (except for the costs that are covered by Processing Fees), within sixty (60) days following receipt of a written invoice complying with Section 4.5.4 from the City.

4.5.4 OEWD shall provide Developer on a quarterly basis (or such alternative period as agreed to by the Parties) a reasonably detailed statement showing costs incurred by OEWD, the City Agencies and the City Attorney's Office, including the hourly rates for each City staff member at that time, the total number of hours spent by each City staff member during the invoice period, any additional costs incurred by the City Agencies and a brief non-confidential description of the work completed (provided, for the City Attorney's Office, the billing statement will be reviewed and approved by OEWD but the cover invoice forwarded to Developer will not include a description of the work). OEWD will use reasonable efforts to provide an accounting of time and costs from the City Attorney's Office and each City Agency in each invoice; provided, however, if OEWD is unable to provide an accounting from one or more of such parties, then OEWD may send an invoice to Developer that does not include the charges of such party or parties without losing any right to include such charges in a future or supplemental invoice but subject to the eighteen (18) month deadline set forth below in this Section 4.5.4. Developer's obligation to pay the City Costs shall survive the termination of this Agreement. Developer shall have no obligation to reimburse the City for any City Cost that is not invoiced to Developer within eighteen (18) months from the date the City Cost was incurred.

The City will maintain records, in reasonable detail, with respect to any City Costs and upon written request of Developer, and to the extent not confidential, shall make such records available for inspection by Developer.

4.5.5 If Developer in good faith disputes any portion of an invoice, then within sixty (60) days following receipt of the invoice Developer shall provide notice of the amount disputed and the reason for the dispute, and the Parties shall use good faith efforts to reconcile the dispute as soon as practicable. Developer shall have no right to withhold the disputed amount. If any dispute is not resolved within ninety (90) days following Developer's notice to the City of the dispute, Developer may pursue all remedies at law or in equity to recover the disputed amount.

4.6 Prevailing Wages. Developer agrees that all persons performing labor in the construction of the Public Improvements on the Project Site shall be paid not less than the highest prevailing rate of wages for the labor so performed consistent with the requirements of Section 6.22(E) of the Administrative Code, shall be subject to the same hours and working conditions, and shall receive the same benefits as in each case are provided for similar work performed in San Francisco, California, and Developer shall include this requirement in any construction contract entered into by Developer for any such public improvements. Upon request, Developer and its contractors will provide to City any workforce payroll records as needed to confirm compliance with this Section. Without limiting the foregoing, Developer shall comply with all applicable state law requirements relating to the payment of prevailing wages.

4.7 Indemnification of City. Developer shall indemnify, reimburse, and hold harmless the City and its officers, agents and employees (the "City Parties") from and, if requested, shall defend them against any and all loss, cost, damage, injury, liability, and claims

("Losses") arising or resulting directly or indirectly from (i) any third party claim arising from a Default by Developer under this Agreement, (ii) Developer's failure to comply with any Approval, Later Approval or Non-City Approval, (iii) the failure of any improvements constructed pursuant to the Approvals or Later Approvals to comply with any Federal or State Laws, the Existing Standards or any permitted New City Laws, (iv) any accident, bodily injury, death, personal injury, or loss of or damage to property occurring on the Project Site (or the public right of way adjacent to the Project Site) in connection with the construction by Developer or its agents or contractors of any improvements pursuant to the Approvals, Later Approvals or this Agreement, (v) a Third-Party Challenge instituted against the City or any of the City Parties, (vi) any dispute between Developer, its contractors or subcontractors relating to the construction of any part of the Project, and (vii) any dispute between Developer and any Transferee or any subsequent owner of any of the Project Site relating to any assignment of this Agreement or the obligations that run with the land, or any dispute between Developer and any Transferee or other person relating to which party is responsible for performing certain obligations under this Agreement, each regardless of the negligence of and regardless of whether liability without fault is imposed or sought to be imposed on the City or any of the City Parties, except to the extent that any of the foregoing indemnification obligations is void or otherwise unenforceable under applicable Law, and except to the extent such Loss is the result of the negligence or willful misconduct of the City Parties. The foregoing indemnity shall include, without limitation, reasonable attorneys' fees and costs and the City's reasonable cost of investigating any claims against the City or the City Parties. All indemnifications set forth in this Agreement shall survive the expiration or termination of this Agreement, to the extent such indemnification obligation arose from an event occurring before the expiration or termination of this Agreement.

To the extent the indemnifications relate to Developer's obligations that survive the expiration or termination of this Agreement, the indemnifications shall survive for the term of the applicable obligation plus four (4) years.

## 5. VESTING AND CITY OBLIGATIONS

5.1 Vested Rights. By the Approvals, the City has made a policy decision that the Project, as described in and as may be modified in accordance with the Approvals, is in the best interests of the City and promotes the public health, safety and welfare. Developer shall have the vested right to develop the Project as set forth in this Agreement, including without limitation with the following vested elements: the locations and numbers of Buildings proposed, the land uses, height and bulk limits, including the maximum density, intensity and gross square footages, the permitted uses, the provisions for open space, vehicular access, and parking, (collectively, the "Vested Elements"; provided the Existing Uses on the Project Site shall also be included as Vested Elements). The Vested Elements are subject to and shall be governed by Applicable Laws. The expiration of any Building permit or Approval shall not limit the Vested Elements, and Developer shall have the right to seek and obtain subsequent Building permits or approvals, including Later Approvals, at any time during the Term, any of which shall be governed by Applicable Laws. Each Later Approval, once granted, shall be deemed an Approval for purposes of this Section 5.1.

5.2 Existing Standards. The City shall process, consider, and review all Later Approvals in accordance with (i) the Approvals, (ii) the San Francisco General Plan, the Municipal Code (including the Subdivision Code), and all other applicable City policies, rules and regulations, as each of the foregoing is in effect on the Effective Date ("Existing

**Standards")**, as the same may be amended or updated in accordance with permitted New City Laws as set forth in Section 5.6, and (iii) this Agreement (collectively, "**Applicable Laws**").

5.3 Criteria for Later Approvals. Developer shall be responsible for obtaining all required Later Approvals before the start of any construction. The City, in granting the Approvals and vesting the Project through this Agreement, is limiting its future discretion with respect to Later Approvals to the extent that they are consistent with the Approvals and this Agreement. The City shall not disapprove applications for Later Approval based upon an item or element that is consistent with the Approvals, and shall consider all such applications in accordance with its customary practices (subject to the requirements of this Agreement). The City may subject a Later Approval to any condition that is necessary to bring the Later Approval into compliance with Applicable Laws. For any part of a Later Approval request that has not been previously reviewed or considered by the applicable City Agency (such as additional details or plans), the City Agency shall exercise its discretion consistent with the Planning Code and the Approvals and otherwise in accordance with the City's customary practice. Nothing in this Agreement shall preclude the City from applying New City Laws for any development not within the definition of the "Project" under this Agreement.

5.4 Strict Building Code Compliance. Notwithstanding anything in this Agreement to the contrary, when considering any application for a Later Approval, the City or the applicable City Agency shall apply the applicable provisions, requirements, rules, or regulations that are contained in the San Francisco Building Codes, including the Public Works Code (which includes the Stormwater Management Ordinance), Subdivision Code, Mechanical Code, Electrical Code, Green Building Code, Housing Code, Plumbing Code, Fire Code, or other uniform construction codes applicable on a City-Wide basis.



5.5 Denial of a Later Approval. If the City denies any application for a Later Approval that implements a Building that is part of the Project, the City must specify in writing the reasons for such denial and shall suggest modifications required for approval of the application. Any such specified modifications shall be consistent with Applicable Laws, and City staff shall approve the application if it is subsequently resubmitted for City review and corrects or mitigates, to the City's reasonable satisfaction, the stated reasons for the earlier denial in a manner that is consistent and compliant with Applicable Laws and does not include new or additional information or materials that give the City a reason to object to the application under the standards set forth in this Agreement.

5.6 New City Laws. All future changes to Existing Standards and any other Laws, plans or policies adopted by the City or adopted by voter initiative after the Effective Date ("New City Laws") shall apply to the Project and the Project Site except to the extent they conflict with this Agreement or the terms and conditions of the Approvals. In the event of such a conflict, the terms of this Agreement and the Approvals shall prevail, subject to the terms of Section 5.8.

5.6.1 New City Laws shall be deemed to conflict with this Agreement and the Approvals if they:

(a) limit or reduce the density or intensity of the Project, or any part thereof, or otherwise require any reduction in the square footage or number of proposed Buildings or change the location of proposed Buildings or change or reduce other improvements from that permitted under the Approvals;

(b) limit or reduce the height or bulk of the Project, or any part thereof, or otherwise require any reduction in the height or bulk of individual Buildings or other improvements that are part of the Project under the Approvals;

(c) limit, reduce or change the location of vehicular access, parking or loading from that permitted under the Approvals;

(d) limit any land uses for the Project from that permitted under the Approvals or the Existing Uses;

(e) change or limit the Approvals or Existing Uses;

(f) materially delay, limit or control the rate, timing, phasing, or sequencing of the Project, including the demolition of existing buildings at the Project Site, except as expressly set forth in this Agreement;

(g) require the issuance of permits or approvals by the City other than those required under the Existing Standards, except for permits or approvals required on a City-Wide basis, that relate to the construction of improvements, and that do not prevent construction of the Project as intended by this Agreement;

(h) limit or control the availability of public utilities, services or facilities, or any privileges or rights to public utilities, services, or facilities for the Project;

(i) materially and adversely limit the processing or procuring of applications and approvals of Later Approvals that are consistent with Approvals;

(j) increase the percentage of required affordable or BMR Units, change the AMI percentage levels for the affordable housing pricing or income eligibility, change the requirements regarding unit size or unit type, or increase the amount or change the configuration of required open space; or

(k) impose new or modified Impact Fees and Exactions on the Project (as is expressly prohibited in Section 5.7.2).

5.6.2 Developer shall have the right, from time to time and at any time, to file subdivision map applications (including phased final map applications and development-specific condominium map or plan applications) with respect to some or all of the Project Site, and shall subdivide the Project Site to create separate parcels for the CCH Property and the Colton Street Parcel before starting construction of the Project as shown generally in Exhibit B. The specific boundaries of parcels shall be set by Developer and approved by the City during the subdivision process. Nothing in this Agreement shall authorize Developer to subdivide or use any of the Project Site for purposes of sale, lease or financing in any manner that conflicts with the Subdivision Map Act or with the Subdivision Code. Nothing in this Agreement shall prevent the City from enacting or adopting changes in the methods and procedures for processing subdivision and parcel maps so long as such changes do not conflict with the provisions of this Agreement or with the Approvals. Developer shall cause any Mortgagee to provide its authorized signature on any final subdivision map with respect to the Project, which shall include consent and acknowledgement of the BMR units and Affordable Supportive Housing Units requirements, with specified AMI levels, for the life of the Project, in accordance with this Agreement.

#### 5.7 Fees and Exactions.

5.7.1 Generally. The Project shall only be subject to the Processing Fees and Impact Fees and Exactions as set forth in this Section 5.7, and the City shall not impose any new Processing Fees or Impact Fees and Exactions on the development of the Project or impose new conditions or requirements for the right to develop the Project (including required

contributions of land, public amenities or services) except as set forth in this Agreement. The Parties acknowledge that the provisions contained in this Section 5.7 are intended to implement the intent of the Parties that Developer have the right to develop the Project pursuant to specified and known criteria and rules, and that the City receive the benefits which will be conferred as a result of such development without abridging the right of the City to act in accordance with its powers, duties and obligations, except as specifically provided in this Agreement.

5.7.2 Impact Fees and Exactions. During the Term, as extended by the Litigation Extension (if any), no Impact Fees and Exactions shall apply to the Project or components thereof except for (i) those Impact Fees and Exactions specifically set forth on Schedule 1 and Exhibits C and D, (ii) the SFPUC Capacity Charges, and (iii) New City Laws that do not conflict with this Agreement as set forth in Section 5.6, and (iv) as expressly set forth below in this Section. The Impact Fees and Exactions and SFPUC Capacity Charges shall be calculated and determined at the time payable in accordance with the City requirements on that date, and the parties acknowledge and agree that the Impact Fees and Exactions shall be subject to the Planning Department's final confirmation once the applicable final land uses and Gross Floor Area are determined. Accordingly, Developer shall be subject to any increase or decrease in the fee amount payable and any changes in methodology of calculation (e.g., use of a different index to calculate annual increases) but will not be subject to any new types of Impact Fees and Exactions or modification to existing Impact Fees and Exactions after the Effective Date except as described in Section 5.6 and this Section. Developer agrees that any new impact fee or exaction enacted after the Effective Date that (i) is of City-wide applicability or is applicable to the entire the Market & Octavia Area Plan area (e.g., applies to all retail development in the City or only retail development within the boundaries of the entire Market & Octavia Area Plan), (ii)

does not pertain to affordable housing, open space or community improvements (for which this Agreement reflects the required Developer contributions), and (iii) would otherwise apply to the Project, shall apply to the Project or the applicable portion thereof. Notwithstanding the foregoing, City and Developer acknowledge that, as of the date of this Agreement, the City intends to enact a new plan area known as the "Hub", the boundaries of which would include the Project Site, and that such Hub plan area may provide height increases or other opportunities for more dense development in return for higher affordability requirements and other impact fees. City and Developer agree that the Project shall not be subject to any Hub plan area controls, including affordability requirements, and any new Hub plan area Impact Fees and Exactions, so long as the Project is developed substantially in accordance with the terms and provisions of this Agreement, as opposed to being developed pursuant to the controls of the Hub plan if and when such plan is enacted.

5.7.3 Processing Fees. Developer shall pay all Processing Fees in effect, on a City-wide basis, at the time that Developer applies for a Later Approval for which such Processing Fee is payable in connection with the applicable part of the Project.

5.8 Changes in Federal or State Laws.

5.8.1 City's Exceptions. Notwithstanding any provision in this Agreement to the contrary, each City Agency having jurisdiction over the Project shall exercise its discretion under this Agreement in a manner that is consistent with the public health and safety and shall at all times retain its respective authority to take any action that is necessary to protect the physical health and safety of the public (the "**Public Health and Safety Exception**") or reasonably calculated and narrowly drawn to comply with applicable changes in Federal or State Law affecting the physical environment (the "**Federal or State Law Exception**"),

including the authority to condition or deny a Later Approval or to adopt a new Law applicable to the Project so long as such condition or denial or new regulation (i)(a) is limited solely to addressing a specific and identifiable issue in each case required to protect the physical health and safety of the public, or (b) is required to comply with a Federal or State Law and in each case not for independent discretionary policy reasons that are inconsistent with the Approvals or this Agreement and (ii) is applicable on a City-Wide basis to the same or similarly situated uses and applied in an equitable and non-discriminatory manner. Developer retains the right to dispute any City reliance on the Public Health and Safety Exception or the Federal or State Law Exception.

5.8.2 Changes in Federal or State Laws. If Federal or State Laws issued, enacted, promulgated, adopted, passed, approved, made, implemented, amended, or interpreted after the Effective Date have gone into effect and (i) preclude or prevent compliance with one or more provisions of the Approvals or this Agreement, or (ii) materially and adversely affect Developer's or the City's rights, benefits or obligations under this Agreement, then such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such Federal or State Law. In such event, this Agreement shall be modified only to the extent necessary or required to comply with such Law, subject to the provisions of Section 5.8.4, as applicable.

5.8.3 Changes to Development Agreement Statute. This Agreement has been entered into in reliance upon the provisions of the Development Agreement Statute. No amendment of or addition to the Development Agreement Statute which would affect the interpretation or enforceability of this Agreement or increase the obligations or diminish the development rights of Developer hereunder, or increase the obligations or diminish the benefits

to the City hereunder shall be applicable to this Agreement unless such amendment or addition is specifically required by Law or is mandated by a court of competent jurisdiction. If such amendment or change is permissive rather than mandatory, this Agreement shall not be affected.

5.8.4 Effect on Agreement. If any of the modifications, amendments or additions described in this Section 5.8 would materially and adversely affect the construction, development, use, operation, or occupancy of the Project as currently contemplated by the Approvals, or any material portion thereof, such that the Project, or the applicable portion thereof, becomes economically infeasible (a "**Law Adverse to Developer**"), then Developer shall notify the City and propose amendments or solutions that would maintain the benefit of the bargain (that is this Agreement) for both Parties. If any of the modifications, amendments or additions described in Section 5.8 would materially and adversely affect or limit the Community Benefits (a "**Law Adverse to the City**"), then the City shall notify Developer and propose amendments or solutions that would maintain the benefit of the bargain (that is this Agreement) for both Parties. Upon receipt of a notice under this Section 5.8.4, the Parties agree to meet and confer in good faith for a period of not less than ninety (90) days in an attempt to resolve the issue. If the Parties cannot resolve the issue in ninety (90) days or such longer period as may be agreed to by the Parties, then the Parties shall mutually select a mediator at JAMS in San Francisco for nonbinding mediation for a period of not less than thirty (30) days. If the Parties remain unable to resolve the issue following such mediation, then either party shall have the right to seek available remedies at law or in equity to maintain the benefit of the bargain or alternatively to seek termination of this Agreement if the benefit of the bargain cannot be maintained in light of the Law Adverse to Developer or Law Adverse to the City.

5.9 No Action to Impede Approvals. Except and only as required under Section 5.8, the City shall take no action under this Agreement nor impose any condition on the Project that would conflict with this Agreement or the Approvals. An action taken or condition imposed shall be deemed to be in conflict with this Agreement or the Approvals if such actions or conditions result in the occurrence of one or more of the circumstances identified in Section 5.6.1.

5.10 Estoppel Certificates. Developer may, at any time, and from time to time, deliver notice to the Planning Director requesting that the Planning Director certify to Developer, a potential Transferee, or a potential lender to Developer, in writing that to the best of the Planning Director's knowledge: (i) this Agreement is in full force and effect and a binding obligation of the Parties; (ii) this Agreement has not been amended or modified, and if so amended or modified, identifying the amendments or modifications and stating their date and providing a copy or referring to the recording information; (iii) Developer is not in Default in the performance of its obligations under this Agreement, or if in Default, to describe therein the nature and amount of any such Defaults; and (iv) the findings of the City with respect to the most recent annual review performed pursuant to Section 8. The Planning Director, acting on behalf of the City, shall execute and return such certificate within forty-five (45) days following receipt of the request.

5.11 Existing, Continuing Uses and Interim Uses. The Parties acknowledge that the Existing Uses are lawfully authorized uses and may continue as such uses may be modified by the Project, provided that any modification thereof not a component of or contemplated by the Project is subject to Planning Code Section 178 and the applicable provisions of Section 5. Developer may install interim or temporary uses on the Project Site,



which uses must be consistent with those uses allowed under the Project's zoning and the Project SUD.

5.12 Taxes. Nothing in this Agreement limits the City's ability to impose new or increased taxes or special assessments, or any equivalent or substitute tax or assessment, provided (i) the City shall not institute, on its own initiative, proceedings for any new or increased special tax or special assessment for a land-secured financing district (including the special taxes under the Mello-Roos Community Facilities Act of 1982 (Government Code §§ 53311 *et seq.*) but not including business improvement districts or community benefit districts formed by a vote of the affected property owners) that includes the Project Site unless the new district is City-Wide or Developer gives its prior written consent to or requests such proceedings, and (ii) no such tax or assessment shall be targeted or directed at the Project, including, without limitation, any tax or assessment targeted solely at all or any part of the Project Site. Nothing in the foregoing prevents the City from imposing any tax or assessment against the Project Site, or any portion thereof, that is enacted in accordance with Law and applies to all similarly-situated property on a City-Wide basis.

## 6. NO DEVELOPMENT OBLIGATION

There is no requirement under this Agreement that Developer initiate or complete development of the Project, or any portion thereof. There is also no requirement that development be initiated or completed within any period of time or in any particular order, subject to the requirement to complete Associated Community Benefits for each Building commenced by Developer as set forth in Section 4.1. The development of the Project is subject to numerous factors that are not within the control of Developer or the City, such as availability of financing, interest rates, access to capital, and similar factors. Except as expressly required by

this Agreement, the City acknowledges that Developer may develop the Project in such order and at such rate and times as Developer deems appropriate within the exercise of its sole and subjective business judgment. In *Pardee Construction Co. v. City of Camarillo*, 37 Cal.3d 465 (1984), the California Supreme Court ruled that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development and controlling the parties' agreement. It is the intent of the Parties to avoid such a result by acknowledging and providing for the timing of development of the Project in the manner set forth herein. The City acknowledges that such a right is consistent with the intent, purpose and understanding of the Parties to this Agreement, and that without such a right, Developer's development of the Project would be subject to the uncertainties sought to be avoided by the Development Agreement Statute, Chapter 56 and this Agreement.

## 7. MUTUAL OBLIGATIONS

7.1 Notice of Completion, Revocation or Termination. Within thirty (30) days after any early revocation or termination of this Agreement (as to all or any part of the Project Site), the Parties agree to execute a written statement acknowledging such revocation or termination, signed by the appropriate agents of the City and Developer, and record such instrument in the Official Records. In addition, within thirty (30) days after Developer's request, when each Building and all of the Associated Community Benefits tied to that Building have also been completed, the City and Developer shall execute and record a notice of completion in the form attached as Exhibit G for the applicable property.

7.2 General Cooperation; Agreement to Cooperate. The Parties agree to cooperate with one another to expeditiously implement the Project in accordance with the Approvals, any Later Approvals and this Agreement, and to undertake and complete all actions

or proceedings reasonably necessary or appropriate to ensure that the objectives of this Agreement, the Approvals and any Later Approvals are implemented. Except for ordinary administrative costs of the City, nothing in this Agreement obligates the City to spend any sums of money or incur any costs other than City Costs or costs that Developer reimburses through the payment of Processing Fees. The Parties agree that the Planning Department will act as the City's lead agency to facilitate coordinated City review of applications for the Project.

7.2.1 Developer shall assist and cooperate with the City at Developer's own expense in connection with any Third-Party Challenge. The City Attorney's Office may use its own legal staff or outside counsel in connection with defense of the Third-Party Challenge, at the City Attorney's sole discretion. Developer shall reimburse the City for its actual costs in defense of the action or proceeding, including but not limited to the time and expenses of the City Attorney's Office (at the non-discounted rates then charged by the City Attorney's Office) and any consultants; provided, however, Developer shall have the right to monthly invoices for all such costs.

7.2.2 To the extent that any such action or proceeding challenges or a judgment is entered limiting Developer's right to proceed with the Project or any material portion thereof under this Agreement (whether the Project commenced or not), including the City's actions taken pursuant to CEQA, Developer may elect to terminate this Agreement. Upon any such termination (or, upon the entry of a judgment terminating this Agreement, if earlier), the City and Developer shall jointly seek to have the Third-Party Challenge dismissed and Developer shall have no obligation to reimburse City defense costs that are incurred after the dismissal (other than, in the case of a partial termination by Developer, any defense costs with respect to the remaining portions of the Project). Notwithstanding the foregoing, if Developer

conveys or transfers some but not all of the Project, or a party takes title to Foreclosed Property constituting only a portion of the Project, and, therefore, there is more than one party that assumes obligations of "Developer" under this Agreement, then only the Party holding the interest in such portion of the Project shall have the right to terminate this Agreement as to such portion of the Project (and only as to such portion), and no termination of this Agreement by such Party as to such Party's portion of the Project shall effect a termination of this Agreement as to any other portion of the Project.

7.2.3 The filing of any Third Party Challenge shall not delay or stop the development, processing or construction of the Project or the issuance of Later Approvals unless the third party obtains a court order preventing the activity.

7.3 Good Faith and Fair Dealing. The Parties shall cooperate with each other and act in good faith in complying with the provisions of this Agreement and implementing the Approvals and any Later Approvals.

7.4 Other Necessary Acts. Each Party shall use good faith efforts to take such further actions as may be reasonably necessary to carry out this Agreement, the Approvals and any Later Approvals, in accordance with the terms of this Agreement (and subject to all applicable Laws) in order to provide and secure to each Party the full and complete enjoyment of its rights and privileges hereunder.

## **8. PERIODIC REVIEW OF DEVELOPER'S COMPLIANCE**

8.1 Annual Review. Pursuant to Section 65865.1 of the Development Agreement Statute and Section 56.17 of the Administrative Code (as of the Effective Date), at the beginning of the second week of each January following final adoption of this Agreement and for so long as the Agreement is in effect (the "**Annual Review Date**"), the Planning Director

shall commence a review to ascertain whether Developer has, in good faith, complied with the Agreement. The failure to commence such review in January shall not waive the Planning Director's right to do so later in the calendar year. The Planning Director may elect to forego an annual review if no significant construction work occurred on the Project Site during that year, or if such review is otherwise not deemed necessary.

8.2 Review Procedure. In conducting the required initial and annual reviews of Developer's compliance with this Agreement, the Planning Director shall follow the process set forth in this Section 8.2.

8.2.1 Required Information from Developer. Within sixty (60) days following request by the Planning Director, Developer shall provide a letter to the Planning Director explaining, with appropriate backup documentation, Developer's compliance with this Agreement for the preceding calendar year, including, but not limited to, compliance with the requirements regarding Community Benefits. The burden of proof, by substantial evidence, of compliance is upon Developer. The Planning Director shall post a copy of Developer's submittals on the Planning Department's website.

8.2.2 City Report. Within sixty (60) days after Developer submits such letter, the Planning Director shall review the information submitted by Developer and all other available evidence regarding Developer's compliance with this Agreement, and shall consult with applicable City Agencies as appropriate. All such available evidence, including final staff reports, shall, upon receipt by the City, be made available as soon as possible to Developer. The Planning Director shall notify Developer in writing whether Developer has complied with the terms of this Agreement (the "City Report"), and post the City Report on the Planning Department's website. If the Planning Director finds Developer not in compliance with this

Agreement, then the City may pursue available rights and remedies in accordance with this Agreement and Chapter 56. The City's failure to initiate or to timely complete the annual review shall not be a Default and shall not be deemed to be a waiver of the right to do so at a later date. All costs incurred by the City under this Section shall be included in the City Costs.

8.2.3 Effect on Transferees. If Developer has effected a Transfer so that its interest in the Project Site has been divided between Developer and Transferees or between or among Transferees, then the annual review hereunder shall be conducted separately with respect to Developer and each Transferee, and if appealed, the Planning Commission and Board of Supervisors shall make its determinations and take its action separately with respect to Developer and each Transferee, as applicable, pursuant to Administrative Code Chapter 56. If the Board of Supervisors terminates, modifies or takes such other actions as may be specified in Administrative Code Chapter 56 and this Agreement in connection with a determination that Developer or a Transferee has not complied with the terms and conditions of this Agreement, such action by the Planning Director, Planning Commission, or Board of Supervisors shall be effective only as to the Party to whom the determination is made and the portions of the Project Site in which such Party has an interest.

8.2.4 Default. The rights and powers of the City under this Section 8.2 are in addition to, and shall not limit, the rights of the City to terminate or take other action under this Agreement on account of the commission by Developer of a Default.

## **9. ENFORCEMENT OF AGREEMENT; DEFAULT; REMEDIES**

9.1 Enforcement. As of the date of this Agreement, the only Parties to this Agreement are the City and Developer. Except as expressly set forth in this Agreement (for

successors, Transferees and Mortgagees), this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person or entity whatsoever.

9.2 Meet and Confer Process. Before sending a notice of default in accordance with Section 9.3, the Party which may assert that the other Party has failed to perform or fulfill its obligations under this Agreement shall first attempt to meet and confer with the other Party to discuss the alleged failure and shall permit such Party a reasonable period, but not less than ten (10) days, to respond to or cure such alleged failure; provided, however, the meet and confer process shall not be required (i) for any failure to pay amounts due and owing under this Agreement, or (ii) if a delay in sending a notice pursuant to Section 9.3 would impair, prejudice or otherwise adversely affect a Party or its rights under this Agreement. The Party asserting such failure shall request that such meeting and conference occur within three (3) business days following the request and if, despite the good faith efforts of the requesting Party, such meeting has not occurred within seven (7) business days of such request, then such Party shall be deemed to have satisfied the requirements of this Section and may proceed in accordance with the issuance of a notice of default under Section 9.3.

9.3 Default. The following shall constitute a "Default" under this Agreement: (i) the failure to make any payment within sixty (60) days following notice that such payment was not made when due and demand for compliance; and (ii) the failure to perform or fulfill any other material term, provision, obligation, or covenant of this Agreement and the continuation of such failure for a period of sixty (60) days following notice and demand for compliance. Notwithstanding the foregoing, if a failure can be cured but the cure cannot reasonably be completed within sixty (60) days, then it shall not be considered a Default if a cure is commenced within said 60-day period and diligently prosecuted to completion thereafter. Any

notice of default given by a Party shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured (if at all). Notwithstanding any other provision in this Agreement to the contrary, if Developer conveys or transfers some but not all of the Project or a party takes title to Foreclosed Property constituting only a portion of the Project, and, therefore there is more than one Party that assumes obligations of "Developer" under this Agreement, there shall be no cross-default between the separate Parties that assumed Developer obligations. Accordingly, a default by one "Developer" shall not be a Default by any other "Developer" that owns or controls a different portion of the Project Site.

#### 9.4 Remedies.

9.4.1 Specific Performance. Subject to, and as limited by, the provisions of Sections 9.4.3, 9.4.4, and 9.5, in the event of a Default, the remedies available to a Party shall include specific performance of this Agreement in addition to any other remedy available at law or in equity.

9.4.2 Termination. Subject to the limitation set forth in Section 9.4.4, in the event of a Default, the non-defaulting Party may elect to terminate this Agreement by sending a notice of termination to the other Party, which notice of termination shall state the Default. Any such termination shall be effective upon the date set forth in the notice of termination, which shall in no event be earlier than sixty (60) days following delivery of the notice. Consistent with Sections 9.3 and 12.3, there are no cross-defaults under this Agreement, and therefore if there is more than one "Developer" (as it relates to different parts of the Project Site), then any termination of this Agreement for Default will be limited to the Developer that sent or received the termination notice.



9.4.3 Limited Damages. The Parties have determined that except as set forth in this Section 9.4.3, (i) monetary damages are generally inappropriate, (ii) it would be extremely difficult and impractical to fix or determine the actual damages suffered by a Party as a result of a Default hereunder, and (iii) equitable remedies and remedies at law, not including damages but including specific performance and termination, are particularly appropriate remedies for enforcement of this Agreement. Consequently, Developer agrees that the City shall not be liable to Developer for damages under this Agreement, and the City agrees that Developer shall not be liable to the City for damages under this Agreement, and each covenants not to sue the other for or claim any damages under this Agreement and expressly waives its right to recover damages under this Agreement, except as follows: (1) either Party shall have the right to recover actual damages only (and not consequential, punitive or special damages, each of which is hereby expressly waived) for a Party's failure to pay sums to the other Party as and when due under this Agreement, (2) the City shall have the right to recover actual damages for Developer's failure to make any payment due under any indemnity in this Agreement, (3) to the extent a court of competent jurisdiction determines that specific performance is not an available remedy with respect to an unperformed Associated Community Benefit, the City shall have the right to monetary damages equal to the costs that the City incurs or will incur to complete the Associated Community Benefit as determined by the court, (4) either Party shall have the right to recover reasonable attorneys' fees and costs as set forth in Section 9.6, and (5) the City shall have the right to administrative penalties or liquidated damages if and only to the extent expressly stated in an Exhibit to this Agreement or in the applicable portion of the San Francisco Municipal Code incorporated into this Agreement. For purposes of the foregoing, "**actual damages**" means the actual amount of the sum due and owing under this Agreement, with interest as provided by

Law, together with such judgment collection activities as may be ordered by the judgment, and no additional sums.

9.4.4 City Processing/Certificates of Occupancy. The City shall not be required to process any requests for approval or take other actions under this Agreement during any period in which payments due the City from Developer are past due; provided, however, if Developer has conveyed or transferred some but not all of the Project or a party takes title to Foreclosed Property constituting only a portion of the Project, and, therefore, there is more than one party that assumes obligations of "Developer" under this Agreement, then the City shall continue to process requests and take other actions as to the other portions of the Project so long as the applicable Developer as to those portions is current on payments due the City. The City shall have the right to withhold a final certificate of occupancy for a Building until all of the Associated Community Benefits tied to that Building have been completed. For a Building to be deemed completed Developer shall have completed all of the streetscape and open space improvements described in Exhibit B, or a Later Approval, for that Building; provided, if the City issues a final certificate of occupancy before such items are completed, then Developer shall promptly complete such items following issuance.

9.5 Time Limits; Waiver; Remedies Cumulative. Failure by a Party to insist upon the strict or timely performance of any of the provisions of this Agreement by the other Party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such Party's right to demand strict compliance by such other Party in the future. No waiver by a Party of any condition or failure of performance, including a Default, shall be effective or binding upon such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by a Party to take any action with respect to such failure. No

express written waiver shall affect any other condition, action or inaction, or cover any other period of time, other than any condition, action or inaction and/or period of time specified in such express waiver. One or more written waivers under any provision of this Agreement shall not be deemed to be a waiver of any subsequent condition, action or inaction, and the performance of the same or any other term or provision contained in this Agreement. Nothing in this Agreement shall limit or waive any other right or remedy available to a Party to seek injunctive relief or other expedited judicial and/or administrative relief to prevent irreparable harm.

9.6 Attorneys' Fees. Should legal action be brought by either Party against the other for a Default under this Agreement or to enforce any provision herein, the prevailing Party in such action shall be entitled to recover its reasonable attorneys' fees and costs. For purposes of this Agreement, "**reasonable attorneys' fees and costs**" means the reasonable fees and expenses of counsel to the Party, which may include printing, duplicating and other expenses, air freight charges, hiring of experts and consultants, and fees billed for law clerks, paralegals, librarians, and others not admitted to the bar but performing services under the supervision of an attorney. The term "**reasonable attorneys' fees and costs**" shall also include, without limitation, all such reasonable fees and expenses incurred with respect to appeals, mediation, arbitrations, and bankruptcy proceedings, and whether or not any action is brought with respect to the matter for which such fees and costs were incurred. For the purposes of this Agreement, the reasonable fees of attorneys of City Attorney's Office shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience in the subject matter area of the Law for which the City Attorney's Office's services were rendered who

practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

## 10. FINANCING; RIGHTS OF MORTGAGEES

10.1 Developer's Right to Mortgage. Nothing in this Agreement limits the right of Developer to mortgage or otherwise encumber all or any portion of the Project Site, or Developer's interest in the ground lease, for the benefit of any Mortgagee as security for one or more loans. Developer represents that, as of the Effective Date, there are no Mortgages on the Project Site other than the Ground Leases.

10.2 Mortgagee Not Obligated to Construct. Notwithstanding any of the provisions of this Agreement (except as set forth in this Section and Section 10.5), a Mortgagee, including any Mortgagee who obtains title to the Project Site or any part thereof as a result of foreclosure proceedings, or conveyance or other action in lieu thereof, termination of any ground lease (including reversion of the fee interest to the ground lessor follow such termination), or other remedial action (including ground lease termination), shall in no way be obligated by the provisions of this Agreement to construct or complete the Project or any part thereof or to guarantee such construction or completion. The foregoing provisions shall not be applicable to any party who, after a foreclosure, conveyance or other action in lieu thereof, or other remedial action (including ground lease termination), obtains title to some or all of the Project Site from or through the Mortgagee, or any other purchaser at a foreclosure sale other than the Mortgagee itself, on which certain Associated Community Benefits must be completed as set forth in Section 4.1. Nothing in this Section or any other Section or provision of this Agreement shall be deemed or construed to permit or authorize any Mortgagee or any other person or entity to devote the Project Site or any part thereof to any uses other than uses consistent with this

Agreement and the Approvals, and nothing in this Section shall be deemed to give any Mortgagee or any other person or entity the right to construct any improvements under this Agreement (other than as set forth above for required Community Benefits or as needed to conserve or protect improvements or construction already made) unless or until such person or entity assumes Developer's obligations under this Agreement.

10.3 Copy of Notice of Default and Notice of Failure to Cure to Mortgagee.

Whenever the City shall deliver any notice or demand to the Developer with respect to any breach or default by the Developer in its obligations under this Agreement, the City shall at the same time forward a copy of such notice or demand to each Mortgagee having a Mortgage on the real property which is the subject of the breach or default who has previously made a written request to the City therefor, at the last address of such Mortgagee specified by such Mortgagee in such notice. In addition, if such breach or default remains uncured for the period permitted with respect thereto under this Agreement, the City shall deliver a notice of such failure to cure such breach or default to each such Mortgagee at such applicable address. A delay or failure by the City to provide such notice required by this Section shall extend for the number of days until notice is given, the time allowed to the Mortgagee for cure. In accordance with Section 2924b of the California Civil Code, the City requests that a copy of any notice of default and a copy of any notice of sale under any Mortgage be mailed to the City at the address for notices under this Agreement. Any Mortgagee relying on the protections set forth in this Article 10 shall send to the City a copy of any notice of default and notice of sale.

10.4 Mortgagee's Option to Cure Defaults. After receiving any notice of failure to cure referred to in Section 10.3, each Mortgagee shall have the right, at its option, to commence within the same period as the Developer to remedy or cause to be remedied any

Default, plus an additional period of: (a) thirty (30) days to cure a monetary Default; and (b) sixty (60) days to cure a non-monetary event of default which is susceptible of cure by the Mortgagee without obtaining title to the applicable property. If an event of default is not cured within the applicable cure period, the City nonetheless shall refrain from exercising any of its remedies with respect to the event of default if, within the Mortgagee's applicable cure period: (i) the Mortgagee notifies the City that it intends to proceed with due diligence to foreclose the Mortgage, terminate the ground lease or otherwise obtain title to the subject property; and (ii) the Mortgagee commences foreclosure proceedings within sixty (60) days after giving such notice, and thereafter diligently pursues such foreclosure to completion or, in the case of a ground lease, terminates the ground lease within sixty (60) days after giving such notice; and (iii) after obtaining title or terminating the ground lease, the Mortgagee diligently proceeds to cure those events of default: (A) which are required to be cured by the Mortgagee and are susceptible of cure by the Mortgagee, and (B) of which the Mortgagee has been given notice by the City. Any such Mortgagee or Transferee of a Mortgagee who shall properly complete the improvements relating to the Project Site or applicable part thereof shall be entitled, upon written request made to the Agency, to a Certificate of Completion.

10.5 Mortgagee's Obligations with Respect to the Property. Notwithstanding anything to the contrary in this Agreement, no Mortgagee shall have any obligations or other liabilities under this Agreement unless and until it acquires title by any method to all or some portion of the Project Site (referred to hereafter as "**Foreclosed Property**"). A Mortgagee that, by foreclosure under a Mortgage or by termination of a ground lease (including reversion of the fee interest to the ground lessor following such termination), acquires title to any Foreclosed Property shall take title subject to all of the terms and conditions of this Agreement, to the extent

applicable to the Foreclosed Property, including any claims for payment or performance of obligations which are due as a condition to enjoying the benefits of this Agreement and shall have all of the rights and obligations of Developer under this Agreement as to the applicable Foreclosed Property, including completion of the Associated Community Benefits under Section 4.1. Upon the occurrence and continuation of an uncured default by a Mortgagee or Transferee in the performance of any of the obligations to be performed by such Mortgagee or Transferee pursuant to this Agreement, the City shall be afforded all its remedies for such uncured default as provided in this Agreement.

10.6 No Impairment of Mortgage. No default by Developer under this Agreement shall invalidate or defeat the lien of any Mortgagee or any Mortgagee's ground leasehold interest. No foreclosure of any Mortgage or other lien shall defeat, diminish, render invalid or unenforceable or otherwise impair Developer's (or Owner's, if a ground lease terminates) rights or obligations under this Agreement or constitute a default under this Agreement.

10.7 Cured Defaults. Upon the curing of any event of default by any Mortgagee within the time provided in this Article 10 the City's right to pursue any remedies with respect to the cured event of default shall terminate.

## 11. AMENDMENT; TERMINATION; EXTENSION OF TERM

11.1 Amendment or Termination. This Agreement may only be amended with the mutual written consent of the City and Developer; provided, however, that following a Transfer, the City and Developer, or any Transferee, may amend this Agreement as it affects Developer or the Transferee and the portion of the Project Site owned by Developer or the Transferee without affecting other portions of the Project Site or other Transferees. Other than

upon the expiration of the Term and except as provided in Sections 2.2, 7.2.2, 9.4.2, and 11.2, this Agreement may only be terminated with the mutual written consent of the Parties. Any amendment to this Agreement that does not constitute a Material Change may be agreed to by the Planning Director (and, to the extent it affects any rights or obligations of a City department, with the approval of that City Department). Any amendment that is a Material Change will require the approval of the Planning Director, the Planning Commission and the Board of Supervisors (and, to the extent it affects any rights or obligations of a City department, after consultation with that City department).

11.2 Early Termination Rights. Developer shall, upon thirty (30) days prior notice to the City, have the right, in its sole and absolute discretion, to terminate this Agreement in its entirety at any time if Developer does not Commence Construction on any part of the Project Site by the date which is five (5) years following the Effective Date. Thereafter, the City shall, upon sixty (60) days prior notice to Developer, have the right, in its sole and absolute discretion, to terminate this Agreement if the Developer has not Commenced Construction; provided Developer can prevent any such termination by the City by providing to the City notice, within the above sixty (60) day period, of Developer's intent to start construction and the Developer thereafter Commences Construction within one hundred twenty (120) days following delivery of Developer's notice to the City, or, if unable to actually Commence Construction within said time period, demonstrates reasonable, good faith and continuing efforts to Commence Construction, such as by pursuing all necessary Later Approvals, and thereafter promptly Commences Construction upon receipt of the Later Approvals.

11.3 Termination and Vesting. Any termination under this Agreement shall concurrently effect a termination of the Approvals with respect to the terminated portion of the



Project Site, except as to any Approval pertaining to a Building that has Commenced Construction in reliance thereon. In the event of any termination of this Agreement by Developer resulting from a Default by the City and except to the extent prevented by such City Default, Developer's obligation to complete the Associated Community Benefits shall continue as to the Building that has Commenced Construction and all relevant and applicable provisions of this Agreement shall be deemed to be in effect as such provisions are reasonably necessary in the construction, interpretation or enforcement to this Agreement as to any such surviving obligations. The City's and Developer's rights and obligations under this Section 11.3 shall survive the termination of this Agreement.

11.4 Amendment Exemptions. No issuance of a Later Approval, or amendment of an Approval or Later Approval, shall by itself require an amendment to this Agreement. And no change to the Project that is permitted under the Project SUD shall by itself require an amendment to this Agreement. Upon issuance or approval, any such matter shall be deemed to be incorporated automatically into the Project and vested under this Agreement (subject to any conditions set forth in the amendment or Later Approval). Notwithstanding the foregoing, if there is any direct conflict between the terms of this Agreement and a Later Approval, or between this Agreement and any amendment to an Approval or Later Approval, then the Parties shall concurrently amend this Agreement (subject to all necessary approvals in accordance with this Agreement) in order to ensure the terms of this Agreement are consistent with the proposed Later Approval or the proposed amendment to an Approval or Later Approval. The Planning Department and the Planning Commission, as applicable, shall have the right to approve changes to the Project as described in the Exhibits in keeping with its customary practices and the Project SUD, and any such changes shall not be deemed to conflict with or require an amendment to this

Agreement or the Approvals so long as they do not constitute a Material Change. If the Parties fail to amend this Agreement as set forth above when required, however, then the terms of this Agreement shall prevail over any Later Approval or any amendment to an Approval or Later Approval that conflicts with this Agreement.

11.5 Extension Due to Legal Action or Referendum; Excusable Delay.

11.5.1 Litigation and Referendum Extension. If any litigation is filed challenging this Agreement or an Approval having the direct or indirect effect of delaying this Agreement or any Approval (including but not limited to any CEQA determinations), including any challenge to the validity of this Agreement or any of its provisions, or if this Agreement or an Approval is suspended pending the outcome of an electoral vote on a referendum, then the Term of this Agreement and all Approvals shall be extended for the number of days equal to the period starting from the commencement of the litigation or the suspension (or as to Approvals, the date of the initial grant of such Approval) to the end of such litigation or suspension (a "**Litigation Extension**"). The Parties shall document the start and end of a Litigation Extension in writing within thirty (30) days from the applicable dates.

11.5.2 "**Excusable Delay**" means the occurrence of an event beyond a Party's reasonable control which causes such Party's performance of an obligation to be delayed, interrupted or prevented, including, but not limited to: changes in Federal or State Laws; strikes or the substantial interruption of work because of labor disputes; inability to obtain materials; freight embargoes; civil commotion, war or acts of terrorism; inclement weather, fire, floods, earthquakes, or other acts of God; epidemics or quarantine restrictions; litigation; unforeseen site conditions (including archaeological resources or the presence of hazardous materials); or the failure of any governmental agency, public utility or communication service provider to issue a

permit, authorization, consent or approval required to permit construction within the standard or customary time period for such issuing authority following Developer's submittal of a complete application for such permit, authorization, consent or approval, together with any required materials. Excusable Delay shall not include delays resulting from failure to obtain financing or have adequate funds, changes in market conditions, or the rejection of permit, authorization or approval requests based upon Developer's failure to satisfy the substantive requirements for the permit, authorization or approval request. In the event of Excusable Delay, the Parties agree that (i) the time periods for performance of the delayed Party's obligations impacted by the Excusable Delay shall be strictly limited to the period of such delay, interruption or prevention and the delayed Party shall, to the extent commercially reasonable, act diligently and in good faith to remove the cause of the Excusable Delay or otherwise complete the delayed obligation, and (ii) following the Excusable Delay, a Party shall have all rights and remedies available under this Agreement, if the obligation is not completed within the time period as extended by the Excusable Delay. If an event which may lead to an Excusable Delay occurs, the delayed Party shall notify the other Party in writing of such occurrence as soon as possible after becoming aware that such event may result in an Excusable Delay, and the manner in which such occurrence is likely to substantially interfere with the ability of the delayed Party to perform under this Agreement.

## **12. TRANSFER OR ASSIGNMENT; RELEASE; CONSTRUCTIVE NOTICE**

12.1 Permitted Transfer of this Agreement. At any time, Developer shall have the right to convey, assign or transfer all of its right, title and interest in and to all or part of the Project Site (a "Transfer") without the City's consent, provided that it also transfers to such party (the "Transferee") all of its interest, rights or obligations under this Agreement with

respect to such portion of the Project Site together with any portion required to complete the Associated Community Benefits for such portion (the "Transferred Property"). Developer shall not, by Transfer, separate a portion of the Project Site from the Associated Community Benefits tied to that portion of the Project Site without the prior written consent of the Planning Director. Notwithstanding anything to the contrary in this Agreement, if Developer Transfers one or more parcels such that there are separate Developers within the Project Site, then the obligation to perform and complete the Associated Community Benefits for a Building shall be the sole responsibility of the applicable Transferee (*i.e.*, the person or entity that is the Developer for the legal parcel on which the Building is located); provided, however, that any ongoing obligations (such as open space operation and maintenance) may be transferred to a residential, commercial or other management association ("CMA") on commercially reasonable terms so long as the CMA has the financial capacity and ability to perform the obligations so transferred.

12.1.1 Transfer of Colton Street Affordable Housing Building. The City acknowledges that, as set forth in Section A.2 of Exhibit D (Affordable Housing Program) to this Agreement, Developer intends to enter into a joint venture with CHP or an affiliate thereof to build the Colton Street Affordable Housing Building and, following completion of the Colton Street Affordable Housing Building, transfer such building to Community Housing Partnership or to an entity that Community Housing Partnership directly or indirectly controls, or of which Community Housing Partnership is directly or indirectly a managing partner or managing member, or as to which Community Housing Partnership has the right to dictate major decisions of the entity or to appoint fifty percent (50%) or more of the managers or directors of such entity. Any such transfer shall be subject to Developer's fulfillment, in all material respects, of its obligations pursuant to Section A.2 of Exhibit D (Affordable Housing Program) to this

Agreement. Such transfer of the Colton Street Affordable Housing Building shall be subject to the affordability restrictions set forth in the Housing Program, and shall not occur before recordation of approved affordability restrictions for the site. The City agrees that its consent shall not be required for such transfer, but Developer shall notify City of such transfer within thirty (30) days following the transfer. From and after the effective date of such transfer, the Colton Street Parcel and all improvements thereon shall be released from this Agreement and shall no longer be subject to the terms and conditions of this Agreement, but shall remain subject to the recorded affordability restrictions and the supportive housing requirements set forth therein and the requirements of the Workforce Agreement that, by their terms, continue to apply. Developer anticipates that such transfer will be by means of a sublease agreement or similar instrument, the term of which would be co-terminous with the Ground Lease for the Colton Street Parcel, but the affordability restrictions will run with the land and remain enforceable for the life of the Project.

12.2 Notice of Transfer. Developer shall provide not less than ten (10) days' notice to the City before any proposed Transfer of its interests, rights and obligations under this Agreement, together with a copy of the assignment and assumption agreement for that parcel (the "Assignment and Assumption Agreement"). The Assignment and Assumption Agreement shall be in recordable form, in substantially the form attached as Exhibit G (including the indemnifications, the agreement and covenant not to challenge the enforceability of this Agreement, and not to sue the City for disputes between Developer and any Transferee) and any material changes to the attached form will be subject to the review and approval of the Director of Planning, not to be unreasonably withheld or delayed. The Director of Planning shall use good faith efforts to complete such review and grant or withhold approval within thirty (30) days

after the Director of Planning's receipt of such material changes. Notwithstanding the foregoing, any Transfer of Community Benefit obligations to a CMA as set forth in Section 12.1 shall not require the transfer of land or any other real property interests to the CMA.

12.3 Release of Liability. Upon recordation of any Assignment and Assumption Agreement (following the City's approval of any material changes thereto if required pursuant to Section 12.2 above), the assignor shall be released from any prospective liability or obligation under this Agreement related to the Transferred Property, as specified in the Assignment and Assumption Agreement, and the assignee/Transferee shall be deemed to be "Developer" under this Agreement with all rights and obligations related thereto with respect to the Transferred Property. Notwithstanding anything to the contrary contained in this Agreement, if a Transferee Defaults under this Agreement, such default shall not constitute a Default by Developer or any other Transferee with respect to any other portion of the Project Site and shall not entitle the City to terminate or modify this Agreement with respect to such other portion of the Project Site, except as otherwise provided herein. Additionally, the annual review provided by Section 8 shall be conducted separately as to Developer and each Transferee and only as to those obligations that Developer or such Transferee has under this Agreement.

12.4 Responsibility for Performance. The City is entitled to enforce each and every such obligation assumed by each Transferee directly against the Transferee as if the Transferee were an original signatory to this Agreement with respect to such obligation. Accordingly, in any action by the City against a Transferee to enforce an obligation assumed by the Transferee, the Transferee shall not assert as a defense against the City's enforcement of performance of such obligation that such obligation (i) is attributable to Developer's breach of any duty or obligation to the Transferee arising out of the Transfer or the Assignment and

Assumption Agreement or any other agreement or transaction between Developer and the Transferee, or (ii) relates to the period before the Transfer. The foregoing notwithstanding, the Parties acknowledge and agree that a failure to complete a Mitigation Measure may, if not completed, delay or prevent a different party's ability to start or complete a specific Building or improvement under this Agreement if and to the extent the completion of the Mitigation Measure is a condition to the other party's right to proceed, as specifically described in the Mitigation Measure, and Developer and all Transferees assume this risk.

12.5 Constructive Notice. Every person or entity who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project Site is, and shall be, constructively deemed to have consented to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Project Site. Every person or entity who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project Site and undertakes any development activities at the Project Site, is, and shall be, constructively deemed to have consented and agreed to, and is obligated by all of the terms and conditions of this Agreement (as such terms and conditions apply to the Project Site or applicable portion thereof), whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Project Site.

12.6 Rights of Developer. The provisions in this Section 12 shall not be deemed to prohibit or otherwise restrict Developer from (i) granting easements or licenses to facilitate development of the Project Site, (ii) encumbering the Project Site or any portion of the improvements thereon by any Mortgage, (iii) granting an occupancy leasehold interest in portions of the Project Site, (iv) entering into a joint venture agreement or similar partnership

agreement to fulfill its obligations under this Agreement, or (v) transferring all or a portion of the Project Site pursuant to a foreclosure, conveyance in lieu of foreclosure, termination of ground lease, or other remedial action in connection with a Mortgage, and none of the foregoing shall constitute a Transfer for which the City's consent is required.

### 13. DEVELOPER REPRESENTATIONS AND WARRANTIES

13.1 Interest of Developer; Due Organization and Standing. Developer represents that it is the ground lessee of the Project Site, with the right and authority to enter into this Agreement. Developer is a California limited liability company, duly organized and validly existing and in good standing under the Laws of the State of California. Developer has all requisite power to own its property and authority to conduct its business as presently conducted. Developer represents and warrants that there is no Mortgage, existing lien or encumbrance recorded against the Project Site that, upon foreclosure or the exercise of remedies, would permit the beneficiary of the Mortgage, lien or encumbrance to eliminate or wipe out the obligations set forth in this Agreement that run with applicable land.

13.2 No Inability to Perform; Valid Execution. Developer represents and warrants that it is not a party to any other agreement that would conflict with Developer's obligations under this Agreement and it has no knowledge of any inability to perform its obligations under this Agreement. The execution and delivery of this Agreement and the agreements contemplated hereby by Developer have been duly and validly authorized by all necessary action. This Agreement will be a legal, valid and binding obligation of Developer, enforceable against Developer in accordance with its terms.

13.3 Conflict of Interest. Through its execution of this Agreement, Developer acknowledges that it is familiar with the provisions of Section 15.103 of the City's Charter,



Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Section 87100 *et seq.* and Section 1090 *et seq.* of the California Government Code, and certifies that it does not know of any facts which constitute a violation of said provisions and agrees that it will immediately notify the City if it becomes aware of any such fact during the Term.

13.4 Notification of Limitations on Contributions. Through execution of this Agreement, Developer acknowledges that it is familiar with Section 1.126 of City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City, whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to the officer at any time from the commencement of negotiations for the contract until three (3) months after the date the contract is approved by the City elective officer or the board on which that City elective officer serves. San Francisco Ethics Commission Regulation 1.126-1 provides that negotiations are commenced when a prospective contractor first communicates with a City officer or employee about the possibility of obtaining a specific contract. This communication may occur in person, by telephone or in writing, and may be initiated by the prospective contractor or a City officer or employee. Negotiations are completed when a contract is finalized and signed by the City and the contractor. Negotiations are terminated when the City and/or the prospective contractor end the negotiation process before a final decision is made to award the contract.

13.5 Other Documents. To the current, actual knowledge of Michael Cohen, after reasonable inquiry, no document furnished by Developer to the City with its application for this Agreement nor this Agreement contains any untrue statement of material fact or omits a material fact necessary to make the statements contained therein, or herein, not misleading under the circumstances under which any such statement shall have been made.

13.6 No Bankruptcy. Developer represents and warrants to the City that Developer has neither filed nor is the subject of any filing of a petition under the federal bankruptcy law or any federal or state insolvency laws or Laws for composition of indebtedness or for the reorganization of debtors, and, to the best of Developer's knowledge, no such filing is threatened.

#### 14. MISCELLANEOUS PROVISIONS

14.1 Entire Agreement. This Agreement, including the preamble paragraph, Recitals and Exhibits, and the agreements between the Parties specifically referenced in this Agreement, constitutes the entire agreement between the Parties with respect to the subject matter contained herein.

14.2 Incorporation of Exhibits. Except for the Approvals which are listed solely for the convenience of the Parties, each Exhibit to this Agreement is incorporated herein and made a part hereof as if set forth in full. Each reference to an Exhibit in this Agreement shall mean that Exhibit as it may be updated or amended from time to time in accordance with the terms of this Agreement.

14.3 Binding Covenants; Run With the Land. Pursuant to Section 65868 of the Development Agreement Statute, from and after recordation of this Agreement, all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and, subject to the provisions of this Agreement, including without limitation Section 12, their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, and all persons or entities acquiring the Project Site, any lot, parcel or any portion thereof, or any interest therein, whether by sale, operation of law, or in any manner whatsoever, and shall inure to the benefit of the Parties and their

respective heirs, successors (by merger, consolidation or otherwise) and assigns. Subject to the provisions of this Agreement, including without limitation Section 12, all provisions of this Agreement shall be enforceable during the Term as equitable servitudes and constitute covenants and benefits running with the land pursuant to applicable Law, including but not limited to California Civil Code Section 1468.

14.4 Applicable Law and Venue. This Agreement has been executed and delivered in and shall be interpreted, construed, and enforced in accordance with the Laws of the State of California. All rights and obligations of the Parties under this Agreement are to be performed in the City and County of San Francisco, and the City and County of San Francisco shall be the venue for any legal action or proceeding that may be brought, or arise out of, in connection with or by reason of this Agreement.

14.5 Construction of Agreement. The Parties have mutually negotiated the terms and conditions of this Agreement and its terms and provisions have been reviewed and revised by legal counsel for both the City and Developer. Accordingly, no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement. Language in this Agreement shall be construed as a whole and in accordance with its true meaning. The captions of the paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of construction. Each reference in this Agreement to this Agreement or any of the Approvals shall be deemed to refer to this Agreement or the Approvals as amended from time to time pursuant to the provisions of this Agreement, whether or not the particular reference refers to such possible amendment. In the event of a conflict between the provisions of this Agreement and Chapter 56, the provisions of this Agreement will govern and control.

14.6 Project Is a Private Undertaking; No Joint Venture or Partnership. The development proposed to be undertaken by Developer on the Project Site is a private development. The City has no interest in, responsibility for, or duty to third persons concerning any of said improvements. Developer shall exercise full dominion and control over the Project Site, subject only to the limitations and obligations of Developer contained in this Agreement. Nothing contained in this Agreement, or in any document executed in connection with this Agreement, shall be construed as creating a joint venture or partnership between the City and Developer. Neither Party is acting as the agent of the other Party in any respect hereunder. Developer is not a state or governmental actor with respect to any activity conducted by Developer hereunder.

14.7 Recordation. Pursuant to the Development Agreement Statute and Chapter 56, the Clerk of the Board of Supervisors shall have a copy of this Agreement recorded in the Official Records within ten (10) days after the Effective Date of this Agreement or any amendment thereto, with costs to be borne by Developer.

14.8 Obligations Not Dischargeable in Bankruptcy. Developer's obligations under this Agreement are not dischargeable in bankruptcy.

14.9 Survival. Following expiration of the Term, this Agreement shall be deemed terminated and of no further force and effect except for any provision which, by its express terms, survive the expiration or termination of this Agreement.

14.10 Signature in Counterparts. This Agreement may be executed in duplicate counterpart originals, each of which is deemed to be an original, and all of which when taken together shall constitute one and the same instrument.

14.11 Notices. Any notice or communication required or authorized by this Agreement shall be in writing and may be delivered personally or by registered mail, return receipt requested. Notice, whether given by personal delivery or registered mail, shall be deemed to have been given and received upon the actual receipt by any of the addressees designated below as the person to whom notices are to be sent. Either Party to this Agreement may at any time, upon notice to the other Party, designate any other person or address in substitution of the person and address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

To City:

John Rahaim  
Director of Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, California 94102

with a copy to:

Dennis J. Herrera, Esq.  
City Attorney  
City Hall, Room 234  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
Attn: Real Estate/Finance, [Market & Brady] Project

To Developer:

Strada Brady LLC  
c/o Strada Investment Group  
101 Mission Street  
Suite 420  
San Francisco, CA 94105  
Attn: Michael Cohen

14.12 Limitations on Actions. Pursuant to Section 56.19 of the Administrative Code, any decision of the Board of Supervisors made pursuant to Chapter 56 shall be final. Any court action or proceeding to attack, review, set aside, void, or annul any

final decision or determination by the Board of Supervisors shall be commenced within ninety (90) days after such decision or determination is final and effective. Any court action or proceeding to attack, review, set aside, void or annul any final decision by (i) the Planning Director made pursuant to Administrative Code Section 56.15(d)(3) or (ii) the Planning Commission pursuant to Administrative Code Section 56.17(e) shall be commenced within ninety (90) days after said decision is final.

14.13 Severability. Except as is otherwise specifically provided for in this Agreement with respect to any Laws which conflict with this Agreement, if any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect unless enforcement of the remaining portions of this Agreement would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement.

14.14 MacBride Principles. The City urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 *et seq.* The City also urges San Francisco companies to do business with corporations that abide by the MacBride Principles. Developer acknowledges that it has read and understands the above statement of the City concerning doing business in Northern Ireland.

14.15 Tropical Hardwood and Virgin Redwood. The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product, except as expressly permitted by the application of Sections 802(b) and 803(b) of the San Francisco Environment Code.

14.16 Sunshine. Developer understands and agrees that under the City's Sunshine Ordinance (Administrative Code, Chapter 67) and the California Public Records Act (California Government Code Section 250 *et seq.*), this Agreement and any and all records, information, and materials submitted to the City hereunder are public records subject to public disclosure. To the extent that Developer in good faith believes that any financial materials reasonably requested by the City constitutes a trade secret or confidential proprietary information protected from disclosure under the Sunshine Ordinance and other Laws, Developer shall mark any such materials as such. When a City official or employee receives a request for information that has been so marked or designated, the City may request further evidence or explanation from Developer. If the City determines that the information does not constitute a trade secret or proprietary information protected from disclosure, the City shall notify Developer of that conclusion and that the information will be released by a specified date in order to provide Developer an opportunity to obtain a court order prohibiting disclosure.

14.17 Non-Liability of City Officials and Others. Notwithstanding anything to the contrary in this Agreement, no individual board member, director, commissioner, officer, employee, official or agent of City or other City Parties shall be personally liable to Developer, its successors and assigns, in the event of any Default by City, or for any amount which may become due to Developer, its successors and assigns, under this Agreement.

14.18 Non-Liability of Developer Officers and Others. Notwithstanding anything to the contrary in this Agreement, no individual board member, director, officer, employee, official, partner, employee, or agent of Developer or any affiliate of Developer shall be personally liable to City, its successors and assigns, in the event of any Default by Developer,

or for any amount which may become due to City, its successors and assign, under this Agreement.

14.19 No Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.



IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY:

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

Approved as to form:

DENNIS J. HERRERA, City Attorney

By:

\_\_\_\_\_  
John Rahaim  
Director of Planning

By:

\_\_\_\_\_  
Charles Sullivan, Deputy City Attorney

RECOMMENDED:

By:

\_\_\_\_\_  
Kate Hartley,  
Interim Director, MOHCD

Approved on \_\_\_\_\_, 20\_\_  
Board of Supervisors Ordinance No. \_\_\_\_\_

DEVELOPER:

STRADA BRADY LLC,  
a California limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**Exhibit A**

**Project Site Legal Descriptions**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**Block 3505/Lot 001**

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY LINE OF 12TH STREET WITH THE SOUTHEASTERLY LINE OF MARKET STREET; THENCE RUNNING SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF MARKET STREET 25 FEET 11 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY AND PARALLEL WITH 12TH STREET. 90 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY AND PARALLEL WITH MARKET STREET 50 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY AND PARALLEL WITH 12TH STREET 75 FEET TO THE NORTHWESTERLY LINE OF STEVENSON STREET; THENCE NORTHEASTERLY ALONG SAID LINE OF STEVENSON ST. 75 FEET 11 INCHES TO THE SOUTHWESTERLY LINE OF 12TH STREET; THENCE NORTHWESTERLY ALONG SAID LINE OF 12TH STREET 165 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE MISSION BLOCK NO. 13.

Assessor's Lot 001; Block 3505

**Block 3505/Lot 007**

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF STEVENSON STREET, DISTANT THEREON 75 FEET, 11 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF 12TH STREET; RUNNING THENCE SOUTHWESTERLY AND ALONG SAID LINE OF STEVENSON STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING PART OF MISSION BLOCK NO. 13.

Assessor's Lot 007; Block 3505

**Block 3505/Lot 008**

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF STEVENSON STREET, DISTANT THEREON 100 FEET, 11 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF 12TH STREET; RUNNING THENCE SOUTHWESTERLY AND ALONG SAID LINE OF STEVENSON STREET 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING PART OF MISSION BLOCK NO. 13.

Assessor's Lot 008; Block 3505

**Block 3505/Lot 027**

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF COLTON STREET DISTANT THEREON 79 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF BRADY STREET; AND RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF COLTON STREET 21 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 60 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 21 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 60 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PART OF MISSION BLOCK NO. 13.

Assessor's Lot 027; Block 3505

**Block 3505/Lot 028**

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF COLTON STREET DISTANT THEREON 100 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF BRADY STREET; AND RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF COLTON STREET 81 FEET AND 4 1/2 INCHES TO THE SOUTHWESTERLY LINE OF COLUSA PLACE (FORMERLY COLTON PLACE); THENCE AT A RIGHT ANGLE SOUTHEASTERLY ALONG SAID LINE OF COLUSA PLACE 80 FEET TO THE NORTHWESTERLY LINE OF CHASE COURT (FORMERLY COLTON COURT); THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF CHASE COURT 81 FEET AND 4 1/2 INCHES; AND THENCE AT A RIGHT ANGLE NORTHWESTERLY 80 FEET TO THE POINT OF BEGINNING.

BEING LOT NUMBERED 51 AS DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF THE PACIFIC IMPROVEMENT COMPANY'S SUBDIVISION OF MISSION BLOCKS NOS 13 AND 14", DATED FEBRUARY 07, 1896, AND FILED FEBRUARY 08, 1896, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Assessor's Lot 028; Block 3505

**Block 3505/Lot 029**

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF COLTON STREET; DISTANT THEREON 179 FEET AND 6 INCHES NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF BRADY STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF COLTON STREET 27 FEET AND 10 1/2 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 27 FEET AND 10 1/2 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PART OF MISSION BLOCK NO. 13.

Assessor's Lot 029; Block 3505

**Block 3505/Lot 031**

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF COLTON STREET, DISTANT THEREON 50 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF BRADY STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF COLTON STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 50 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 13.

Assessor's Lot 031; Block 3505

**Block 3505/Lot 031A**

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF BRADY STREET AND THE NORTHWESTERLY LINE OF COLTON STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF BRADY STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET TO THE SAID NORTHWESTERLY LINE OF COLTON STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF COLTON STREET 50 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 13.

Assessor's Lot 031A; Block 3505

**Block 3505/Lot 032**

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MARKET STREET WITH THE NORTHEASTERLY LINE OF BRADY STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF MARKET STREET 140 FEET 4 1/2 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 180 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 140 FEET 4 1/2 INCHES TO THE NORTHEASTERLY LINE OF BRADY STREET; THENCE AT A RIGHT ANGLE NORTHWESTERLY ALONG SAID LINE OF BRADY STREET 180 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 13.

Assessor's Lot 032; Block 3505

**Block 3505/Lot 032A**

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MARKET STREET DISTANT THEREON 140 FEET 4 1/2 INCHES NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF BRADY STREET; RUNNING THENCE NORTHEASTERLY AND ALONG SAID LINE OF MARKET STREET 67 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 180 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 67 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 180 FEET TO THE POINT OF BEGINNING.

BEING PART OF MISSION BLOCK NO. 13.

Assessor's Lot 032A; Block 3505

**Block 3505/Lot 033**

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MARKET STREET, DISTANT THEREON 75 FEET 11 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF TWELFTH STREET; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF MARKET STREET 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 165 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET; AND THENCE AT A RIGHT ANGLE NORTHWESTERLY 165 FEET TO THE POINT OF BEGINNING.

BEING A PART OF MISSION BLOCK NO. 13.

Assessor's Lot 033; Block 3505

**Block 3505/Lot 033A**

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MARKET STREET, DISTANT THEREON 25 FEET 11 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF TWELFTH STREET; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF MARKET STREET 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 90 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 50 FEET; AND THENCE AT A RIGHT ANGLE NORTHWESTERLY 90 FEET TO THE POINT OF BEGINNING.

BEING A PART OF MISSION BLOCK NO. 13.

Assessor's Lot 033A; Block 3505

**Block 3505/Lot 035**

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF BRADY STREET, DISTANT THEREON 50 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COLTON STREET; AND RUNNING THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF BRADY STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 179 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET TO THE NORTHWESTERLY LINE OF COLTON STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF COLTON STREET 9 FEET 6 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 80 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 70 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 30 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET TO THE NORTHEASTERLY LINE OF BRADY STREET AND THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 13.

Assessor's Lot 035; Block 3505



## Exhibit B

### **Project Description and Site Plan**

The Project is a mixed-use development consisting of new construction, the partial retention and rehabilitation of two existing buildings, and new public and private open space, substantially in accordance with Attachment B-1. The development program includes up to approximately 501,000 square feet of building space, including up to approximately: 455,900 square feet of residential uses (up to 584 units), 13,000 square feet of retail/restaurant uses, 32,100 square feet of labor union facilities and meeting hall space, 33,500 square feet of privately owned, publicly accessible open space and residential common open space, 316 vehicle parking spaces, 231 Class 1 bicycle parking spaces, and 42 Class 2 bicycle parking spaces. The Project contains up to six buildings, including four new buildings and two partially retained and rehabilitated buildings.

#### 1. Colton Street Affordable Housing Building

Construction of approximately 100, but not less than 95, Affordable Supportive Housing Units, 68-foot tall residential building containing approximately 46,300 square feet devoted to residential use and supportive social services, including up to 600 square feet of common open space.

#### 2. Building A

Demolition of the majority of the Lesser Brothers Building (while retaining its character-defining elements) at 1629-45 Market Street, and the addition of an up to 190-unit (of which 12% of the units will be BMR units), 85-foot-tall (10-story) addition containing approximately 157,600 square feet devoted to residential use, up to 6,600 square feet of ground-floor retail space on Market Street and Brady Street, approximately 1,100 square feet of publicly accessible open space on the western frontage of the building facing Brady Street, approximately 2,100 square feet of private and common open space on the eastern frontage of the building facing the mews, a roof deck providing up to 3,000 square feet of common open space, and up to two subterranean levels of vehicle and bicycle parking and loading, including up to 104 vehicle parking spaces, 92 Class 1 bicycle parking spaces, and two off-street loading spaces.

#### 3. Building B

Demolition of the existing UA Local 38 facility at 1621 Market Street and construction of a new, up to 170-unit (of which 12% of the units will be BMR units), 85-foot-tall (10-story) building, between the new UA Local 38 union hall building and Building A, containing up to 144,500 square feet devoted to residential use, 2,700 square feet of ground-floor retail space on Market Street, an approximately 2,200 square foot residential common open space, and up to two subterranean levels of vehicle parking and loading, including up to 212 vehicle parking spaces and two full-size off-street loading spaces.

#### 4. Building C

Rehabilitation of the Civic Center Hotel (approximately 57 feet tall) to contain up to 60 units (of which 12% of the units will be BMR units) in approximately 36,700 square feet devoted to residential use and 3,700 square feet of ground-floor retail on 12th Street.

#### 5. Building D

Construction of a new up to 64-unit (of which 12% of the units will be BMR units), 85-foot-tall (9 story) building containing approximately 71,700 square feet devoted to residential use, a roof deck providing up to 1,500 square feet of common open space on the roof, a 700 square foot residential common open space at the southeast corner of the building, and a designated move-in/move-out loading space adjacent to the building.

#### 6. Plumbers' Union Hall Building

Construction of a new, 58-foot tall building containing up to 32,100 square-feet devoted to U.A. Local 38 union activities.

#### 7. Joseph P. Mazzola Gardens

Construction, operations, and maintenance of a 7,800 square-foot, ground-level, publicly accessible open space, including planted areas and children's play equipment. Developer is providing the Joseph P. Mazzola Gardens as an in-kind, publicly accessible open space.

#### 8. Public Plaza and Mews

Construction, operations, and maintenance of approximately 15,600 square feet of publicly accessible, ground-level open space in the form of plaza areas and a mid-block passage from Market Street to Colton Street.

#### 9. Private and Common Open Space

Construction, operation, and maintenance of approximately 10,100 square feet of open space accessible to building residents. This includes common courtyards and roof decks, as well as any private stoops or patios.

#### 10. Streetscape and Access Improvements (*subject to Later Approvals*)

The Project would include two driveways across the existing sidewalks: one 19-foot-wide driveway along Brady Street that would use an existing curb cut, and a 24-foot-wide curb cut on Stevenson Street, approximately 140 feet west of the intersection of Stevenson and 12th Streets, which would provide access to the two-level parking garage located under Buildings A and B. In addition, the project may include, if approved by the City, a bulbout across Brady Street that would require a new 20-foot wide curb cut. Additionally, the Project envisions the improvement of Stevenson Street and Colton Street to create a shared public way for pedestrian and auto use. The Project would maintain existing sidewalk widths on Brady, Colton, and Market Streets immediately surrounding the Project site and would provide its share of streetscape

improvements along the west side of 12th Street as part of a larger plan by the City and other project sponsors to improve 12th Street in the vicinity of the Project site.

#### 11. Loading

The Project includes two loading spaces in each of parking garages under Buildings A and B for a total of four on-site loading spaces. An off-site dedicated move-in/move-out loading area is proposed off of Stevenson Street, at the northeast corner of the D Building. Three additional on-street loading zones are also proposed along Brady and 12<sup>th</sup> Streets.

**[ADD ATTACHMENT B-1, SITE PLAN]**

## Exhibit C

### **Project Open Space**

The Project would provide the following open space, substantially in accordance with Attachment C-1 and as may be further described in Schedule 1 attached to the Agreement:

1. Joseph P. Mazzola Gardens. The Project would include the construction, operations, and maintenance of a 7,800 square-foot ground-level open space substantially in accordance with the attached Open Space and Streetscape Plan (the "Joseph P. Mazzola Gardens"). The Joseph P. Mazzola Gardens would be privately owned but publicly accessible and would constitute Developer's in-kind contribution in satisfaction of the requirements of Section 421 of the Planning Code (the Market and Octavia Community Improvement Impact Fee).

2. Plaza Areas and Mid-Block Passage. The Project would include the construction, operations, and maintenance of approximately 15,600 square feet of publicly accessible, ground-level open space in the form of plaza areas and a mid-block passage from Market Street to Colton Street. Developer will use commercially reasonable efforts to enter into an agreement with BART to improve the BART Parcel in a way that better integrates BART's infrastructure with the adjacent Joseph P. Mazzola Gardens and the Plaza Areas and Mid-Block Passage. BART would continue to own its approximately 5,600-square-foot parcel, and all improvements would be subject to BART's operational needs and permitting requirements.

3. Streetscape Improvements. The Project would include improvements to strengthen the network of existing alleys and streets that bound the Project Site including Colton Street, Stevenson Street, Brady Street, and 12<sup>th</sup> Street. Sidewalk and streetscape improvements will focus on the Project's adjacency to Colton Street, Stevenson Street, and the west side of 12<sup>th</sup> Street.

4. Provision of Code-Required Open Space. The amount and phasing of private and/or common usable open space for the residential uses on the Project Site shall be governed by the Project SUD.

**[ADD ATTACHMENT C-1, OPEN SPACE AND STREETScape PLAN]**

## Exhibit C-1

### **Open Space In-Kind Contribution**

The Project would provide the following open space, to be developed substantially in accordance with the Open Space and Streetscape Plan in Attachment C-1, and in the manner described in Schedule 1 attached to the Agreement, in satisfaction of the requirements of Section 421 of the Planning Code (the Market and Octavia Community Improvement Impact Fee) and the Project's Required Open Space:

1. Open Space In-Kind Contribution. Developer would contribute the private land for the Joseph P. Mazzola Gardens (as described in Section 1 in Exhibit C above) and construct the improvements for the Joseph P. Mazzola Gardens, thereby satisfying the Project's Market and Octavia Community Infrastructure Impact Fee requirements. The land value for the Joseph P. Mazzola Gardens is \$7,500,000 and construction costs for the Joseph P. Mazzola Gardens will equal or exceed \$1,120,568. Combined, the foregoing amounts total \$8,620,568 and such total sum exceeds by \$3,992,922 the amount of the Market and Octavia Community Infrastructure Impact Fee of \$4,627,664 which would otherwise be payable.

2. Open Space In-Kind Agreement. Developer and the City would enter into the Open Space In-Kind Agreement attached hereto as Exhibit C-2 in order to memorialize Developer's obligations to construct, operate and maintain the Joseph P. Mazzola Gardens.

Exhibit C-2**Open Space In-Kind Agreement**

**THIS IN-KIND AGREEMENT** (“Agreement”) is entered into as of \_\_\_\_\_, 2017, by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through the Planning Commission (the “City”) and STRADA BRADY LLC, a California limited liability company (“Project Sponsor”), with respect to a development project approved for the approximately 2.2 acre (approximately 97,617 square foot) area generally between Market, 12th, Stevenson, Chase Court, and Brady Streets, including 20 – 12th Street, 53 Colton Street, 76 Colton Street, 41 Brady Street, 1637 Market Street, 1621 Market Street, and 1601 Market Street, San Francisco, California (the “Project”).

**RECITALS**

A. Article 4 of the San Francisco Planning Code authorizes the City, acting through the Planning Commission, and the sponsor of a development project in specified areas of the City to enter into an In-Kind Agreement that would allow the project sponsor to directly provide community improvements to the City as an alternative to payment of all or a portion of a fee that would be imposed on the development project in order to mitigate the impacts caused by the development project. Any undefined term used herein shall have the meaning given to such term in Article 4 of the Planning Code.

B. This Agreement shall not be effective until it has been signed by both the Project Sponsor and the City, is approved as to form by the City Attorney, and is approved by the Planning Commission. The date upon which the foregoing requirements have been satisfied shall be the “Effective Date.” This Agreement is being entered into concurrently with, and as a part of, a development agreement between City and Developer relating to the Project (the “Development Agreement”).

C. The property described in Exhibit A attached hereto and generally known as Block 3505: Lots 031, 031a and 035 (the “Land”) is ground leased by Project Sponsor pursuant to a ground lease with U.A. Local 38 Pension Trust Fund, which holds fee title to the Land (the “Ground Lease”). The actual boundaries of the Land will be revised as part of Developer’s subdivision and mapping process, and the final legal description for the portion of the Land that will become the Joseph P. Mazzola Gardens will be attached to the Easement (as defined below). Project Sponsor submitted an application for the development of a project, which includes development on the Land and on other areas in the vicinity of the Land, that is subject to the Market and Octavia Community Improvement Impact Fee pursuant to Section 421 of the Planning Code that is currently estimated to be \$4,627,664 (the “Fee”).

D. Pursuant to the provisions of Article 4 of the Planning Code, the Project Sponsor has requested that the City enter into an In-Kind Agreement associated with the Project in order to satisfy its Fee obligation under Section 421.3(d) of the Planning Code. The in-kind improvements consist of a development of public open space improvements in a portion of the

9/26/17

Project to create a public open space referred to herein as "Joseph P. Mazzola Gardens," or the "Gardens" as more particularly described in Exhibit B ("In-Kind Improvements").

E. The value of the In-Kind Improvements, together with the land value of the Easement, is anticipated to exceed the amount of the Fee waiver that would be made by the City pursuant to this Agreement, and Project Sponsor has offered to contribute such excess value as part of the Development Agreement. Project Sponsor has also offered to assume full responsibility for the operation of the In-Kind Improvements, full physical maintenance responsibility for the In-Kind Improvements and liability relating to the construction and maintenance of the In-Kind Improvements for the life of the Project.

F. The In-Kind Improvements meet the identified community need for parks and open spaces in the Market and Octavia plan area, and are not a physical improvement or provision of space otherwise required by the Project entitlements or other City Code.

G. On \_\_\_\_\_, 2017 Project Sponsor presented its plans and cost estimates for the Gardens to the Market and Octavia Citizens Advisory Committee, which expressed its support for the Gardens.

H. On \_\_\_\_\_, 2017 Project Sponsor presented its plans and cost estimates for the Gardens to the Interagency Plan Implementation Committee, which expressed its support for the Gardens.

I. On \_\_\_\_\_, 2017 (Motion No. \_\_\_\_\_), the Planning Commission approved the Fee waiver and authorized the Director of Planning to enter into this Agreement.

J. The City and the Project Sponsor are willing to enter into this Agreement on the terms and conditions set forth below.

## AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

### ARTICLE 1 DEFINITIONS

Defined Terms. As used in this Agreement, the following words and phrases have the following meanings.

"**Agreement**" shall mean this Agreement.

"**Building A**" shall have the meaning given such term in the Development Agreement.

"**City**" shall have the meaning set forth in the preamble to this Agreement.

"**Date of Satisfaction**" shall have the meaning set forth in Section 5.3 below.

9/26/17

**“Development Agreement”** shall mean that certain Development Agreement between the City and Project Sponsor with respect to the Project.

**“Development impact fee”** or **“Fee”** shall mean the fee charged to development projects under Article 4, Section 421 of the Planning Code.

**“DBI”** shall mean the City's Department of Building Inspection.

**“DPW”** shall mean the City's Department of Public Works.

**“Easement”** shall have the meaning set forth in Section 4.5 below.

**“Effective Date”** shall have the meaning set forth in Recital B.

**“First Construction Document”** shall have the meaning set forth in Section 401 of the Planning Code.

**“Ground Lease”** means that certain Ground Lease between Owner and Developer relating to the Project Site, dated \_\_\_\_\_, 2017, and having a term of 99 years.

**“In-Kind Improvements”** shall have the meaning set forth in Recital D.

**“In-Kind Value”** shall have the meaning set forth in Section 3.2 below.

**“Land”** shall have the meaning set forth in Recital C.

**“life of the Project”** shall mean the life of Building A.

**“Notice of Satisfaction”** shall have the meaning set forth in Section 5.3 below.

**“Payment Analysis”** shall have the meaning set forth in Section 5.2 below.

**“Payment Documentation”** shall have the meaning set forth in Section 5.1 below.

**“Plans”** shall have the meaning set forth in Section 4.2 below.

**“Project”** shall have the meaning set forth in the preamble to this Agreement.

**“Project Sponsor”** shall have the meaning set forth in the preamble to this Agreement.

**“Project Fee”** shall mean the Market and Octavia Community Improvement Impact Fee applicable to the Project, as calculated pursuant to Section 3.1 below.

**“Security”** shall have the meaning set forth in Section 5.4 below.

## **ARTICLE 2 PROJECT SPONSOR REPRESENTATIONS AND COVENANTS**

The Project Sponsor hereby represents, warrants, agrees and covenants to the City as follows:



2.1 The above recitals relating to the Project are true and correct.

2.2 Project Sponsor: (1) is a limited liability company duly organized and existing under the laws of the State of California, (2) has the power and authority to lease and own its properties and assets and to carry on its business as now being conducted and as now contemplated to be conducted, (3) has the power to execute and perform all the undertakings of this Agreement, and (4) is the sole ground lessee of the Land on which the Project is located.

2.3 The execution and delivery of this Agreement and other instruments required to be executed and delivered by the Project Sponsor pursuant to this Agreement: (1) have not violated and will not violate any provision of law, rule or regulation, any order of court or other agency or government, and (2) have not violated and will not violate any provision of any agreement or instrument to which the Project Sponsor is bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature.

2.4 No document furnished or to be furnished by the Project Sponsor to the City in connection with this Agreement contains or will contain any untrue statement of material fact, or omits or will omit a material fact necessary to make the statements contained therein not misleading, under the circumstances under which any such statement shall have been made.

2.5 Neither the Project Sponsor, nor any of its principals or members, have been suspended, disciplined or debarred by, or prohibited from contracting with, the U.S. General Services Administration or any federal, state or local governmental agency during the past five (5) years.

2.6 Pursuant to Section 421.3(d)(5) of the Planning Code, the Project Sponsor shall reimburse all City agencies for their administrative and staff costs in negotiating, drafting, and monitoring compliance with this Agreement.

**ARTICLE 3  
CALCULATION OF FEE AND IN-KIND CREDIT**

3.1 The Project Fee has been calculated in accordance with Section 421.3 of the Planning Code and totals \$4,627,664 based on the Project as approved. (For the fee calculations, see Exhibit C.)

3.2 Based on two cost estimates and an appraisal provided by independent sources, the Director of Planning determines that the In-Kind Improvements and Easement have a value of approximately \$8,620,568 (the "In-Kind Value"); provided, however, if upon final completion the actual construction and development costs to the Project Sponsor of providing the In-Kind Improvements are lower than this amount, the provisions of Section 5.2 shall apply. Documentation establishing the estimated third-party eligible costs of providing the In-Kind Improvements in compliance with applicable City standards is attached hereto as Exhibit D (the "Cost Documentation").

3.3 On the Date of Satisfaction, the Project Sponsor shall receive a credit against the Project Fee in the amount of the In-Kind Value, subject to Section 5.1 below.

**ARTICLE 4  
CONSTRUCTION OF IN-KIND IMPROVEMENTS**

4.1 **Conditions of Performance.** The Project Sponsor agrees to take all steps necessary to construct and provide, at the Project Sponsor's sole cost, the In-Kind Improvements for the benefit of the City and the public if and when the Project Sponsor constructs Building A,

in accordance with the terms and conditions of the Development Agreement, and the City shall accept the In-Kind Improvements in lieu of the Project Fee under this Agreement if this Agreement is still in effect and each of the following conditions are met:

**4.2 Plans and Permits.** The Project Sponsor shall cause an appropriate design professional to prepare detailed plans and specifications for the In-Kind Improvements, which plans and specifications shall be submitted for review and approval by DBI, DPW and other applicable City departments or agencies in the ordinary course of the process of obtaining a site or building permit for Building A (upon such approval, the "Plans"). The Project Sponsor shall be responsible for obtaining all permits and approvals from other affected departments that are necessary to implement this proposal. Review and approval of the plans and specifications of the In-Kind Improvements by the City's Planning Department shall not be unreasonably withheld, delayed or conditioned. The Project Sponsor shall be responsible, at no cost to the City, for completing the In-Kind Improvements strictly in accordance with the approved Plans and shall not make any material change to the approved Plans during the course of construction without first obtaining the Director of Planning's written approval. Upon completion of the In-Kind Improvements, the Project Sponsor shall furnish the City with a copy of the final approved Plans for the In-Kind Improvements and documentation of any material changes or deviations therefrom that may occur during construction of the In-Kind Improvements.

**4.3 Construction.** Subject to the provisions of Article 5 below, all construction with respect to the In-Kind Improvements shall be accomplished prior to the first certificate of occupancy for Building A, including any temporary certificate of occupancy. The In-Kind Improvements shall be installed in accordance with good construction and engineering practices and applicable laws. The Project Sponsor, while performing any construction relating to the In-Kind Improvements, shall undertake commercially reasonable measures in accordance with good construction practices to minimize the risk of injury or damage to the surrounding property, and the risk of injury to members of the public, caused by or resulting from the performance of such construction. All construction relating to the In-Kind Improvements shall be performed by licensed, insured and bonded contractors.

**4.4 Inspections.** The Project Sponsor shall request the customary inspections of the In-Kind Improvement work by DBI, DPW and all other applicable City departments or agencies during construction using applicable City procedures in accordance with the City's Building Code and other applicable law. Upon final completion of the work and the Project Sponsor's receipt of all final permit sign-offs, the Project Sponsor shall notify all applicable City departments or agencies that the In-Kind Improvements have been completed. The City departments or agencies shall inspect the site to confirm compliance with applicable City standards for the work. This condition will not be satisfied until all applicable City departments and agencies have certified that the In-Kind Improvements are complete and ready for their intended use, including the City Engineer's issuance of a Determination of Completion.

**4.5 Completion of In-Kind Improvements.** Upon final completion of the In-Kind Improvements and the Project Sponsor's receipt of all final permit sign-offs, the Project Sponsor shall notify the Director of Planning that the In-Kind Improvements have been completed. The Director of Planning, or his or her agent, shall inspect the site to confirm compliance with this Agreement, and shall promptly notify the Project Sponsor if there are any problems or deficiencies. The Project Sponsor shall correct any such problems or deficiencies and then request another inspection, repeating this process until the Director of Planning approves the In-Kind Improvements as satisfactory. Such approval shall be based on the requirements of this Agreement and shall not be unreasonably withheld. If the Director of Planning approves the In-Kind Improvements as satisfactory, the Project Sponsor shall promptly deliver to the Director of Planning an original copy of the easement agreement attached as Exhibit E (the "Easement"),

duly executed by Project Sponsor and notarized. Upon execution and delivery, the parties shall record the Easement.

## ARTICLE 5 SATISFACTION OF OBLIGATIONS

**5.1 Evidence of Payment.** The Project Sponsor shall provide the Planning Department with documentation substantiating payment by the Project Sponsor of the cost of providing the In-Kind Improvements in the form of third-party checks and invoices and its or its general contractor's standard general conditions allocation (the "**Payment Documentation**"). The Payment Documentation shall include information necessary and customary in the construction industry to verify the Project Sponsor's costs and payments. The cost of providing the In-Kind Improvements shall not be significantly higher than the average capital costs for the City to provide comparable improvements, based on current value of recently completed projects, as selected by the City in its sole discretion.

**5.2 Payment Analysis.** The City shall provide the Project Sponsor with a written report of its review of the Payment Documentation ("**Payment Analysis**") within ten (10) business days of its receipt thereof, which review shall be conducted for the exclusive purpose of determining whether the Payment Documentation substantially and reasonably documents that the cost of providing the In-Kind Improvements shall not be significantly higher than the average capital costs for the City to provide comparable improvements, based on current value of recently completed projects, as selected by the City in its sole discretion.

**5.2.1** If the Payment Analysis reasonably substantiates that the Project Sponsor made payments in respect of the In-Kind Improvements that, when combined with value of the Easement, represent a sum that is less than the In-Kind Value, the Project Sponsor shall, within sixty (60) days of the date of the Payment Analysis, pay the City an amount equal to the difference between the In-Kind Value and the sum of the actual amount paid in respect of the In-Kind Improvements by the Project Sponsor and the value of the Land. If the Payment Analysis reasonably substantiates that the Project Sponsor made payments in respect of the In-Kind Improvements that, when combined with the value of the Land, represent a sum equal to or greater than the In-Kind Value, then the Project Sponsor shall not be entitled to a refund of such overpayments and the City shall not be entitled to any additional funds related to the In-Kind Value.

**5.2.2** The City and Project Sponsor shall endeavor to agree upon the Payment Analysis. If they are unable to so agree within thirty (30) days after receipt by Project Sponsor of the City's Payment Analysis, Project Sponsor and the City shall mutually select a third-party engineer/cost consultant. The City shall submit its Payment Analysis and Project Sponsor shall submit the Payment Documentation to such engineer/cost consultant, at such time or times and in such manner as the City and Project Sponsor shall agree (or as directed by the engineer/cost consultant if the City and Project Sponsor do not promptly agree). The engineer/cost consultant shall select either the City's Payment Analysis or Project Sponsor's determination pursuant to the Payment Documentation, and such determination shall be binding on the City and Project Sponsor.

**5.3 Satisfaction of Obligations.** Upon agreement of the Payment Analysis and completion of the In-Kind improvements, the Director of Planning shall provide the Project Sponsor with a Notice of Satisfaction of Obligations (the "**Notice of Satisfaction**") that certifies that the In-Kind Improvements have been inspected and been determined to be ready for use by

the public based on current City standards, and constitute the full satisfaction of the obligation to provide In-Kind Improvements in the form required hereunder, and that the City has received full payment in an amount equal to the difference between the In-Kind Value and the actual amount paid in respect of the In-Kind Improvements by the Project Sponsor. The Project Sponsor shall not receive final credit for the In-Kind Improvements until the Notice of Satisfaction is delivered, the Easement required by Article 8 is recorded, the City receives any additional payments as may be required under this Article 5, and all other obligations of the Project Sponsor under this Agreement have been satisfied (the “**Date of Satisfaction**”).

5.3.1 Notwithstanding the provisions of Article 7 of this Agreement, the notices given by the parties under this Section 5.3 may be in the written form and delivered in the manner mutually agreed upon by the parties. The City may, in its sole discretion, waive the requirement for its issuance of the Notice of Satisfaction described in this Section 5.3 by providing written notice to the Project Sponsor.

5.3.2 The Project Sponsor assumes all risk of loss during construction, and shall not receive final credit for the In-Kind Improvements until the Date of Satisfaction.

5.4 **Security.** If the Planning Director has not issued the Notice of Satisfaction (or waived the requirement for the Notice of Satisfaction) under Section 5.3 prior to issuance of the first certificate of occupancy for Building A, including any temporary certificate of occupancy, the Project Sponsor shall provide a letter of credit, surety bond, escrow account, or other security reasonably satisfactory to the Planning Director in the amount of one hundred percent (100%) of the Cost Documentation applicable to the uncompleted In-Kind Improvements (the “**Security**”) to be held by the City until issuance of the Notice of Satisfaction, at which date it shall be returned to the Project Sponsor. If the Project Sponsor is required to post a bond for the Project with the Department of Public Works under the Subdivision Map Act or as a street improvement bond and that security covers the In-Kind Improvements to be provided under this Agreement, the Subdivision Map Act bond or street improvement bond may be substituted for the Security required by this Section 5.4 and the Project Sponsor is not required to provide additional Security for the In-Kind Improvements.

5.5 Notwithstanding anything in this Agreement to the contrary:

5.5.1 On and after the Effective Date, for so long as this Agreement remains in effect and the Project Sponsor is not in breach of this Agreement, the City’s Planning Department will not request that DBI withhold the issuance of any additional building or other permits necessary for Building A or any other portion of the Project solely due to the Project Sponsor’s payment of less than the full Project Fee amount in anticipation of the In-Kind Improvements ultimately being accepted and credited against the Project Fee under the terms and conditions set forth in this Agreement.

5.5.2 The City’s Planning Department will request that DBI not issue or renew any further certificates of occupancy for Building A until the City receives payment of the full Project Fee (in some combination of the acceptance of In-Kind Improvements having the value described under this Agreement, receipt of the Security, and/or the acceptance of other cash payments received by the City directly from Project Sponsor) before issuance of the first certificate of occupancy for Building A, including any temporary certificate of occupancy.

5.5.3 The City’s issuance of a certificate of final completion or any other permit or approval for Building A shall not release the Project Sponsor of its obligation to pay the full

Project Fee (with interest, if applicable), if such payment has not been made at the time the City issues such certificate of final completion.

5.5.4 If the In-Kind Improvements for any reason prove to be insufficient to provide payment for sums due from the Project Sponsor as and when required under this Agreement, and the Project Sponsor fails to pay such amount within thirty (30) days following notice by the City, DBI may institute lien proceedings to recover the amount of the Project Fee due plus interest pursuant to Section 408 of the Planning Code and Section 107.13.15 of the Building Code.

5.5.5 The Project Sponsor understands and agrees that any payments to be credited against the Project Fee shall be subject to the provisions set forth in San Francisco Administrative Code Sections 6.80-6.83 relating to false claims. Pursuant to San Francisco Administrative Code Sections 6.80-6.83, a party who submits a false claim shall be liable to the City for three times the amount of damages which the City sustains because of the false claim. A party who submits a false claim shall also be liable to the City for the cost of a civil action brought to recover any of those penalties or damages and may be liable to the City for a civil penalty of up to \$10,000 for each false claim. A party will be deemed to have submitted a false claim to the City if the party: (a) knowingly presents or causes to be presented to any officer or employee of the City a false claim; (b) knowingly makes, uses or causes to be made or used a false record or statement to get a false claim approved by the City; (c) conspires to defraud the City by getting a false claim allowed by the City; (d) knowingly makes, uses or causes to be made or used a false record or statement to conceal, avoid or decrease an obligation to pay or transmit money or property to the City; or (e) is beneficiary of an inadvertent submission of a false claim to the City, subsequently discovers the falsity of the claim, and fails to disclose the false claim to the City within a reasonable time after discovery of the false claim. The Project Sponsor shall include this provision in all contracts and subcontracts relating to the In-Kind Improvements, and shall take all necessary and appropriate steps to verify the accuracy of all payments made to any such contractors and subcontractors.

## **ARTICLE 6 OPERATIONS, MAINTENANCE AND LIABILITY**

6.1 **Operations, Maintenance and Liability Responsibility.** In consideration for the Project Fee waiver pursuant to this Agreement, Project Sponsor, on behalf of itself and all future fee owners of the Land, has agreed to operate the In-Kind Improvements, and assume full maintenance responsibility for the In-Kind Improvements contemplated in this Agreement and liability relating to construction and maintenance of the In-Kind Improvements for the life of the Project after the Date of Satisfaction. Project Sponsor acknowledges that the City shall bear no operations or maintenance responsibility or liability for the construction or maintenance of such In-Kind Improvements and their operation. Project Sponsor shall obtain all permits and approvals from other affected departments that are necessary to implement this proposal, and shall abide by any conditions associated with such permits including the posting and maintenance of insurance and security. The City would not be willing to enter into this Agreement without this provision and the Project Sponsor's acceptance of all operations and maintenance responsibility and liability relating to construction, maintenance and operation of the In-Kind Improvements in accordance with this Article is a condition of the Planning Commission's approval of the terms of this Agreement.

6.2 **Contracts for Maintenance.** The City and the Planning Commission acknowledge that the Project Sponsor may hire third parties to perform Project Sponsor's maintenance obligations with respect to the In-Kind Improvements. Notwithstanding Project Sponsor's use of third parties to perform such maintenance obligations, Project Sponsor shall have full responsibility at all times to perform such maintenance obligations to the standards required in the Easement.

**ARTICLE 7  
NOTICES**

Except as may otherwise be mutually agreed upon by the parties in writing, all notices given under this Agreement shall be effective only if in writing and given by delivering the notice in person or by sending it first-class mail or certified mail with a return receipt requested or by overnight courier, return receipt requested, addressed as follows:

CITY:

Director of Planning  
City and County of San Francisco  
1660 Mission St.  
San Francisco, CA 94103

PROJECT SPONSOR:

c/o Strada Investment Group  
101 Mission Street  
Suite 420  
San Francisco, CA 94105  
Attn: Michael Cohen

with a copy to:

Office of the City Attorney  
City Hall, Room 234  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
Attn: Land Use Team

or to such other address as either party may from time to time specify in writing to the other party. Any notice shall be deemed given when actually delivered if such delivery is in person, two (2) days after deposit with the U.S. Postal Service if such delivery is by certified or registered mail, and the next business day after deposit with the U.S. Postal Service or with the commercial overnight courier service if such delivery is by overnight mail.

**ARTICLE 8  
DEVELOPMENT AGREEMENT; TERM**

This Agreement is being made as part of the Development Agreement, and shall remain in effect for so long as the Development Agreement remains in effect (subject to any provisions that, by their terms, survive expiration or termination).

**ARTICLE 9  
ADDITIONAL TERMS**

9.1 This Agreement contemplates the construction and maintenance of In-Kind Improvements as authorized under Article 4 of the Planning Code and is not intended to be a

public works contract; provided, however, that Project Sponsor shall pay prevailing wages as set forth in Section 10.1 on the In-Kind Improvements.

9.2 The City shall have the right, during normal business hours and upon reasonable notice, to review all books and records of the Project Sponsor pertaining to the costs and expenses of providing the In-Kind Improvements.

9.3 This instrument (including the exhibit(s) hereto) contains the entire agreement between the parties and all prior written or oral negotiations, discussions, understandings and agreements are merged herein. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

9.4 This Agreement may be effectively amended, changed, modified, altered or terminated only by written instrument executed by the parties hereto except that the Project Sponsor may terminate this Agreement by written notice to the City at any time prior to issuance of the Building A's First Construction Document, in which event the Project Sponsor shall have no obligations or liabilities under this Agreement and the City would have no obligation to issue such First Construction Document unless and until this Agreement is reinstated, another agreement is executed by the parties, or the Project Sponsor's obligations under Article 4 of the Planning Code are satisfied in another manner. Any material amendment shall require the approval of the City's Planning Commission, in its sole discretion.

9.5 No failure by the City to insist upon the strict performance of any obligation of Project Sponsor under this Agreement or to exercise any right, power or remedy arising out of a breach thereof, irrespective of the length of time for which such failure continues, and no acceptance of payments during the continuance of any such breach, shall constitute a waiver of such breach or of the City's right to demand strict compliance with such term, covenant or condition. Any waiver must be in writing, and shall be limited to the terms or matters contained in such writing. No express written waiver of any default or the performance of any provision hereof shall affect any other default or performance, or cover any other period of time, other than the default, performance or period of time specified in such express waiver. One or more written waivers of a default or the performance of any provision hereof shall not be deemed to be a waiver of a subsequent default or performance. In the event of any breach of this Agreement by the Project Sponsor, the City shall have all rights and remedies available at law or in equity.

9.6 This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of California.

9.7 The section and other headings of this Agreement are for convenience of reference only and shall be disregarded in the interpretation of this Agreement. Time is of the essence in all matters relating to this Agreement.

9.8 This Agreement does not create a partnership or joint venture between the City and the Project Sponsor as to any activity conducted by the Project Sponsor relating to this Agreement or otherwise. The Project Sponsor is not a state or governmental actor with respect to any activity conducted by the Project Sponsor hereunder. This Agreement does not constitute authorization or approval by the City of any activity conducted by the Project Sponsor. This Agreement does not create any rights in or for any member of the public, and there are no third party beneficiaries.

9.9 Notwithstanding anything to the contrary contained in this Agreement, the Project Sponsor acknowledges and agrees that no officer or employee of the City has authority to commit the City to this Agreement unless and until the Planning Commission adopts a resolution

approving this Agreement, and it has been duly executed by the Director of Planning and approved as to form by City Attorney.

9.10 The Project Sponsor, on behalf of itself and its successors, shall indemnify, defend, reimburse and hold the City harmless from and against any and all claims, demands, losses, liabilities, damages, injuries, penalties, lawsuits and other proceedings, judgments and awards and costs by or in favor of a third party, incurred in connection with or arising directly or indirectly, in whole or in part, out of: (a) any accident, injury to or death of a person, or loss of or damage to property occurring in, on or about the site of the In-Kind Improvements during their construction, provided that such accident, injury, death, loss or damage does not result from the gross negligence of the City; (b) any default by the Project Sponsor under this Agreement, or the Easement, (d) the construction of the In-Kind Improvements constructed by or on behalf of the Project Sponsor; and (e) any acts, omissions or negligence of the Project Sponsor or its agents under this Agreement or the Easement. The foregoing Indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and City's costs of investigation. The Project Sponsor specifically acknowledges and agrees that it has an immediate and independent obligation to defend City from any claim which actually or potentially falls within this indemnity provision even if such allegation is or may be groundless, fraudulent or false; which obligation arises at the time such claim is tendered to the Project Sponsor by City and continues at all times thereafter. The Project Sponsor's obligations under this Section shall survive the expiration or sooner termination of this Agreement.

#### ARTICLE 10 CITY CONTRACTING PROVISIONS

10.1 The Project Sponsor agrees that any person performing labor in the construction of the In-Kind Improvements shall be paid not less than the Prevailing Rate of Wage (as defined in San Francisco Administrative Code Section 6.1) consistent with the requirements of Section 6.22(e) of the San Francisco Administrative Code, and shall be subject to the same hours and working conditions, and shall receive the same benefits as in each case are provided for similar work performed in San Francisco County. The Project Sponsor shall include, in any contract for construction of such In-Kind Improvements, a requirement that all persons performing labor under such contract shall be paid not less than the highest prevailing rate of wages for the labor so performed. The Project Sponsor shall require any contractor to maintain, and shall deliver to the City upon request, weekly certified payroll reports with respect to all persons performing labor in the construction of the In-Kind Improvements. The requirements of this Section only apply to the In-Kind Improvements, and the payment of Prevailing Wages for the remainder of the Project shall not be required except as set forth in the Development Agreement.

10.2 The Project Sponsor understands and agrees that under the City's Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) and the State Public Records Law (Gov't Code Section 6250 et seq.), this Agreement and any and all records, information, and materials submitted to the City hereunder are public records subject to public disclosure. The Project Sponsor hereby acknowledges that the City may disclose any records, information and materials submitted to the City in connection with this Agreement.

10.3 In the performance of this Agreement, the Project Sponsor covenants and agrees not to discriminate on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, domestic partner status, marital status, disability, weight, height or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status) against any employee or any City employee working with or applicant for employment with the Project Sponsor, in any of the Project Sponsor's operations within the United States, or against any person seeking accommodations, advantages, facilities, privileges,



services, or membership in all business, social, or other establishments or organizations operated by the Project Sponsor.

10.4 Through execution of this Agreement, the Project Sponsor acknowledges that it is familiar with the provisions of Section 15.103 of the City's Charter, Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Sections 87100 et seq. and Sections 1090 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provision and agrees that if it becomes aware of any such fact during the term, the Project Sponsor shall immediately notify the City.

10.5 Through execution of this Agreement, the Project Sponsor acknowledges that it is familiar with Section 1.126 of City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City, whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to the officer at any time from the commencement of negotiations for the contract until three (3) months after the date the contract is approved by the City elective officer or the board on which that City elective officer serves. San Francisco Ethics Commission Regulation 1.126-1 provides that negotiations are commenced when a prospective contractor first communicates with a City officer or employee about the possibility of obtaining a specific contract. This communication may occur in person, by telephone or in writing, and may be initiated by the prospective contractor or a City officer or employee. Negotiations are completed when a contract is finalized and signed by the City and the contractor. Negotiations are terminated when the City and/or the prospective contractor end the negotiation process before a final decision is made to award the contract.

10.6 The City urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et seq. The City also urges San Francisco companies to do business with corporations that abide by the MacBride Principles. The Project Sponsor acknowledges that it has read and understands the above statement of the City concerning doing business in Northern Ireland.

10.7 The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product.

10.8 Developer shall comply with the Workforce Agreement in the construction of the In-Kind Improvements.

NOW THEREFORE, the parties hereto have executed this In-Kind Agreement as of the date set forth above.

9/26/17

CITY AND COUNTY OF SAN  
FRANCISCO, acting by and through its  
Planning Commission

STRADA BRADY LLC,  
a California limited liability company

By: \_\_\_\_\_  
Director of Planning

By: \_\_\_\_\_  
Name:  
Title:

APPROVED:

DENNIS J. HERRERA  
City Attorney

By: \_\_\_\_\_  
Charles Sullivan, Deputy City Attorney

ACKNOWLEDGED:

Department of Building Inspection

By: \_\_\_\_\_  
Authorized Representative

ACKNOWLEDGED:

Department of Public Works

By: \_\_\_\_\_  
Authorized Representative

**Exhibit A to In-Kind Agreement**

**The Land**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**Block 3505/Lot 031**

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF COLTON STREET, DISTANT THEREON 50 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF BRADY STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF COLTON STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 50 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 13.

Assessor's Lot 031; Block 3505

**Block 3505/Lot 031A**

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF BRADY STREET AND THE NORTHWESTERLY LINE OF COLTON STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF BRADY STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET TO THE SAID NORTHWESTERLY LINE OF COLTON STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF COLTON STREET 50 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 13.

Assessor's Lot 031A; Block 3505

**Block 3505/Lot 035**

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF BRADY STREET, DISTANT THEREON 50 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COLTON STREET; AND RUNNING THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF BRADY STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 179 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET TO THE NORTHWESTERLY LINE OF COLTON STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF COLTON STREET 9 FEET 6 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 80 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 70 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 30 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET TO THE NORTHEASTERLY LINE OF BRADY STREET AND THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 13.

Assessor's Lot 035; Block 3505

9/26/17

**Exhibit B to In-Kind Agreement**

**In-Kind Improvements Description**

An image of the improvements is contained on the next page.

9/26/17

**Exhibit C to In-Kind Agreement**

**Calculation of Market and Octavia Community Improvement Impact Fee**

Type of Space	Amount of Space	Fee Gross Per Square Foot	Total Fee
Residential	_____	\$ _____	\$ _____
	gross square feet		
Non-residential	_____	\$ _____	\$ _____
	gross square feet		
TOTAL			\$ _____

## Exhibit D to In-Kind Agreement

### Cost Documentation

The calculation of In-Kind Value for the proposed Joseph P. Mazzola Gardens has multiple components. These include:

- Determining the value of required improvements
- Determining the value of the proposed improvements
- Determining the specific improvements that would be provided via this In-Kind Agreement
- Determining the specific improvements that would need to be provided via a gift to the City

#### Determining the Value of Proposed Improvements

To help determine the value of the proposed In-Kind Improvements, the Project Sponsor provided two cost estimates of the hard costs and appraisal of the Land on which the In-Kind Improvements will be located. The lower cost estimate was utilized by the Project Sponsor in calculating the overall value of the proposed improvements, including other costs such as design and engineering fees, site preparation, and hazardous remediation. This estimate concluded that the overall cost of the improvements was **\$1,120,568**.

Table 2 – Cost of Joseph P. Mazzola Gardens Improvements

Design Costs	\$101,870.00
Site Demolition	\$25,995.00
Waterproofing	\$138,640.00
Structures and Finishes	\$94,740.00
Underground Utilities and Grading of Dirt	\$160,688.00
Landscape, Hardscape and Furniture	\$598,635.00
<b>TOTAL COSTS</b>	<b>\$ 1,120,568.00</b>
Land Value	\$7,500,000.00
<b>TOTAL VALUE</b>	<b>\$8,620,568.00</b>

#### Determining the Specific Improvements that Would be Provided via this In-Kind Agreement

The approval of this In-Kind Agreement would commit the Project Sponsor to creating a privately owned publicly accessible park on a portion of the Land. Through this In-Kind Agreement the Project Sponsor would commit to \$4,627,664 of value in land and improvements in lieu of its Market and Octavia Community Improvements Impact Fee of the same amount.

#### Determining the specific improvements that would need to be provided via a gift to the City

The value of the proposed In-Kind Improvements (\$8,620,568) exceeds the Project Sponsors requested fee waiver (\$4,627,664) by \$3,992,922. The Project Sponsor is proposing to gift the

9/26/17

City the value of these improvements, and to make a gift of operating and maintaining the Gardens for the life of the project. Such a gift would occur via a separate legal agreement with the City if Project Sponsor requests such an agreement.

**Exhibit E to In-Kind Agreement**

RECORDING REQUESTED BY:  
City and County of San Francisco  
Director of Property  
25 Van Ness Avenue, Suite 400  
San Francisco CA 94108

AND WHEN RECORDED MAIL TO:

City and County of San Francisco  
Director of Property  
25 Van Ness Avenue, Suite 400  
San Francisco CA 94108

APN: Block 3505, Lots [029, 031, 031A, 035]

(Space Above For Recorder's Use)

**EASEMENT AGREEMENT  
(Publicly Accessible Open Space Easement)**

*[insert street address for Building A]*

This Easement Agreement ("*Agreement*") is made by and between STRADA BRADY LLC, a California limited liability company ("*Grantor*"), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("*Grantee*" or "*City*"), with reference to the following facts:

A. Grantor is the ground lessee of that certain real property situated in the City and County of San Francisco, State of California, more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "*Burdened Property*"). [*Burdened Property = land on which Building A will be built; include street address*] The Burdened Property is owned in fee by U.A. Local 38 Pension Trust Fund.

B. Pursuant to the Planned Unit Development-Conditional Use Authorization issued by the Planning Commission on October 19, 2017, and the development agreement between Grantor and City and amendments to the Planning Code, Zoning Map, and General Plan adopted by the Board of Supervisors on December \_\_, 2017 (collectively, the "*Approvals*"), Grantor is redeveloping the Burdened Property and adjacent land as a large mixed-use development including residential units, a replacement union facility, ground-floor retail/restaurant uses, a sub-grade garage, and common open space for residential uses (the "*Project*"). As part of the Project, and for good and valuable consideration, Grantor built certain improvements to create publicly-accessible open space on the land described in **Exhibit B** (the "*Easement Area*"), and agreed to maintain the improvements, in accordance with the development agreement and the in-



kind agreement under San Francisco Planning Code Section 421.3 of the Planning Code. The improvements are more particularly described and depicted on Exhibit C (the "*Improvements*").

C. Grantor desires to grant to Grantee a nonexclusive easement over the Easement Area for the use, enjoyment and benefit of the public for open space and recreation purposes as set forth in this Agreement (the "*Publicly Accessible Open Space Easement*"), and Grantee desires to accept the Publicly Accessible Open Space Easement from Grantor.

NOW, THEREFORE, for valuable consideration, the receipt of which each of the parties hereto does hereby acknowledge, the parties hereto do hereby agree as follows:

1. Grant of Easement. Subject to the provisions of this Agreement, Grantor hereby grants to Grantee the Publicly Accessible Open Space Easement in, on and over the Easement Area for the use, enjoyment and benefit of the public for open space and recreation purposes. Except as expressly set forth in this Agreement, Grantor retains all rights in the Easement Area and retains the right to permit or perform any act not inconsistent with the Publicly Accessible Open Space Easement, including but not limited to: (a) the right to otherwise transfer the Easement Area to anyone Grantor chooses, subject to Grantee's rights under this Agreement, so long as Grantor simultaneously transfers its interest in the Burdened Property to the same person or entity; (b) the right to grant additional easements in, and to encumber, the Easement Area, subject to Grantee's rights under this Agreement; (c) the right to bring and defend actions relating to the Easement Area, including the right to defend any eminent domain action; (d) the right to make repairs and modifications to the Easement Area consistent with this Agreement; (e) the right to remove and dispose of, in any lawful manner, any object or thing left in or on the Easement Area; and (f) the right to develop and enforce reasonable rules and regulations governing security, use, dress, and conduct with respect to the Easement Area by the public consistent with other privately-owned public open spaces in San Francisco (the "*Rules*"), provided that the Rules are enforced in a nondiscriminatory manner.

2. Obligation to Maintain Improvements; City Approval of Material Changes. Grantor shall operate, repair and maintain the Improvements in good condition, at no cost to City, consistent with other privately owned publicly accessible open spaces in San Francisco. Notwithstanding the foregoing, Grantor shall have the right to modify, renovate, replace, and update the Improvements, provided that any material modification to the Improvements that could limit or materially adversely affect public access or use of the Easement Area (collectively, "*Material Changes*") will be subject to the prior review and approval of the City's Director of Planning or his or her designee, which approval shall not be unreasonably withheld or delayed so long as it does not impede or materially adversely affect public access or use. Grantor shall provide not less than sixty (60) days' notice of any proposed Material Changes, and shall meet and confer with the Director of Planning upon request to ensure that the proposed Material Changes do not impede or materially adversely affect public access or use. If the Director of Planning fails to respond to an initial request for approval within sixty (60) days, Grantor shall send a second notice of the request, with a statement that failure to respond within twenty (20) days to the second notice will result in a deemed approval of the proposed Material Changes. The Director of Planning's failure to respond to the second notice within twenty (20) days following receipt shall be deemed a City approval of the Material Changes described in the notices.

3. Permitted Uses. The only permitted uses of the Easement Area shall be for (a) passive recreation involving no athletic equipment or fixtures, (b) quiet contemplation and rest, without

the use of audible electronic devices (although headphones are permitted), and (c) similar uses approved by Grantor. Prohibited uses include (i) smoking of any form, including cigarettes, cigars, pipes, e-cigarettes, and smokeless cigarettes, and of any substance (including tobacco and marijuana), (ii) consumption or possession of alcoholic beverages, (iii) disorderly conduct, as defined in Article 4 of the City's Park Code, as amended from time to time, (iv) building fires or cooking, except in any designated BBQ areas, and (v) graffiti, littering and the destruction of property. Grantor may prohibit off-leash dogs and other animals in designated areas, but shall permit service animals. Grantor may also prohibit all illegal uses, as well as peddling, panhandling, solicitation, sleeping, or nuisance activities as permitted by law. No trailer, tent, shack, or other outbuilding, or temporary structure shall be permitted, provided Grantor may approve the use of temporary tents, booths, art installations, temporary displays, and other structures in connection with public events, temporary exhibitions, or special events.

4. Hours of Operation. The Easement Area shall be open and accessible to the public every day from dawn to dusk (or 30 minutes prior to sunset) (the "*Operating Hours*"), unless reduced hours are imposed on a temporary basis by Grantor as set forth below. Grantor may prohibit any person from entering or remaining in the Easement Area when it is closed to the public (subject to authorized service, safety and maintenance personnel). Grantor may close all or part of the Easement Area as follows:

- a. Emergency. In the event of an emergency or danger to the public health or safety (including flood, storm, fire, earthquake, explosion, accident, criminal activity, riot, civil disturbances, civil unrest, or unlawful assembly), Grantor may temporarily close all or part of the Easement Area as needed for public safety, security and the protection of persons and property;
- b. Maintenance and Repairs. Grantor may temporarily close such portions of the Easement Area as needed to make repairs or perform maintenance. Grantor shall post notices a minimum of 72 hours before a planned closure for maintenance and repairs.
- c. Special Events. Grantor may close all or part of the Easement Area for special events, but not more than eight (8) single day (between 9am and 6pm) events per calendar year. Any daytime closures in excess of 8 single day events per calendar year shall require the prior consent of the City's Planning Director.
- d. Extended Closure. If Grantor seeks any closure in excess of one week, Grantor shall notify the City's Planning Director to determine if the extended closure is warranted or would constitute a violation of required public access.

Grantor shall have the right to block entrances and prevent the entry of persons, animals or vehicles during the time periods when public access to the Easement Area is restricted. Grantor shall keep a record of all closures of the Easement Area for a period of not less than 2 years, and shall provide a copy of such record to the Planning Director on request.

5. Signs. Grantor may post signs at the public entrances to the Easement Area, setting forth hours of operation, a telephone number to call regarding security, management or other inquiries, the applicable regulations imposed by this Agreement and the Rules, if any (the "*Posted Signs*").

Use of the Easement Area by the public shall be subject at all times to this Agreement, the Rules, and the Posted Signs. Grantor shall have the right to post and erect promotional signage with respect to any special events in the Easement Area, or other signs as permitted by applicable law.

6. Term of Easement. This Agreement shall be effective on the date of recordation and shall continue for the life of the building on the Burdened Property. Upon the demolition or destruction of the building, Grantee agrees, upon Grantor's request, to record a termination of this Agreement. In addition, Grantee may at its discretion terminate this Agreement at any time as to all or any portion of the Burdened Property.
7. Removal of Persons. Grantor may install and operate security devices, and maintain security personnel in and around the Easement Area, at any time. Grantor shall have the right, but not the obligation, to use lawful means to effect the arrest or removal of any person or persons who creates a public nuisance, who otherwise violates the Rules, or who commits any crime in or around the Easement Area. To the extent permitted by law, Grantor may prohibit members of the public who have repeatedly broken the Rules in the past, from entering the Easement Area, and if such person has entered the Easement Area, may ask such person to leave the Easement Area. Grantee shall have the right to exercise its police power and authority consistent with other publicly accessible areas of the City. Grantor shall not discriminate against, or segregate, any person, or group of persons, on account of race, color, religion, creed, national origin, gender, ancestry, sex, sexual orientation, age, disability, medical condition, marital status, or acquired immune deficiency syndrome, acquired or perceived, or other category prohibited by applicable law, in the use, operation or enjoyment of the Easement Area.
8. As-Is. Grantee accepts the Easement Area strictly in its "*as is*" physical condition, except as otherwise specifically provided herein. Grantor may inform the public that its use of the Easement Area shall be at its own risk. Grantor makes no representations or warranties to Grantee or the public under this Agreement regarding the existing physical condition of the Easement Area.
9. Enforcement. Grantee, but not the general public, shall have all rights and remedies available at law or in equity in order to enforce this Agreement, including injunctive relief to restrain prohibited activities. All rights and remedies shall be cumulative, and invocation of any such right or remedy shall not constitute a waiver or election of other remedies.
10. Notice and Cure Rights. Grantee shall provide written notice to Grantor of any actual or alleged violation of this Agreement. Such notices shall be given to Grantor at the address last furnished to Grantee. Grantor shall have a period of thirty (30) days after receipt of such notice to cure such violation; provided, if the violation is not cured within such 30-day period, Grantor shall have such additional time as shall be reasonably required to complete a cure so long as Grantor promptly undertakes action to commence the cure within the 30-day period and thereafter diligently prosecutes the same to completion.
11. Lender Notice and Cure Rights.
  - (a) So long as any deed of trust encumbering the Burdened Property and the Easement Area made in good faith and for value (each, an "*Encumbrance*") shall remain

unsatisfied of record, the City shall give to the beneficiary of such Encumbrance (each, a "*Lender*") a copy of each notice the City gives to Grantor from time to time of the occurrence of a violation under this Agreement, provided that such Lender has given to the City a written request for notice. Copies of such notices shall be given to Lenders at the address last furnished to the City.

(b) Each Lender shall have the right, but not the obligation, to do any act or thing required of Grantor hereunder, and to do any act or thing which may be necessary and proper to be done in the performance and observance of the agreements, covenants and conditions hereof; provided, however, that no such action shall constitute an assumption by such Lender of the obligations of Grantor under this Agreement. In the case of any notice of violation given by the City to Grantor, the Lender shall have the same concurrent cure periods as are given Grantor under this Agreement for remedying a default or causing it to be remedied, plus, in each case, an additional period of thirty (30) days (or such longer period as reasonably necessary so long as Lender commences cure within such thirty (30) day period and diligently proceeds to completion), and the City shall accept such performance by or at the instance of the Lender as if the same had been made by Grantor.

(c) No violation or breach of any provision of this Agreement shall impair, defeat or invalidate the lien of any Encumbrance, but all provisions hereof shall thereafter be binding upon and effective against any owner whose title is derived through foreclosure of any Encumbrance or acceptance of any deed in lieu of foreclosure.

12. Litigation Expenses. If any party hereto brings an action or proceeding (including any cross-complaint, counterclaim, or third-party claim) against the other party by reason of a default, or otherwise arising out of this Agreement, the prevailing party in such action or proceeding shall be entitled to its costs and expenses of suit, including, but not limited to, reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing Party" shall include, without limitation, a party who dismisses an action for recovery hereunder in exchange for payment of the sums allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action. Attorneys' fees under this Section shall include attorneys' fees on any appeal, and, in addition, a party entitled to attorneys' fees shall be entitled to all other reasonable costs and expenses incurred in connection with such action. For purposes of this Agreement, reasonable fees of attorneys of Grantee's Office of City Attorney and Grantor's in-house counsel shall be based on the fees regularly charged by private attorneys with an equivalent number of hours of professional experience in the subject matter area of the law for which Grantee's or Grantor's in-house counsel's services were rendered who practice in the City and County of San Francisco, in law firms with approximately the same number of attorneys as employed by the Office of City Attorney.

13. No Waiver. No waiver by a party to this Agreement of any violation under this Agreement shall be effective or binding unless and to the extent expressly made in writing by such party, and no such waiver may be implied from any failure by such party to take action with respect to such violation. No express written waiver of any violation shall constitute a waiver of any subsequent violation in the performance of the same or any other provision of this Agreement.

14. Time. Time is of the essence of this Agreement and each and every part hereof.
15. Amendment. This Agreement may be amended or otherwise modified only in writing signed and acknowledged by Grantor (or its successors) and Grantee.
16. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
17. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be entitled to be the original and all of which shall constitute one and the same agreement.
18. References; Titles. Wherever in this Agreement the context requires, reference to the singular shall be deemed to include the plural. Titles of sections and paragraphs are for convenience only and neither limit nor amplify the provisions of this Agreement.
19. Notice. Any notice given under this Agreement shall be in writing and given by delivering the notice in person, by commercial courier or by sending it by registered or certified mail, or Express Mail, return receipt requested, with postage prepaid, to the mailing address listed below or any other address notice of which is given.

GRANTOR: STRADA BRADY LLC  
c/o Strada Investment Group  
101 Mission Street  
Suite 420  
San Francisco, California 94105  
Attention: Michael Cohen

GRANTEE: City and County of San Francisco  
[insert Planning Director address]

Any mailing address may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this Agreement shall be deemed given, received, made or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

20. Successors; Run with the Land. This Agreement shall be binding upon and inure to the benefit of the parties hereto and any successor owners of the building on the Burdened Property. Grantor may transfer obligations to a residential, commercial or other management association, but shall remain ultimately responsible for Grantor's rights and obligations under this Agreement. The City, as Grantee, may not transfer its rights under this Agreement without Grantor's consent. The rights and obligations of Grantor hereunder shall run in favor of and burden any successor owner of the building upon the Burdened Property. The provisions of this

Agreement are for the exclusive benefit of Grantor and Grantee, and not for the benefit of nor to give rise to any claim or cause of action by any other person; and this Agreement shall not be deemed to have conferred any rights upon any person except Grantor (and its successors) and Grantee. Notwithstanding the rights provided herein, nothing herein shall be deemed a dedication of any portion of the Burdened Property to the general public.

21. Representations and Warranties.

(a) Good Standing. Grantor hereby represents, warrants and covenants that Grantor is a limited liability company duly incorporated, validly existing and in good standing under the laws of the State of California. Grantee hereby represents, warrants and covenants that Grantee is a charter city and county duly incorporated, validly existing and in good standing under the laws of the State of California.

(b) Authority. Grantor hereby represents, warrants and covenants that Grantor has full power and authority to enter into this Agreement and to consummate the transactions contemplated by it, and that this Agreement has been duly authorized by all necessary action on the part of Grantor and no other action on the part of Grantor is necessary to authorize the execution and delivery of this Agreement. Grantee hereby represents, warrants and covenants that Grantee has full power and authority to enter into this Agreement and to consummate the transactions contemplated by it, and that this Agreement has been duly authorized by all necessary action on the part of Grantee and no other action on the part of Grantee is necessary to authorize the execution and delivery of this Agreement.

22. Severability. If any provision of this Agreement shall to any extent be invalid or unenforceable, the remainder of this Agreement (or the application of such provisions to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this Agreement, unless specifically conditioned upon such invalid or unenforceable provision, shall be valid and enforceable to the fullest extent permitted by law.

23. Entire Agreement. This Agreement, together with any attachments hereto or inclusions by reference, constitutes the entire agreement between the parties on the subject matter hereof, and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties hereto with respect to the easements which are the subject matter of this Agreement.

24. Compliance With Laws. Grantor, at no expense to Grantee, shall comply with all laws, statutes, ordinances, rules, and regulations of federal, state and local authorities (including, without limitation, City laws of general applicability) having jurisdiction over the Burdened Property, now in force or hereafter adopted (collectively, "Laws"), with respect to its use of the Burdened Property.

25. Survival. All representations, warranties, waivers, and indemnities given or made hereunder shall survive termination of this Agreement.

9/26/17

26. Notices Concerning Use. Grantor reserves the right to record, post and publish notices as referred to in Section 813, 1008 and 1009 of the California Civil Code; provided, that such notices shall not affect the rights and obligations of Grantor and Grantee hereunder and, where appropriate, any such notice shall include recognition of the provisions of this Agreement.

*[Remainder of Page Intentionally Left Blank; Signatures Follow]*

9/26/17

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on \_\_\_\_\_, 20\_\_.

CITY AND COUNTY OF SAN FRANCISCO,  
a charter city and county

By: \_\_\_\_\_  
John Rahaim, Director of Planning

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: \_\_\_\_\_  
Charles Sullivan, Deputy City Attorney

STRADA BRADY LLC  
a California limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



9/26/17

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

9/26/17

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

9/26/17

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this Easement Agreement dated \_\_\_\_\_, from Grantor to the City and County of San Francisco, a municipal corporation, is hereby accepted by order of its [Board of Supervisors Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_, 20\_\_], and Grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
John Updike, Director of Property

## Exhibit D

### Affordable Housing Program

The Project will provide significantly more affordable housing benefits than are required under the Market Octavia Plan and the Residential Hotel Ordinance by building supportive housing for formerly homeless individuals and providing on-site inclusionary affordable units, all as more specifically set forth below. Overall, the Project will achieve twenty-six to twenty-eight percent (26-28%) affordability by means of the approximately 100 affordable units in the Colton Street Affordable Housing Building and by ensuring that twelve percent (12%) of the units located in Buildings A-D are affordable to residents at or below 100% AMI. As a non-profit service provider for formerly homeless populations, the Community Housing Partnership will operate the Colton Street Affordable Housing Building to serve residents with incomes of approximately 20% of area median income. For Low Income Housing Tax Credit Financing purposes, these units will be income-restricted so as not to exceed 60% of area median income. The Project will be phased such that the Colton Street Affordable Housing Building will be constructed before Building C (the current Civic Center Hotel) in order to avoid offsite displacement of any of the Tenants (as defined below in this Exhibit D) of the Civic Center Hotel who will have the right to move directly from their existing unit in the Civic Center Hotel to the new Colton Street Affordable Housing Building. Developer agrees to provide all of the affordable housing as on-site units as described below, and waives any right to construct affordable housing units offsite or to pay any in lieu fee under Planning Code section 415 et seq.

#### A. Colton Street Affordable Housing Building

1. Project Description. The Colton Street Affordable Housing Building will contain approximately 100 but not less than 95 Affordable Supportive Housing Units (the “Colton Street Units”) in a 68-foot tall residential building. As a non-profit service provider for formerly homeless people, the Community Housing Partnership will operate the Colton Street Affordable Housing Building to serve residents with incomes of approximately 20% of area median income. For Low Income Housing Tax Credit Financing purposes, these units will be income-restricted for the life of the Project, so as not to exceed 60% of AMI. Developer shall record affordability restrictions against the Colton Street Units in a form approved by MOHCD before occupancy. The MOHCD income restrictions will require that the units be reserved for formerly homeless households, including households exiting other supportive housing buildings, as long as sufficient Local Operating Subsidy Program (“LOSP”) funds remain available but in no event beyond the life of the Project.

2. Developer Gap Financing. Developer will enter into a joint venture with CHP to build the Colton Street Affordable Housing Building, will structure equity and debt financing for construction, will transfer the Colton Street Parcel and its interest in the development venture to CHP upon completion of the Colton Street Affordable Housing Building, and will fund all predevelopment costs and gap financing required to complete the Colton Street Affordable Housing Building and to move all Tenants to the Colton Street Units. Developer, in conjunction with CHP, will seek Low Income Housing tax credits and tax-exempt bond financing for construction, as well as other available federal and state resources for

affordable housing, provided the failure to obtain any such funding shall not decrease Developer's affordable housing or other obligations under this Agreement.

3. Project Phasing and Delivery of Colton Street Affordable Housing Building. The Project will be phased such that the Colton Street Affordable Housing Building will be completed and Tenants of the Civic Center Hotel shall be offered the opportunity to relocate to the Colton Street Affordable Housing Building at no cost to the Tenants, in order to avoid any offsite displacement of any Tenants as a result of the Project. All Tenants who want to be relocated shall be relocated in accordance with a relocation plan substantially in the form of Exhibit D-1. No major renovation or demolition permit for the Civic Center Hotel building (i.e., Building C) will be issued by the City until a temporary certificate of occupancy has been issued for the Colton Street Units and the Tenants have been relocated in accordance with this Agreement. As used in this Exhibit D, the term "Tenant" shall mean a tenant occupying a unit in the Civic Center Hotel, pursuant to a valid, written lease, as of the date on which the first temporary certificate of occupancy has been issued for units in the Colton Street Affordable Housing Building (the "Colton Street Building Completion Date") and who is not in default under such lease beyond applicable notice and cure periods as of the Colton Street Building Completion Date. The term "Tenant" shall not include any subtenant, licensee, guest, or invitee of any Tenant, but shall only include a tenant in occupancy that is a party to rental agreement with the Civic Center Hotel (or an authorized agent thereof) and any family members recognized as part of that tenancy consistent with the Rent Ordinance. From the Effective Date to the Colton Street Building Completion Date, Developer shall not evict any tenant in the Civic Center Hotel except for "just cause" under Section 37.9 of the San Francisco Rent Ordinance.

4. Relocation. Any Tenant that chooses to permanently vacate the Civic Center Hotel and not move to the assigned Colton Street Unit shall be entitled to relocation benefits as described in the attached relocation plan. Developer shall make any such payment and provide benefits as required under Section 37.9C, and shall indemnify the City against any and all claims resulting from this Agreement or the failure to satisfy the requirements of Section 37.9C or any relocation law to the extent applicable.

5. Compliance with Residential Hotel Ordinance. The Project will equal or exceed the Residential Hotel Ordinance's replacement requirements by providing, in the Colton Street Affordable Housing Building, deed-restricted, supportive housing at a ratio that exceeds the requirements of the Residential Hotel Ordinance. The Project will exceed the one-for-one comparable unit replacement requirements of Residential Hotel Ordinance section 41.13 by delivering approximately 100 (but not less than 95) Affordable Supportive Housing Units in the Colton Street Affordable Housing Building to replace the Residential Hotel Units, and moving all of the Tenants into the new Colton Street Units if they desire. In approving this Agreement, the City has determined that the substantive comparable unit replacement unit criteria of Residential Hotel Ordinance section 41.13 are satisfied by this Agreement. Because the Colton Street Units will have affordability restrictions recorded against them before occupancy pursuant to section A.1 above, the Colton Street Units will not be required to remain subject to the provisions of the Residential Hotel Ordinance, as would otherwise be required by Residential Hotel Ordinance section 41.13(c) but will be subject to the requirements of Administrative Code Chapter 37 (Residential Rent Stabilization and Arbitration Ordinance). The City further agrees that the reporting and monitoring provisions of Residential Hotel Ordinance Sections 41.9-41.11

are not relevant for the Colton Street Units and are therefore superseded by this Agreement. The City further agrees that Developer has satisfied the requirements to obtain a Permit to Convert under the Residential Hotel Ordinance and/or the Residential Hotel Units will be subject to appropriate alternative requirements under Administrative Code Chapter 37 and this Exhibit D, and therefore no separate permit is required in this instance.

B. On-Site BMR Housing.

1. Number of BMR Units. Not less than twelve percent (12%) of the units located in each of Buildings A-D (approximately 57 units) shall consist of workforce BMR units affordable to households earning up to 100% AMI (the "BMR Units"). The rental and re-rental of the BMR Units shall comply with the lottery preferences and other provisions utilized by MOHCD under the Mayor's Office of Housing and Community Development Housing Preferences and Lottery Procedures Manual, and the reporting and monitoring requirements of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual, each as published by MOHCD and as each may be updated from time to time, to the extent permitted by law. Developer shall record affordability restrictions that remain in effect for the life of the Project against each of the BMR Units, approved by MOHCD, before occupancy of the applicable units.

2. Compliance with Planning Code Section 415. The Parties shall implement the affordable housing requirements in accordance with the provisions of Planning Code section 415 and the San Francisco Affordable Housing Monitoring Procedures Manual, as published by the Mayor's Office of Housing and as updated from time to time, except for any provisions, updates or changes that conflict with the requirements of this Agreement. The following changes shall be deemed to conflict with this Agreement and therefore shall not apply to the Project: (i) any increase in the required number or percentage of affordable housing units beyond what is required by this Agreement; and (ii) any change in the minimum or maximum AMI percentage levels for the affordable housing pricing or income eligibility.

3. Location and Comparability. The BMR Units shall be intermixed and dispersed throughout each building in locations approved by MOHCD in accordance with customary practice, and will be generally indistinguishable in appearance from the market rate units in that building. The BMR Units and the market rate units in the same building with the same household size shall be substantially similar in size, type, amenities and overall quality of construction. All BMR Units will be wired for telephone, cable, and internet access, together with, if applicable, any new technology installed by the Developer in market rate units. Except as expressly set forth in this Agreement to the contrary, the location, design, size and other requirements of the BMR Units must comply with Zoning Administrator Bulletin No. 10 as updated from time to time.

4. Civic Center Hotel and Colton Street Building.

(a) Continuation of Navigation Center Use. Until the later of (i) the completion of the Colton Street Affordable Housing Building or (ii) the transfer of the Transfer Property (as more specifically set forth in this Section 4 below), Developer shall allow the Civic Center Hotel to continue to be operated as a navigation center consistent with current operations and on

substantially the same terms as are set forth in that certain Lease, dated November 2, 2015, between U.A. Local Pension Trust Fund, as "Lessor", and CHP Civic Center LLC, as "Lessee".

(b) Failure to Construct Colton Street Affordable Housing Building. If Developer has not obtained a final certificate of occupancy for the Colton Street Affordable Housing Building on or before the date that is fourteen (14) years after the Effective Date (as such 14-year date may be extended for any applicable Excusable Delay, the "**CSAHB Completion Date**") and any other Building under this Agreement has commenced or been completed, then the City shall have the right to assume, and Developer agrees to assign to the City, all of Developer's rights, obligations and interests under the ground leases for the Civic Center Hotel site (the "**CCH Property**") and the Colton Street Parcel (together with the CCH Property, the "**Transfer Property**"), pursuant to the form of ground leasehold interest assignment and assumption agreement for each property (each an "**Assignment Agreement**") attached hereto at Exhibit D-2; provided, notwithstanding anything to the contrary in the ground leases, the City shall not be required to pay more than \$55,000 per year in rent for the CCH Property and more than \$1 per year in rent for the Colton Street Parcel. If Developer fails to obtain a final certificate of occupancy for the Colton Street Affordable Housing Building on or before the CSAHB Completion Date, Developer shall notify the Director of Property and the Director of the Mayor's Office of Housing and Community Development (the "**Housing Director**") of such fact in writing and then, for a period of 180 days after receipt of such notice, the City may exercise its rights under this Section 4 by giving Developer written notice of the City's request to enter into the Assignment Agreements (the "**Assignment Notice**").

(c) Developer's Representations. Developer represents that it has the full right to make the commitments set forth in this Section without the consent or approval of any third party (or, if required, Developer has obtained all necessary consents and approvals).

(d) Subordination; Condition of Title. The rights of any Mortgagee secured by a Mortgage that encumbers all or part of the Transfer Property (but not including the ground lease landlords) shall be subordinate to the City's rights under this Section 4. The City accepts the condition of the Transfer Properties' title as set forth in the title reports for each property attached hereto at Exhibit D-3. Developer shall remove, before transfer under the Assignment and Assumption Agreement, all monetary liens and any other liens and any encumbrances that would materially impair or limit the City's ability to operate the Civic Center Hotel as a navigation center or to build new affordable housing on the Colton Street Parcel as set forth in the Approvals. Developer further agrees to deliver the Transfer Property to the City generally in the condition that such property is in on the Effective Date. Developer agrees that all contracts entered into by Developer relating to the Transfer Property shall be terminated by Developer, at no cost to City, on or before the transfer unless the City agrees to assume the same.

(e) Cooperation. Developer agrees to cooperate with the City and to take all such actions as may be needed to promptly transfer Developer's rights to the City as set forth in this Section 4. Within 15 days following the Effective Date, Developer agrees to execute, acknowledge and record the ground leasehold deeds of trust in the form of Exhibit D-4 in order to secure Developer's obligations to transfer the Transfer Properties under this Section 4. There will be no conditions or City obligations relative to the transfer other than the City's agreement

to assume Developer's rights, obligations and interests under the Ground Leases as they relate to the Colton Street Parcel or the CCH Property. The form of any other transfer documents (if any) will be subject to the reasonable approval of the Director of Property and the Housing Director, following consultation with the City Attorney's Office. By approving this Agreement, the City's Board of Supervisors authorizes the City's Director of Property and Housing Director to enter into the Assignment Agreements and any additional documents related to the transfer as contemplated above, without additional action by the Board of Supervisors, provided that the transfer documents are consistent with the terms outlined in this Section.

(f) Costs and Fees. Developer shall pay (1) all reasonable transaction costs of the City relating to the negotiation of transfer documents and the transfer of the Transfer Property, and (2) the premiums for the Title Policies (as such term is defined in Section 4(g)). Developer shall further indemnify the City for all costs and losses, including reasonable attorney's fees and costs, resulting from (i) any claim with respect to the Transfer Property relating to the period before the transfer of the Transfer Property, (ii) any contest to Developer's right to transfer the Transfer Property as contemplated by this Section, and (iii) any failure by Developer to satisfy the requirements of this Section. This indemnification shall survive the transfer of the Transfer Property.

(g) Closing. Developer shall have a period of 60 days after Developer's receipt of the Assignment Notice (the "**Closing Period**") to (i) provide to the City CLTA policies of title insurance, insuring the City's ground leasehold interests in the Transfer Property in an amount equal to the fair market value of the ground leasehold interest in Transfer Property, with only the exceptions permitted under Section 4(d) above (the "**Title Policies**"), and (ii) to execute and deliver to the City the Assignment Agreements and any other transfer documents. Within 7 days after the City's receipt of the Title Policies, the executed Assignment Agreements and any other transfer documents, the City shall execute and return one (1) fully executed original of each of the Assignment Agreements and other transfer documents to Developer.

(h) City's Remedies. If Developer fails to transfer the Transfer Property to the City in accordance with this Section 4, then the City shall have the right to specific performance to compel the transfer of the Transfer Property to the City in accordance with this Section 4; provided (i) if Developer can transfer the Colton Street Parcel but is not able to transfer the CCH Property in the condition required by this Section 4, or if the CCH Property ground lessor objects to the transfer or insists on materially adverse new conditions or rent greater than \$55,000 per year (subject to market escalations as expressly provided for in the ground lease), then the City, as its sole remedy for Developer's failure to transfer the Transfer Property, shall have the right to take only the Colton Street Parcel together with a payment in the amount of Fourteen Million Nine Hundred Thousand Dollars (\$14,900,000), and (ii) if Developer is not able to make payment in the amount of Fourteen Million Nine Hundred Thousand Dollars (\$14,900,000) and transfer the Colton Street Parcel in the condition required by this Section 4, or if the Colton Street Parcel ground lessor objects to the transfer or insists on materially adverse new conditions or rent greater than \$1 per year, then the City, as its sole remedy for Developer's failure to make the \$14,900,000 payment and transfer the Colton Street Parcel, shall have the right to take neither property but instead accept an in lieu payment in the amount of Fourteen Million Nine Hundred Thousand Dollars (\$14,900,000) plus the Fair Market Value (as defined in Exhibit D-4)



of the Colton Street Parcel, as determined by independent third party appraisal by an appraiser agreed to by the parties or by baseball arbitration, as set forth in Exhibit D-4, if the parties cannot agree upon one appraiser. The City's exercise of its remedy under clause (i) or (ii), as applicable, shall be by written notice to Developer, with a statement explaining the basis for the determination that the Transfer Property cannot be transferred in accordance with this Section 4 or that the Colton Street Parcel cannot be transferred in accordance with this Section 4. Any payments due under clause (i) above shall be made at the time of Developer's transfer of the Colton Street Parcel to the City and any payment due under clause (ii) above shall be made within 60 days following the determination of the fair market value of the Colton Street Parcel. Any failure to make such payment when due shall accrue interest at 10% per annum until paid.

(i) Fulfillment of Developer's Obligations. Upon the conclusion of the City's action for specific performance (or the transfer of land and payments due as set forth in Section 4(h)), the City shall have no further rights or remedies under this Agreement resulting from Developer's failure to complete the Colton Street Affordable Housing Building.

### C. Costa-Hawkins Rental Housing Act

1. Non-Applicability of Costa-Hawkins Act. Chapter 4.3 of the California Government Code directs public agencies to grant concessions and incentives to private developers for the production of housing for lower income households. The Costa-Hawkins Rental Housing Act, California Civil Code sections 1954.50 et seq. (the "**Costa-Hawkins Act**"), provides for no limitations on the establishment of the initial and all subsequent rental rates for a dwelling unit with a certificate of occupancy issued after February 1, 1995, with exceptions, including an exception for dwelling units constructed pursuant to a contract with a public agency in consideration for a direct financial contribution or any other form of assistance specified in Chapter 4.3 of the California Government Code (section 1954.52(b)). The Parties agree that the Costa-Hawkins Act does not and in no way shall limit or otherwise affect the restriction of rental charges for the BMR Units or the Colton Street Units. This Agreement falls within the express exception to the Costa-Hawkins Act, Section 1954.52(b) because this Agreement is a contract with a public entity in consideration for contributions and other forms of assistance specified in Chapter 4.3 (commencing with Section 65919 of Division 1 of Title 7 of the California Government Code). The City and Developer would not be willing to enter into this Agreement without the understanding and agreement that Costa-Hawkins Act provisions set forth in California Civil Code section 1954.52(a) do not apply to the BMR Units or the Colton Street Units as a result of the exemption set forth in California Civil Code section 1954.52(b) for the reasons specified above.

2. General Waiver. Developer, on behalf of itself and all of its successors and assigns of all or any portion of the Project Site, agrees not to challenge and expressly waives, now and forever, any and all rights to challenge the requirements of this Agreement related to the establishment of the BMR Units and the Colton Street Units under the Costa-Hawkins Act (as the Costa-Hawkins Act may be amended or supplanted from time to time). If and to the extent such general covenants and waivers are not enforceable under Law, the Parties acknowledge and that they are important elements of the consideration for this Agreement and the Parties should not have the benefits of this Agreement without the burdens of this Agreement. Accordingly, if

Developer challenges the application of this covenant and waiver, then such breach will be an Event of Default and City shall have the right to terminate the Development Agreement in its entirety.

3. Notification. Developer shall notify any potential buyer of all or part of the Project Site of the provisions of this Exhibit D. By acquiring any interest in the Project Site, a buyer agrees to these provisions, and agrees to the specific waiver, releases and indemnifications set forth herein. If Developer fails to notify a buyer of these provisions and a buyer alleges that it is not subject to the requirements of this Exhibit D because it was not made aware of these provisions before it acquired an interest in the Project Site, Developer shall indemnify and defend the City against any and all claims or losses resulting from such allegation.

D. Nondiscrimination Based on Section 8, Household Size, or Source of Income

For all housing units within the Project Site, Developer shall accept as tenants, on the same basis as all other prospective tenants, persons who are recipients of federal certificates or vouchers for rent subsidies pursuant to the existing program under Section 8 of the Housing Act (42 U.S.C. §1437 et. seq.), or any successor program or similar federal, state or local governmental assistance program. Developer shall not apply selection criteria to Section 8 certificate or voucher holders that are more burdensome than criteria applied to all other prospective tenants. Developer shall not collect security deposits or other deposits from Section 8 certificate or voucher holders in excess of that allowed under the Section 8 program. Developer shall not discriminate against tenant applicants on the basis of legal source of income (e.g., TANF, Section 8 or SSI), and Developer shall consider a prospective tenant's previous rent history of at least one year as evidence of the ability to pay the applicable rent (i.e., ability to pay shall be demonstrated if such a tenant can show that the same percentage or more of the tenant's income has been consistently paid on time for rent in the past as will be required to be paid for the rent applicable to the unit to be occupied, provided that such tenant's expenses have not increased materially).

**Exhibit D-1**

**Tenant Relocation Plan  
[Strada Brady LLC Development Agreement]**

**I. Developer Holds Community Meeting**

Before issuance of a Certificate of Final Completion and Occupancy ("CFCO") by the Department of Building Inspection to the Colton Street Affordable Housing Building ("Colton Street Building"), Developer shall hold at least two duly noticed informational presentations with Tenants<sup>1</sup> in the Civic Center Hotel building ("Civic Center Hotel") regarding this Tenant Relocation Plan. Developer shall discuss and disclose at these meetings the contents of the Tenant Relocation Plan and the site plan showing the location of the Colton Street Building, as well as an approximate schedule for the proposed relocations.

**II Building Occupants Are Formally Notified of the Process by Developer**

Within 90 days before the anticipated completion of construction of the Colton Street Building but not later than issuance of the CFCO as referenced in Paragraph I above, Developer shall notify all occupants in every Tenant-occupied unit in the Civic Center Hotel, by delivering by certified mail to the unit and to any other address on the operative rental agreement for that unit, with copies filed at the Rent Board and delivered to any recognized residents' association (defined as an organization with more than 10 members, that has been in existence for 24 months prior to the filing of the Initial Notice, and has notified the Developer of its existence), a written notice (the "Initial Notice") containing the following information: (a) the name of each Tenant known by Developer at such address; (b) a detailed explanation of the rights of Tenants to relocate to a comparable replacement unit in the Colton Street Building (a "Replacement Unit") in accordance with the terms of the Agreement; (c) the Tenant's original occupancy date; (d) notice that further information regarding such rights can be obtained from the Rent Board, including the Notice to Tenant under Rent Ordinance Section 37.9(c), as well as notice that any occupant can file a request for a determination of tenancy status with the Rent Board if there is a dispute as to whether or not someone qualifies as a Tenant; (e) the anticipated or confirmed completion date for the Colton Street Building and an affirmation of the date that the CFCO was thereafter issued; and (f) the anticipated relocation dates for Tenants who chose to relocate to a Replacement Unit (each, a "Relocating Tenant"). The Initial Notice shall be concurrently posted in any common areas of the Civic Center Hotel, such as laundry rooms and exterior passageways. The Initial Notice shall also request that the Tenants complete and return to Developer an attached response form within 30 days that notifies Developer of the Tenant's intention to relocate to a Replacement Unit. The purpose of such response form is solely to provide information to Developer in order to plan for and facilitate the relocation process.

---

<sup>1</sup> As used in this Tenant Relocation Plan, "Tenant" shall have the meaning given to it in Section A.3 to Exhibit D of the Development Agreement. Any capitalized term used in this Relocation Plan that is not defined will have the meaning given to such term in the Development Agreement.

Tenant's response indicating an interest in accepting or rejecting a Replacement Unit shall be wholly non-binding, and at any point before the relocation date a Tenant may choose instead to not become a Relocating Tenant. In addition, the failure to return the response form shall have no legal effect on a Tenant's ability to later accept or reject a Replacement Unit (up to the earlier of the date such Tenant moves from the Civic Center Hotel or the Civic Center Hotel Vacancy Date (as such term is defined in Section X below). The response form shall be filed with the Rent Board by Developer within 10 days of receipt by Developer.

### III. Tenant's 30-Day Period to Petition Rent Board

Within 30 days after service of the Initial Notice, any occupant or group of occupants at the Civic Center Hotel that is not considered a Tenant in the Initial Notice may petition the Rent Board for a hearing to determine whether that person or group of persons is a Tenant. The decision of the Rent Board is final, subject to a person's right to seek judicial relief to the extent permitted by law. The Rent Board Administrative Law Judge shall hear a petition as soon as possible once a petition is filed with the Rent Board.

### IV. Developer Issues Replacement Unit Availability Notice

Not later than 6 months after the completion date of the Colton Street Building and the issuance of the CFCO, Developer shall deliver, via certified mailing to the unit and to any other address for the Tenant on the operative rental agreement, the Replacement Unit Availability Notice to Tenants, as well as deliver copies to the Rent Board and any recognized residents' association. This notice shall also be posted in common areas and exterior passageways of the Civic Center Hotel. This notice shall provide the following: (i) a detailed explanation of the rights of Tenants to relocate to a Replacement Unit in accordance with the terms of the Agreement, including the requirements for qualifying as a Tenant; (ii) notice that further information regarding such rights can be obtained from the Rent Board, as well as the Notice to Tenant Required by Rent Ordinance Section 37.9(c); (iii) the completion date of the Colton Street Building as well as the date that the CFCO was thereafter issued; (iv) the anticipated relocation dates for Relocating Tenants; (v) at least three dates and times when Developer will arrange for an opportunity for Tenants to visit sample Replacement Units (one of which shall be a time on Saturday between 9 am and 6 pm, Sunday between 10 am and 5 pm or on weekday evenings between 6 pm and 9 pm) provided that the first site visit offered by Developer shall be no sooner than 10 days after delivery of the Replacement Unit Availability Notice (unless an earlier date is agreed to by Developer and the Tenant) and the last site visit shall be no more than 30 days after delivery of the Replacement Unit Availability Notice; and (vi) notice that all Tenants must deliver a Replacement Unit Preference Notice (a blank form to be enclosed with the Replacement Unit Availability Notice with postage pre-paid Certified Mail return envelope) within the time prescribed. The site visit shall provide an opportunity for Tenants to visit a model Replacement Unit with completed finishes.

### V. Tenant's Time Period to Submit Unit Preference Notice

Each Tenant desiring to relocate to a Replacement Unit must, within 20 days following the last of the three dates provided for the Tenant's site visit, known as the "Selection Period," deliver written notice to Developer of (a) his or her decision to relocate to a Colton Street

Building or remain in his or her Existing Unit until the Civic Center Hotel Vacancy Date (as defined in Section X below), and (b) for Tenants choosing to relocate, their selection of available Replacement Units ranked in the order of preference. Delivery of this notice by a Tenant to Developer, termed the Replacement Unit Preference Notice, shall determine which Tenants have elected to become Relocating Tenants and which remain Tenants subject to relocation payment benefits under Section 37.9C of the Rent Ordinance. Developer shall use good faith efforts to reach out to Tenants that do not respond in order to confirm that they do not wish to become a Relocating Tenant. Following the last date for delivery of the Replacement Unit Preference Notices, Developer shall begin the process of assigning Replacement Units. All Replacement Unit Preference Notices received by Developer shall be filed with the Rent Board within 10 days of receipt by Developer. Developer shall provide stamped Certified U.S. Mail envelopes to Tenants with the delivery of the Replacement Unit Preference Notice, and Tenants shall return the Unit Preference Notice to Developer by certified mailing. Developer shall also provide a location within the Civic Center Hotel, such as a building management office, to drop off the Replacement Unit Preference Notices in person.

#### VI. Developer's Assignment of Replacement Units

Developer shall assign a Replacement Unit to each Relocating Tenant who delivers a Replacement Unit Preference Notice before the end of the Selection Period based upon the unit preference set forth in each Replacement Unit Preference Notice. Developer shall notify each Tenant, by certified mail (with a copy to the Rent Board), of the assigned Replacement Unit. Tenants who contest their assignment to a Replacement Unit must, within 20 days of the Relocating Tenant's receipt of the Replacement Unit Notice, file a petition with the Rent Board. The Rent Board will conduct a hearing as soon as possible after the petition is filed. All decisions from the Rent Board are binding subject to any permitted judicial appellate rights.

#### VII. Tenant's Time to Accept Replacement Units

Within 30 days of delivery of the Replacement Unit Notice (the "Acceptance Period"), the Tenant shall send written notification of acceptance or rejection of the specified Replacement Unit to Developer. These notices shall be termed the Unit Acceptance Notice or Unit Rejection Notice, respectively. If no response is received during the Acceptance Period, Developer shall thereafter issue, by certified mailing with a copy filed with the Rent Board, a Second Replacement Unit Notice, informing the Tenant of his or her right to occupy the specified Replacement Unit. Tenants that fail to respond within 10 days after receipt of the Second Replacement Unit Notice shall permanently waive their right to a Replacement Unit, but shall be allowed to remain in the Existing Unit until the Civic Center Hotel Vacancy Date. Developer shall use reasonable efforts during this 10 day period to personally contact any such Tenant to obtain either the Unit Acceptance Notice or the Unit Rejection Notice. Developer shall provide stamped Certified U.S. Mail envelopes to Tenants with the delivery of the Unit Acceptance Notice/Unit Rejection Notice, and Tenants shall return these notices to Developer in person at a location within the Civic Center Hotel, such as a building management office, or by certified mailing. Developer shall file all returned Unit Acceptance Notices or Unit Rejection Notices with the Rent Board within 10 days following the outside date for delivery.

### VIII. Developer Delivers Relocation Notice

Upon completion of construction at the Colton Street Building, Developer shall deliver written notice of completion (the "Relocation Notice") within 30 days to each Tenant who delivered a Unit Acceptance Notice. Such Relocation Notice, to be filed with the Rent Board and delivered to the Tenant by certified mail to each unit, as well as to any address on the operative lease agreement, shall indicate that Developer intends to relocate the Tenant to his or her Replacement Unit on a date reasonably agreed upon by Developer and the Tenant, which date shall not be sooner than 30 days or later than 60 days after the delivery of the Relocation Notice unless an earlier date is agreed upon by Developer.

### IX. Relocation Occurs

At the time of relocation, Developer shall assume responsibility, at Developer's sole cost, for moving the possessions of each Relocating Tenant from the Relocating Tenant's Existing Unit to the applicable Replacement Unit. Developer shall engage a licensed and bonded moving company, and Developer's mover shall be responsible for the loss, damage, or destruction of any personal property during the move. In addition, Developer's mover shall be responsible for packing (but not unpacking) the Relocating Tenant's possessions for the move. Developer shall pay all costs and fees directly to such moving companies.

Alternatively, each Tenant shall have the right to a relocation allowance as set forth in California Government Code section 7262(b) equal to the Residential Cost Schedule established by Part 24 of Title 49 of the Code of Federal Regulation (the "Allowance"). Developer shall, upon request, inform the Tenants of Developer's good faith computation of the Allowance amount. If a Tenant chooses the Allowance, Developer shall pay the Allowance to the Tenant not less than two weeks before the anticipated relocation date, and thereafter the Tenant shall be responsible for moving his or her own possessions to the applicable Colton Street Unit or offsite.

Developer shall pay for any utility hook-up fees or charges incurred by a Relocating Tenant, including cable TV and internet service initiation fees incurred in relocating to a Replacement Unit, but only to the extent that the Relocating Tenant had such utilities, cable television, or internet service activated in his or her Existing Unit. Upon the relocation of a Relocating Tenant and payment of the utility hook-up fees as set forth in this Agreement, Developer shall not be subject to any state or local relocation payments, inclusive of the relocation payment requirements of Section 37.9C of the Rent Ordinance. Each Tenant relocated from the Civic Center Hotel will be offered a lease, in a form approved by MOHCD, enabling such Tenant to remain in the assigned Colton Street Unit for the life of the building and initially at the same base rent payable under such Tenant's lease of space in the Civic Center Hotel, subject to standard termination remedies permitted under the San Francisco Rent Ordinance.

### X. Occupants Who Elect Not to Relocate and the Building Vacancy Date

Once a Tenant rejects or is deemed to have rejected a Replacement Unit pursuant to the Agreement, Developer shall continue to rent to the Tenant his or her existing unit at the Civic Center Hotel under the terms of the existing rental agreement until such time as (a) the Tenant voluntarily terminates the tenancy, or (b) each of the following has occurred: (i) Developer stops

leasing unoccupied units in the Civic Center Hotel to new tenants, and (ii) Developer delivers a "Notice to Terminate Tenancy" pursuant to Section 37.9(a)(15) of the Rent Ordinance to the Tenants. Developer shall deliver the Notice to Terminate Tenancy to all remaining Tenants at the Civic Center Hotel (who are not Relocating Tenants) on the same date, which is on or after the last day that all Relocating Tenants are scheduled for relocation to the Colton Street Building. This Notice to Terminate Tenancy shall require Tenants to vacate at the end of not less than a 60-day period after service of the notice is completed, and such last date for vacating the premises is the "**Civic Center Hotel Vacancy Date**". The Notice to Terminate Tenancy shall be filed with the Rent Board and served in a manner allowed by state law on Tenants who have rejected, or been deemed to have rejected, a Replacement Unit.

Any Tenant that chooses to permanently vacate the Civic Center Hotel and not move to the assigned Colton Street Unit shall be entitled to relocation benefits as a displaced person under San Francisco Administrative Code Section 37.9C, which does not include Section 37.9(a)(15) as a "Covered No-Fault Eviction" but shall, for purposes of this provision and this Agreement, be deemed to constitute a displacement that comes under the requirements of Administrative Code Section 37.9C(a)(1). Developer shall make any such payment and provide benefits as required under Section 37.9C, and shall indemnify the City against any and all claims resulting from this Agreement or the failure to satisfy the requirements of Section 37.9C or any relocation law to the extent applicable.

Nothing in this Exhibit D-1 shall limit Developer's rights under Administrative Code Section 37.9(a)(15) with respect to any Tenant who refused to move or to accept a Colton Street Unit or the relocation benefits offered by Developer, and nothing herein shall limit a Tenant's defenses to such an action. If any Tenant refuses to move after being required to do so by Developer, then Developer may initiate an action against any such Tenant pursuant to San Francisco Administrative Code Section 37.9(a)(15).

Exhibit D-2

GROUND LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS GROUND LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT (this "Assignment Agreement") is made as of \_\_\_\_\_, 20\_\_ (dated for reference purposes only), by and between \_\_\_\_\_, a \_\_\_\_\_ ("Assignor"), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("Assignee").

RECITALS

A. U.A. Local 38 Pension Trust Fund, as "Lessor" ("Landlord"), and Assignor, as "Lessee" entered into that certain Ground Lease dated \_\_\_\_\_, 2017 ("Ground Lease"), for the lease of the land, located in the City and County of San Francisco, State of California, as more specifically described in Exhibit "A" of the Ground Lease and Landlord's interest in any buildings, structures, or other improvements located on the land (the "Premises"). Capitalized terms used herein without definition shall have their respective meanings set forth in the Ground Lease.

B. Assignor desires to assign to Assignee as of the Effective Date, as set forth in Section 1.1 below, all of its right, title and interest in and to the Ground Lease (the "Assignment"), and Assignee desires to accept from Assignor such Assignment and to assume each and all of the obligations of the "Lessee" under the Ground Lease to be performed following the Effective Date.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

Assignor's Assignment.

Assignment. Assignor hereby assigns, sells, conveys and otherwise transfers to Assignee all of Assignor's right, title and interest in and to the Ground Lease (including all of Assignor's right, title, and interest in and to any prepaid rents that have been paid by Assignor under the Ground Lease for any period after the date of this Assignment), effective on the date of full execution of this Assignment Agreement (the "Effective Date").

1.1 Assignor's Warranty. Assignor warrants that the Ground Lease attached hereto as Exhibit A, which by this reference is made a part hereof, is a true and correct copy of the entire Ground Lease between Landlord and Assignor with respect to the Premises.

Assumption by Assignee.

Assumption. Assignee hereby accepts the assignment of all of Assignor's right, title and interest in and to the Ground Lease, and, from and after the Effective Date, assumes and agrees to be bound by and perform, as a direct obligation of Assignee to Landlord, each and all of the obligations, terms, covenants and agreements of the "Lessee" under the Ground Lease.

Condition of the Premises. Assignee acknowledges that Assignee has inspected the Premises and accepts the Premises in their existing "AS IS" condition. No representations or



warranties of any kind, express or implied, have been made by Assignor or any agent of Assignor to Assignee regarding the Premises.

Indemnity. Assignor hereby agrees to indemnify Assignee and hold Assignee harmless from and against any and all claims pertaining to the Ground Lease arising prior to the Effective Date, and Assignee hereby agrees to indemnify Assignor and hold Assignor harmless from and against any and all claims pertaining to the Ground Lease arising from and after the Effective Date, including without limitation, any liability, damages, costs and expenses, including reasonable attorneys' fees and costs, suffered or incurred by Assignor as a result of any default under the Ground Lease by Assignee.

General Provisions.

Ground Lease in Force. Except as set forth in this Assignment Agreement, all provisions of the Ground Lease shall remain unchanged and in full force and effect and are hereby ratified and confirmed.

Conflict. In the event of any conflict between the provisions of the Ground Lease and this Assignment Agreement, the provisions of this Assignment Agreement shall govern.

Entire Agreement. This Assignment Agreement constitutes the final, complete and exclusive statement between the parties hereto pertaining to the terms of Assignor's assignment of the Ground Lease to Assignee, and supersedes all prior and contemporaneous understandings or agreements of the parties. Neither party has been induced to enter into this Assignment Agreement by, nor is either party relying on, any representation or warranty outside those expressly set forth in this Assignment Agreement. Any agreement made after the date of this Assignment Agreement is ineffective to modify, waive, or terminate this Assignment Agreement, in whole or in part, unless that agreement is in writing, is signed by the parties to this Assignment Agreement, and specifically states that agreement modifies this Assignment Agreement.

Waiver. Except as explicitly stated in this Assignment Agreement, nothing contained herein will be deemed or construed to modify, waive, impair, or affect any of the covenants, agreements, terms, provisions, or conditions contained in the Ground Lease.

Litigation Expenses. In any lawsuit, action, arbitration, quasi-judicial proceeding, administrative proceeding, or any other proceeding brought by either party to enforce any of such party's rights or remedies under this Assignment Agreement, or any covenant therein, including any action or proceeding for damages, unlawful detainer, declaratory relief, breach of lease, or any other action or proceeding to collect any payments required under this Assignment Agreement, to enforce this Assignment Agreement, or to quiet title against the other party, the prevailing party shall be entitled to reasonable attorneys' fees and all costs, expenses and disbursements in connection with such action or proceeding, including, but not limited to, all costs of reasonable investigation, and all costs associated with expert witnesses and expert consultation, which sums may be included in any judgment or decree entered in such action in favor of the prevailing party. This provision is separate and several and shall survive the merger of this Assignment Agreement into any judgment on this Assignment Agreement.

Notices. Any notice, approval or other communication under this Assignment Agreement shall be in writing and shall be given by registered or certified mail or by a nationally recognized overnight courier, such as FedEx, or delivered personally to the party's mailing address set forth below:

ASSIGNOR:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ASSIGNEE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any party may change its mailing address at any time by giving written notice of such change to the other parties in the manner provided herein at least ten (10) days prior to the date such change is effective. All notices under this Assignment Agreement shall be deemed given upon the earlier of receipt or three (3) days after the date it was mailed as provided in this Section 4.6, if sent by registered or certified mail, or one (1) day after delivery to the overnight courier, or upon the date personal delivery is made; provided, however, that any refusal to accept delivery shall be deemed to constitute receipt.

No Brokers. Assignor and Assignee represent and warrant to each other that no party is entitled to any brokerage commission, finder's fee or other commission or fee in connection with the execution of this Assignment Agreement. Each party agrees to indemnify and hold the other harmless from and against any and all damage, loss, cost or expense including, without limitation, all attorneys' fees and disbursements incurred by reason of any claim of or liability to any broker or other person representing, or claiming to represent, the indemnifying party for commissions or other compensation or charges with respect to the negotiation, execution and delivery of this Assignment Agreement, and such obligations shall survive the expiration or sooner termination of the Ground Lease and this Assignment Agreement.

Governing Law. This Assignment Agreement will be governed by, and construed in accordance with, California law.

Successors and Assigns. This Assignment Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective executors, administrators, successors and assigns.

Counterparts. This Assignment Agreement may be executed in several counterparts, and by the parties hereto in separate counterparts, and each counterpart, when so executed and delivered (which delivery may be by telecopy or by electronic mail in pdf format), shall constitute an original, and all such separate counterparts shall constitute but one and the same instrument.

Word Usage; Captions. Unless the context clearly requires otherwise, (a) the plural and singular numbers will each be deemed to include the other; (b) the masculine, feminine, and neuter genders will each be deemed to include the others; (c) "shall," "will," "must," "agrees," and "covenants" are each mandatory; (d) "may" is permissive; (e) "or" is not exclusive; and (f) "includes" and "including" are not limiting. Captions to the sections in this Assignment Agreement are included for convenience only and do not modify any of the terms of this Assignment Agreement.

*Signatures on following page*

IN WITNESS WHEREOF, the parties have executed this Assignment Agreement on the dates set forth below.

**ASSIGNOR:**

Dated: \_\_\_\_\_, 20\_\_

\_\_\_\_\_

a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ASSIGNEE:**

Dated: \_\_\_\_\_, 20\_\_

CITY AND COUNTY OF SAN FRANCISCO

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**APPROVED:**

[ \_\_\_\_\_ ]

City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

**EXHIBIT "A" TO ASSIGNMENT AGREEMENT**

**GROUND LEASE**

**Exhibit D-3**

Title Reports for Colton Street Parcel and Civic Center Hotel Property]

## Exhibit D-4

### Baseball Arbitration Appraisal Process

#### 1. Arbitration for Fair Market Value.

1.1 Appointment. Each Party shall appoint one (1) appraiser within thirty (30) days after the notice that the arbitration provisions of this Section have been invoked. Upon selecting its appraiser, each Party shall promptly notify the other party in writing of the name of the appraiser selected. Each such appraiser shall be competent, licensed, qualified by training and experience in the City and County of San Francisco, and shall be a member in good standing of the Appraisal Institute and designated as a MAI, or, if the Appraisal Institute no longer exists, shall hold the senior professional designation awarded by the most prominent organization of appraisal professionals then awarding such professional designations. Each such MAI appraiser may have a prior working relationship with either or both of the Parties, provided that such working relationship shall be disclosed to both Parties. Without limiting the foregoing, each appraiser shall have at least ten (10) years' experience valuing multi-family real estate in the City and County of San Francisco. If either Party fails to appoint its appraiser within such thirty (30)-day period, the appraiser appointed by the other party shall individually determine the Fair Market Value in accordance with the provisions hereof.

1.2 Instruction and Completion. The term "Fair Market Value" shall mean the then current fair market value of the Colton Street Parcel as determined by each appraiser pursuant to this Exhibit D-4. Each appraiser will make an independent determination of the Fair Market Value. The following instructions shall govern the preparation and delivery of each appraisal report setting for the respective appraiser's opinion of the Fair Market Value. The parties may supplement or modify these instructions upon mutual agreement. Each final opinion of value will be stated in a self-contained<sup>2</sup> appraisal report based on a comprehensive study and analysis and setting forth, in detail, all data, analysis, and conclusions, as necessary and typical of a complete, self-contained appraisal report in compliance with the current version of the Uniform Standards of Professional Appraisal Practice ("USPAP"). The Appraisal Report will include the appraiser's final opinion of the Fair Market Value stated as a specific dollar figure. The Colton Street Parcel shall be appraised based on the assumption that the Colton Street Parcel is entitled for a 100 unit building of housing consistent with the Colton Street Building without affordability restrictions other than standard onsite inclusionary under Planning Code section 415 and assuming that the following are applicable to the property: (i) the Ground Lease; (ii) the Development Agreement (subject to the eventual expiration thereof); (iii) permitted exceptions to title; (iv) the final subdivision map; (v) applicable zoning; (vi) applicable development impact fees; (vii) the property is in its then-current "as-is", "where-is" condition; and (viii) such other documents and restrictions that the City and Developer mutually agree to present to the appraisers during the appraisal process. The Fair Market Value will be determined as if the

<sup>2</sup> As of 2014, USPAP replaced the terminology of "Restricted Use, Summary and Self Contained", and replaced the report content types with two types, "Appraisal Report" and "Restricted Appraisal Report." The reference to "Self Contained" in V, Appraisal Standards, refers to the meaning it had prior to 2014. Also, the reference to "Complete" appraisal has the meaning that it did prior this term being removed officially from USPAP, i.e. essentially that no relevant and applicable valuation approaches or methodologies may be excluded (and the rationale for any approach excluded be provided).

Colton Street Parcel were served by streets and utilities but otherwise vacant and unimproved by any structures, buildings, improvements, fixtures, additions, alterations, and betterments of whatsoever nature or description. Each appraiser will use sales and ground lease comparison to estimate value. Such comparable market date shall be presented in individual write-up sheets. The appraiser shall adhere to USPAP direction pertaining to comparable sales requiring extraordinary verification and weighting considerations. The appraisers may share and have access to objective information in preparing their appraisals, but they will independently analyze the information in their determination of the Fair Market Value. Neither of the appraisers shall have access to the appraisal of the other (except for the sharing of objective information contained in such appraisals) until both of the appraisals are submitted in accordance with the provisions of this Section. Neither party shall communicate with the appraiser appointed by the other party regarding the instructions contained in this Section before the appraisers complete their appraisals. If either appraiser has questions regarding the instructions in this Section, such appraiser shall use his or her own professional judgment and shall make clear all assumptions upon which his or her professional conclusions are based, including any supplemental instructions or interpretative guidance received from the party appointing such appraiser. There shall not be any arbitration or adjudication of the instructions to the appraisers contained in this Section. Each appraiser shall complete, sign and submit its written appraisal setting forth the Fair Market Value to the Parties within sixty (60) days after the appointment of the last of such appraisers. If the higher appraised Fair Market Value is not more than one hundred ten percent (110%) of the lower appraised Fair Market Value, then the Fair Market Value shall be the average of such two (2) Fair Market Value figures.

1.3 Potential Third Appraiser. If the higher appraised Fair Market Value is more than one hundred ten percent (110%) of the lower appraised Fair Market Value, then the first two appraisers shall agree upon and appoint an independent third appraiser within thirty (30) days after both of the first two (2) appraisals have been submitted to the Parties, in accordance with the following procedure. The third appraiser shall have the minimum qualifications as required of an appraiser set forth above. The two appraisers shall inform the parties of their appointment at or before the end of such thirty (30)-day appointment period. Each Party shall have the opportunity to question the proposed third appraiser, in writing only, as to his or her qualifications, experience, past working relationships with the Parties, and any other matters relevant to the appraisal. Either Party may, by written notice to the other Party and the two appraisers, raise a good faith objection to the selection of the third appraiser based on his or her failure to meet the requirements of this Section. In such event, if the two (2) appraisers determine that the objection was made in good faith, the two (2) appraisers shall promptly select another third appraiser, subject again to the same process for the raising of objections. If neither Party raises a good faith objection to the appointment of the third appraiser within ten (10) days after notice of his or her appointment is given, each such Party shall be deemed to have waived any issues or questions relating to the qualifications or independence of the third appraiser or any other matter relating to the selection of the third appraiser under this Agreement. If for any reason the two appraisers do not appoint such third appraiser within such thirty (30)-day period (or within a reasonable period thereafter), then either Party may apply to the Writs and Receivers Department of the Superior Court of the State of California in and for the County of San Francisco for appointment of a third appraiser meeting the foregoing qualifications. If the Court denies or otherwise refuses to act upon such application within sixty (60) days from the date on



which the Party first applies to the Court for appointment of the third appraiser, either Party may apply to the American Arbitration Association, or any similar provider of professional commercial arbitration services, for appointment in accordance with the rules and procedures of such organization of an independent third appraiser meeting the foregoing qualifications.

1.4 Baseball Appraisal. Such third appraiser shall consider the appraisals submitted by the first two appraisers, as well as any other relevant written evidence which the third appraiser may request of either or both of the first two appraisers. If either of the first two appraisers shall submit any such evidence to such third appraiser, it shall do so only at the request of the third appraiser and shall deliver a complete and accurate copy to the other Party and the appraiser such Party selected, at the same time it submits the same to the third appraiser. Neither Party, nor the appraisers they appoint, shall conduct any ex parte communications with the third appraiser regarding the subject matter of the appraisal. Within thirty (30) days after his or her appointment, the third appraiser shall select the Fair Market Value determined by one or the other of the first two (2) appraisers that is the closer, in the opinion of the third appraiser, to the actual Fair Market Value. The determination of the third appraiser shall be limited solely to the issue of deciding which of the determinations of the two appraisers is closest to the actual Fair Market Value. The third appraiser shall have no right to propose a middle ground or to modify either of the two appraisals, or any provision of this Agreement.

1.5 Conclusive Determination. Except as provided in California Code of Civil Procedure Section 1286.2 (as the same may be amended from time to time), the determination of the Fair Market Value by the accepted appraisal shall be conclusive, final and binding on the Parties. Neither of the first two (2) appraisers nor the third appraiser shall have any power to modify any of the provisions of this Agreement and must base their decision on the definitions, standards, assumptions, instructions and other provisions contained in this Agreement. Subject to the provisions of this Section, the Parties will cooperate to provide all appropriate information to the appraisers and the third appraiser. The appraisers and the third appraiser will each produce their determination in writing, supported by the reasons for the determination.

1.6 Fees and Costs; Waiver. Each Party shall bear the fees, costs and expenses of the appraiser it selects. The fees, costs and expenses of the third appraiser shall be shared equally by the City and Developer.

## Exhibit E

### List of Approvals

#### *Board of Supervisors*

1. Adoption of findings under CEQA.
2. Adoption of findings of consistency with the *General Plan* and priority policies of *Planning Code* Section 101.1.
3. Approval of amendment of the Market/Octavia Plan Maps 1 and 3 and Section 7.2.5 to reflect the parcel reconfiguration required to accommodate the Joseph P. Mazzola Gardens.
4. Approval of an amendment to the Height and Bulk Map to change the height and bulk designation of the affordable housing portion of the project site from 45-X to 68-X and to reflect the reconfigured open space parcel for a proposed privately-owned, publicly-accessible open space.
5. Approval of an amendment to the Zoning Use District Map (rezoning) to reflect the reconfigured open space parcel for Joseph P. Mazzola Gardens.
6. Approval of Special Use District to reflect other Code compliance issues on a site-wide basis, such as open space and narrow street setbacks.
7. Approval of this Agreement.
8. Approval of sidewalk widening legislation.

#### *Planning Commission*

1. Certification of the Environmental Impact Report, and adoption of findings under CEQA.
2. Adoption of findings of consistency with the *General Plan* and priority policies of *Planning Code* Section 101.1.
3. Recommendation to the Board of Supervisors of amendment of the Market/Octavia Plan Maps 1 and 3 and Section 7.2.5 to reflect the parcel reconfiguration required to accommodate the Joseph P. Mazzola Gardens.
4. Recommendation to the Board of Supervisors of an amendment to the Height and Bulk Map to change the height and bulk designation of the affordable housing portion of the project site from 45-X to 68-X and to reflect the reconfigured open space parcel for a privately-owned, publicly-accessible open space.

5. Recommendation to the Board of Supervisors of an amendment to the Zoning Use District Map (rezoning) to reflect the reconfigured open space parcel for Joseph P. Mazzola Gardens.
6. Recommendation to the Board of Supervisors of Special Use District to reflect other Code compliance and phasing issues on a site-wide basis, such as open space and narrow street setbacks.
7. Approval of this Agreement, with recommendation to the Board of Supervisors for approval.
8. Approval of Conditional Use/Planned Unit Development authorization from the Planning Commission per *Planning Code* Sections 303 and 304 to permit development of a large lot (10,000 square feet and above) and large non-residential use (6,000 square feet and above), and to provide exceptions related to rear yard, dwelling unit exposure, active street frontage, loading and height measurement, including adoption of the MMRP as part of the conditions of approval.
9. General Plan referral for sidewalk widening.

***Department of Building Inspection***

1. Review and approval of demolition, grading, and building permits.
2. If any night construction work is proposed that would result in noise greater than five dBA above ambient noise levels, approval of a permit for nighttime construction is required.

***San Francisco Public Works***

1. If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit from the Bureau of Street Use and Mapping.
2. Approval of a permit to remove and replace street trees adjacent to the project site.
3. Approval of construction within the public right-of-way (e.g., curb cuts, bulb-outs and sidewalk extensions) to ensure consistency with the *Better Streets Plan*.
4. Approval of parcel mergers and new subdivision maps.
5. Recommendation of sidewalk widening legislation.

***San Francisco Municipal Transportation Agency***

1. Improvements by the Sustainable Streets Division.

2. If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a special traffic permit from the Sustainable Streets Division.

3. Approval of construction within the public right-of-way (e.g., bulb-outs and sidewalk extensions) to ensure consistency with the *Better Streets Plan*.

***San Francisco Public Utilities Commission***

1. Approval of any changes to sewer laterals (connections to the City sewer system).

2. Approval of an Erosion and Sediment Control Plan, in accordance with Article 4.1 of the *San Francisco Public Works Code*.

3. Approval of post-construction stormwater design guidelines, including a stormwater control plan that complies with the City's 2016 Stormwater Management Requirements and Design Guidelines.

***San Francisco Department of Public Health***

1. Approval of an Enhanced Ventilation Proposal as required pursuant to Article 38 of the *Health Code*.

2. Approval of a Dust Control Plan as required pursuant to Article 22B of the *Health Code*.

3. Approval of a Work Plan for Soil and Groundwater Characterization and, if determined necessary by the Department of Public Health, a Site Mitigation Plan, pursuant to Article 22A of the *Health Code*.

**Exhibit F**

**MMRP**

Exhibit G

**Form of Assignment and Assumption Agreement**

RECORDING REQUESTED BY  
CLERK OF THE BOARD OF SUPERVISORS  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
(Exempt from Recording Fees  
Pursuant to Government Code  
Section 27383)

AND WHEN RECORDED MAIL TO:

[Angela Calvillo]  
Clerk of the Board of Supervisors  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**ASSIGNMENT AND ASSUMPTION AGREEMENT**

**RELATIVE TO DEVELOPMENT AGREEMENT FOR [\_\_\_\_\_]**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Assignment") is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_, a \_\_\_\_\_ ("Assignor") and \_\_\_\_\_, a \_\_\_\_\_ ("Assignee").

**RECITALS**

A. [Strada Brady LLC], a \_\_\_\_\_ and the City and County of San Francisco, a political subdivision and municipal corporation of the State of California (the "City"), entered into that certain Development Agreement (the "Development Agreement") dated as of \_\_\_\_\_, 201[ ] for reference purposes, with respect to certain real property owned by Assignor, as such property is more particularly described in the Development Agreement (the "Project Site"). The Development Agreement was recorded in the Official Records of the City and County of San Francisco on \_\_\_\_\_ as Document No. \_\_\_\_\_.

*[add recital to document any previous transfer of the Transferred Property, with recording information]*

B. The Development Agreement provides that Developer (Assignor) has the right to: (i) Transfer all or a portion of the Project Site, (ii) assign all of its rights, title, interest and obligations under the Development Agreement to a Transferee with respect to the portions of the Project Site transferred to the Transferee, and (iii) upon the recordation of an approved Assignment and Assumption Agreement, to be released from any prospective liability or obligation under the Development Agreement related to the Transferred Property as set forth in Section 12.3 of the Development Agreement.

C. Assignor intends to convey certain real property as more particularly identified and described on Exhibit A attached hereto (hereafter the "Transferred Property ") to Assignee. The Transferred Property is subject to the Development Agreement.

D. Assignor desires to assign and Assignee desires to assume Assignor's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Transferred Property, as more particularly described below.

### ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Defined Terms. Initially capitalized terms used herein and not otherwise defined shall have the meaning ascribed to them in the Development Agreement.

2. Assignment of Development Agreement. Assignor hereby assigns to Assignee, effective as of Assignor's conveyance of the Transferred Property to Assignee, all of the rights, title, interest, burdens and obligations of Assignor under the Development Agreement with respect to the Transferred Property, including any Community Benefits that are tied to Buildings on the Transferred Property. Assignor retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other portions of the Project Site owned by Assignor.

3. Assumption of Development Agreement. Assignee hereby assumes, effective as of Assignor's conveyance of the Transferred Property to Assignee, all of the rights, title, interest, burdens and obligations of Assignor under the Development Agreement with respect to the Transferred Property, including its associated Community Benefits, and agrees to observe and fully perform all the duties and obligations of Assignor under the Development Agreement with respect to the Transferred Property, and to be subject to all the terms and conditions thereof with respect to the Transferred Property. The parties intend that, upon the execution of this Assignment and conveyance of the Transferred Property to Assignee, Assignee shall become the "Developer" under the Development Agreement with respect to the Transferred Property.

4. Reaffirmation of Indemnifications. Assignee hereby consents to and expressly reaffirms any and all indemnifications of the City set forth in the Development Agreement, including without limitation Section 4.7 of the Development Agreement.

5. Housing Obligations. Assignee has read and understands the obligations set forth in Development Agreement Exhibit D as they relate to the Transferred Property. Without limiting the foregoing, Assignee agrees (1) to the terms and provisions of Exhibit D, including the indemnities, waivers and releases set forth therein, and (2) that the Development Agreement falls within the express exception to the Costa-Hawkins Act, Section 1954.52(b) because it is a contract with a public entity in consideration for contributions and other forms of assistance specified in Chapter 4.3 (commencing with Section 65919 of Division 1 of Title 7 of the California Government Code). Assignee understands that the City would not have been willing to enter into the Development Agreement without the provisions of Exhibit D.

6. Assignee's Covenants. Assignee hereby covenants and agrees that: (a) Assignee shall not challenge the enforceability of any provision or requirement of the Development Agreement; (b) Assignee shall not sue the City in connection with any and all disputes between Assignor and Assignee arising from this Assignment or the Development Agreement, including any failure to complete all or any part of the Project by any party; and (c) Assignee shall indemnify the City and its officers, agents and employees from, and if requested, shall defend them against any and all Losses resulting directly or indirectly from any dispute between Assignor and Assignee arising from this Assignment or the Development Agreement.

7. Binding on Successors. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

8. Notices. The notice address for Assignee under Section 14.11 of the Development Agreement shall be:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

With copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

8. Counterparts. This Assignment may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument.

9. Governing Law. This Assignment and the legal relations of the parties hereto shall be governed by and construed and enforced in accordance with the laws of the State of California, without regard to its principles of conflicts of law.

IN WITNESS HEREOF, the parties hereto have executed this Assignment as of the day and year first above written.

**ASSIGNOR:**

[insert signature block]

**ASSIGNEE:**

[insert signature block]



**Exhibit H**

**Notice of Completion and Termination**

*[Form on Following Page]*

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

\_\_\_\_\_  
[Strada Brady LLC]  
[address]\_\_\_\_\_

Attn: \_\_\_\_\_

(Space above this line reserved for Recorder's use only)

THIS NOTICE OF COMPLETION OF BUILDING AND COMMUNITY BENEFITS (this "Notice") dated for reference purposes only as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, is made by and between the CITY AND COUNTY OF SAN FRANCISCO, a political subdivision and municipal corporation of the State of California (the "City"), acting by and through its Planning Department, and [Strada Brady LLC, a \_\_\_\_\_ limited liability corporation] ("Developer") [*substitute party, if needed*].

1. The City and Developer entered into that certain Development Agreement dated as of \_\_\_\_\_, and recorded in the Official Records of the City And County of San Francisco on \_\_\_\_\_, as Document Number \_\_\_\_\_ (Book No. \_\_\_\_, Reel No. \_\_\_\_\_) (the "Development Agreement"). Capitalized terms used in this Notice that are not defined shall have meaning given to such terms in the Development Agreement.

2. Under Section 7.1 of the Development Agreement, when one or more Buildings have been completed and all of the Associated Community Benefits tied to those specific Buildings have also been completed, the City agreed, upon Developer's request, to execute and record a notice of completion as it relates to the applicable Building.

3. The City confirms that the Building known as \_\_\_\_\_, located on the property described in the attached Exhibit A (the "Affected Property"), together with all of the Associated Community Benefits tied to that Building, have been completed in accordance with the Development Agreement. All parties with an interest in the Affected Property have the right to rely on this Notice.

CITY:

Approved as to form:

CITY AND COUNTY OF SAN FRANCISCO,  
municipal corporation

[DENNIS J. HERRERA], City Attorney

By: \_\_\_\_\_  
Director of Planning

By: \_\_\_\_\_  
Deputy City Attorney

Exhibit A

*[attach legal description of Affected Property]*

**Exhibit I**

**Workforce Agreement**

**Exhibit I**

**Workforce Agreement**

Developer shall make contributions and require Project Sponsors, Contractors, Consultants, Subcontractors and Subconsultants, as applicable, to undertake activities to support workforce development in both the construction and end use phases of the Project, as set forth in this Exhibit I.<sup>1</sup>

**A. First Source Hiring Program.**

1. Each Project Sponsor shall, with respect to each Workforce Building<sup>2</sup>, (i) include in each Contract for construction work a provision requiring each Contractor to enter into a FSHA Construction Agreement in the form attached hereto as Attachment A before beginning any construction work, and (ii) provide a signed copy thereof to the First Source Hiring Administration ("FSHA") and CityBuild within 10 business days of execution. The FSHA Construction Agreement shall be required for the initial construction of each Workforce Building, and for any improvements or alterations that require a Permit, as defined in San Francisco Administrative Code Chapter 83 ("**Chapter 83**"), during the 10 year period following issuance of the first temporary certificate of occupancy for the Workforce Building (the "**Workforce Period**").

---

<sup>1</sup> Any capitalized term used in this Exhibit I, including its attachments, that is not defined herein shall have the meaning given to such term in the Development Agreement.

<sup>2</sup> Any capitalized term used in this Section A that is not defined in Section A or the Development Agreement will have the definition given to such term in Attachment A, including the following terms: Contract, Contractor, Entry Level Positions, Premises, Project Sponsor, Qualified Economically Disadvantaged Individuals for Entry Level Positions, and Workforce Building.

2. Each Project Sponsor shall, with respect to each Workforce Building, comply with the requirements of San Francisco Administrative Code Chapter 83 ("**Chapter 83**") and upon entering into leases or other occupancy contracts for commercial space at the Premises that are subject to Chapter 83 with a tenant ("**Commercial Tenant**"), will include in each such contract a requirement that the Commercial Tenant enter into a FSHA Operations Agreement in the form attached hereto as Attachment B, and (ii) provide a signed copy thereof to the FSHA within 10 business days of execution. The FSHA Operations Agreement shall be required for the initial Commercial Tenant and for any later Commercial Tenant that occupies all or part of a Workforce Building during the Workforce Period.

3. CityBuild shall represent the FSHA and will provide referrals of Qualified Economically Disadvantaged Individuals for Entry Level Positions on the construction work for each Workforce Building as required under Chapter 83. The FSHA will provide referrals of Qualified Economically Disadvantaged Individuals for the permanent Entry Level Positions located within the Premises where required under Chapter 83.

4. The owners or residents of the individual residential units and any residential Homeowner's Association within the Project shall have no obligations under this Section A and no obligation to enter into a FSHA Construction Agreement or FSHA Operations Agreement.

5. FSHA shall notify any Contractor, Subcontractor and Commercial Tenant, as applicable, in writing, with a copy to Project Sponsor, of any alleged breach on the part of that entity of its obligations under Chapter 83 or its FSHA Construction Agreement or the FSHA Operations Agreement, as applicable, before seeking an assessment of liquidated damages pursuant to Section 83.12 of the Administrative Code. FSHA's sole remedies against a Contractor, Subcontractor or Commercial Tenant shall be as set forth in Chapter 83, including the enforcement process. Upon FSHA's request, a Project Sponsor shall reasonably cooperate with FSHA in any such enforcement action against any Contractor, Subcontractor or Commercial Tenant, provided in no event shall a Project Sponsor be liable for any breach by a Contractor, Subcontractor or Commercial Tenant.

6. If a Project Sponsor fulfills its obligations as set forth in this Section A, it shall not be held responsible for the failure of a Contractor, Subcontractor, Commercial Tenant or any other person or party to comply with the requirements of Chapter 83 or this Section A. If a Project

Sponsor fails to fulfill its obligations under this Section A, the applicable provisions of Chapter 83 shall apply, though the City and the Project Sponsor shall have the right to invoke the process set forth in Section 9.2 of the Development Agreement.

7. This Section A is an approved "First Source Hiring Agreement" as referenced in Section 83.11 of the Administrative Code.

C. **Local Business Enterprise (LBE) Utilization Program.**

Each Project Sponsor of a Workforce Building, as defined in Attachment C, and its respective Contractors and Consultants, shall comply with the Local Business Enterprise Utilization Program set forth in Attachment C hereto during the Workforce Period.

**Attachment A:**

**First Source Construction Hiring Agreement**

This First Source Construction Hiring Agreement ("FSHA Construction Agreement") is made as of \_\_\_\_\_, by and between \_\_\_\_\_, the First Source Hiring Administration, (the "FSHA"), and the undersigned contractor \_\_\_\_\_ ("Contractor"):

**RECITALS**

WHEREAS, Contractor has executed or will execute an agreement (the "Contract") to construct or oversee a portion of the project to construct \_\_\_\_\_ [specify number of new dwelling units, and/or square feet of commercial space and number of accessory, off-street parking spaces] ("Workforce Building") at \_\_\_\_\_, Lots \_\_\_\_\_ in Assessor's Block \_\_\_\_\_, San Francisco California ("Site"), and a copy of this FSHA Construction Agreement is attached as an exhibit to, and incorporated in, the Contract; and

WHEREAS, as a material part of the consideration given by Contractor under the Contract, Contractor has agreed to execute this First Source Construction Agreement and participate in the San Francisco Workforce Development System established by the City and County of San Francisco, pursuant to Chapter 83 of the San Francisco Administrative Code;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

**1. DEFINITIONS**

For purposes of this FSHA Construction Agreement, initially capitalized terms shall be defined as follows:

- a. "Core" or "Existing" workforce: Contractor's "core" or "existing" workforce shall consist of any worker who appears on the Contractor's active payroll for at least 60 days of the 100 working days prior to the award of this Contract.
- b. Economically Disadvantaged Individual: An individual who is either (a) eligible for services under the Workforce Investment Act of 1998 (29 U.S.C.A. 2801, *et seq.*), as may be amended from time to time, or (b) designated as "economically disadvantaged" by the OEWD/First Source Hiring Administration as an individual who is at risk of relying upon, or returning to, public assistance.
- c. Hiring opportunity: When a Contractor adds workers to its existing workforce for the purpose of performing the Work under this Contract, a "hiring opportunity" is created. For example, if the carpentry subcontractor has an existing crew of five carpenters and needs seven carpenters to perform the work, then there are two hiring opportunities for carpentry on a Workforce Building.



- d. Job Notification: Written notice of job request from Contractor to CITYBUILD for any hiring opportunities. Contract shall provide Job Notifications to CITYBUILD with a minimum of 3 business days' notice.
- e. New hire: A "new hire" is any worker who is not a member of Contractor's core or existing workforce.
- f. Referral: A referral is an individual member of the CITYBUILD Referral Program who has received training appropriate to entering the construction industry workforce.
- g. Workforce Building: The Colton Street Affordable Housing Building, Buildings A-D and the Plumbers' Union Hall Building, as described in Exhibit B to the Development Agreement, including initial tenant improvements , and any other Buildings or construction activities on the Project Site that require a Permit as defined in Chapter 83.
- h. Workforce participation goal: The workforce participation goal is expressed as a percentage of the Contractor's and its Subcontractors' new hires for a Workforce Building.
- i. Entry Level Position: A non-managerial position that requires no education above a high school diploma or certified equivalency, and less than two (2) years training or specific preparation, and shall include temporary and permanent construction jobs related to the development of a commercial activity.
- j. First Opportunity: Consideration by Contractor of System Referrals for filling Entry Level Positions prior to recruitment and hiring of non-System Referral job applicants.
- k. Job Classification: Categorization of employment opportunity or position by craft, occupational title, skills, and experience required, if any.
- l. Job Notification: Written notice, in accordance with Section 2(b) below, from Contractor to FSHA for any available Entry Level Position during the term of the Contract.
- m. Publicize: Advertise or post available employment information, including participation in job fairs or other forums.
- n. Qualified: An Economically Disadvantaged Individual who meets the minimum bona fide occupational qualifications provided by Contractor to the System in the job availability notices required this FSHA Construction Agreement.
- o. System: The San Francisco Workforce Development System established by the City and County of San Francisco, and managed by the Office of Economic and Workforce Development (OEWD), for maintaining (1) a pool of Qualified individuals, and (2) the mechanism by which such individuals are certified and referred to prospective employers covered by the First Source Hiring requirements under Chapter 83 of the San Francisco Administrative Code. Under this agreement, CityBuild will act as the representative of the San Francisco Workforce Development System.

- p. System Referrals: Referrals by CityBuild of Qualified applicants for Entry Level Positions with Contractor.
- q. Subcontractor: A person or entity who has a direct contract with Contractor to perform a portion of the work under the Contract.
- r. Project Sponsor: Project Sponsor shall mean [*insert name of applicable Developer or Workforce Building owner*] , including any successor during the term of this FSHA Operations Agreement.

2. PARTICIPATION OF CONTRACTOR IN THE SYSTEM

- a. The Contractor agrees to work in Good Faith with the Office of Economic and Workforce Development (OEWD)'s CityBuild Program to achieve the goal of 50% of new hires for employment opportunities in the construction trades and Entry-Level Positions related to providing support to the construction industry.

The Contractor shall provide CityBuild the following information about the Contractor's employment needs under the Contract for each Workforce Building:

- i. On Attachment A-1, the CityBuild Workforce Projection Form 1, Contractor will provide a detailed numerical estimate of journey and apprentice level positions to be employed on each Workforce Building for each trade.
  - ii. Contractor is required to ensure that a CityBuild Workforce Projection Form 1 is also completed by each of its Subcontractors.
  - iii. Contractor will collaborate with CityBuild staff in completing the CityBuild Workforce Hiring Plan Form 2, to identify, by trade, the number of Core workers at Workforce Building project start and the number of workers at Workforce Building project peak; and the number of positions that will be required to fulfill the First Source local hiring expectation.
  - iv. Contractor and Subcontractors will provide documented verification that its "core" employees for this contract meet the definition listed in Section 1.a.
  - v. A negotiated and signed CityBuild Workforce Hiring Plan Form 2 will constitute the First Source Hiring Plan for each Workforce Building as required under Chapter 83.
- b. Contractor must (A) give good faith consideration to all CityBuild Referrals, (B) review the resumes of all such referrals, (C) conduct interviews for posted Entry

Level Positions in accordance with the non-discrimination provisions of this contract, and (D) affirmative obligation to notify CityBuild of any new entry-level positions throughout the life of the Workforce Building.

- c. Contractor must provide constructive feedback to CityBuild on all System Referrals in accordance with the following:
  - i. If Contractor meets the criteria in Section 5(a) below that establishes “good faith efforts” of Contractor, Contractor must only respond orally to follow-up questions asked by the CityBuild account executive regarding each System Referral; and
  - ii. After Contractor has filled at least 5 Entry Level Positions under this Agreement, if Contractor is unable to meet the criteria in Section 5(b) below that establishes “good faith efforts” of Contractor, Contractor will be required to provide written comments on all CityBuild Referrals.
- d. Contractor must provide timely notification to CityBuild as soon as the job is filled, and identify by whom.

3. CONTRACTOR RETAINS DISCRETION REGARDING HIRING DECISIONS

Contractor agrees to offer the System the First Opportunity to provide qualified applicants for employment consideration in Entry Level Positions, subject to any enforceable Collective Bargaining Agreements as defined in Section 8 below. Contractor shall consider all applications of Qualified System Referrals for employment. Provided Contractor utilizes nondiscriminatory screening criteria, Contractor shall have the sole discretion to interview and hire any System Referrals.

4. COMPLIANCE WITH COLLECTIVE BARGAINING AGREEMENTS

Notwithstanding any other provision hereunder, if Contractor is subject to any Collective Bargaining Agreement(s) requiring compliance with a pre-established applicant referral process, Contractor’s only obligations with regards to any available Entry Level Positions subject to such Collective Bargaining Agreement(s) during the term of the Contract shall be the following:

- a. Contractor shall notify the appropriate union(s) of the Contractor’s obligations under this FSHA Construction Agreement and request assistance from the union(s) in referring Qualified applicants for the available Entry Level Position(s), to the extent such referral can conform to the requirements of the Collective Bargaining Agreement(s).
- b. Contractor shall use “name call” privileges, in accordance with the terms of the applicable Collective Bargaining Agreement(s), to seek Qualified applicants from the System for the available Entry Level Position(s).

- c. Contractor shall sponsor Qualified apprenticeship applicants, referred through the System, for applicable union membership.

5. CONTRACTOR'S GOOD FAITH EFFORT TO COMPLY WITH ITS OBLIGATIONS  
HEREUNDER

Contractor will make good faith efforts to comply with its obligations to participate in the System under this FSHA Construction Agreement. Determinations of Contractor's good faith efforts shall be in accordance with the following:

- a. Contractor shall be deemed to have used good faith efforts if Contractor accurately completes and submits prior to the start of demolition and/or construction of a Workforce Building Attachment A-1: CityBuild Workforce Projection Form 1; and
- b. Contractor's failure to meet the criteria set forth from Section 5(c) to 5(m) does not impute "bad faith." Failure to meet the criteria set forth in Section 5(c) to 5(m) shall trigger a review of the referral process and the Contractor's efforts to comply with this FSHA Construction Agreement. Such review shall be conducted by FSHA in accordance with Section 11 (c) below.
- c. Meet with the Workforce Building project's Project Sponsor, general contractor, or CityBuild representative to review and discuss the plan to meet local hiring obligations under San Francisco's First Source Hiring Ordinance (Municipal Code- Chapter 83) or the City and County of San Francisco Administrative Code Chapter 6.
- d. Contact a CityBuild representative to review hiring projections and goals for this Workforce Building project. Contractor must take active steps to advise all of its subcontractors of the local hiring obligations on the Workforce Building project, including, but not limited to providing CityBuild access and presentation time at each pre-bid, each pre-construction, and if necessary, any progress meeting held throughout the life of the Workforce Building project.
- e. Submit to CityBuild a "Projection of Entry Level Positions" form or other formal written notification specifying expected hiring needs during the Workforce Building project's duration.
- f. Notify the respective union(s) regarding local hiring obligations and request their assistance in referring qualified San Francisco residents for any available position(s). This step applies to the extent that such referral would not violate the union's Collective Bargaining Agreement(s).
- g. Reserve "name call" privileges for qualified applicants referred through the CityBuild system. This should be done within the terms of applicable Collective Bargaining Agreement(s).

- h. Provide CityBuild with up-to-date list of all trade unions affiliated with any work on this project in a timely matter in order to facilitate CityBuild's notification to these unions of the Workforce Building project's workforce requirements.
- i. Submit a "Job Request" form to CityBuild for each apprentice level position that becomes available. Please allow a minimum of 3 Business Days for CityBuild to provide appropriate candidate(s). Contractor should simultaneously contact its union about the position as well, and let them know that Contractor has contacted CityBuild as part of its local hiring obligations.
- j. The Contractor has an ongoing, affirmative obligation and must advise each of its subs of their ongoing obligation to notify CityBuild of any/all apprentice level openings that arise throughout the duration of the Workforce Building project, including openings that arise from layoffs of original crew. Contractor shall not exercise discretion in informing CityBuild of any given position; rather, CityBuild is to be universally notified, and a discussion between the Contractor and CityBuild can determine whether a CityBuild graduate would be an appropriate placement for any given apprentice level position.
- k. Hire qualified candidate(s) referred through the CityBuild system. In the event of the firing/layoff of any CityBuild graduate, Contractor must notify CityBuild staff within two days of the decision and provide justification for the layoff; ideally, Contractor will request a meeting with the Workforce Building project's employment liaison as soon as any issue arises with a CityBuild placement in order to remedy the situation before termination becomes necessary.
- l. Provide a monthly report and/or any relevant workforce records or data from contractors to identify workers employed on the Workforce Building project, source of hire, and any other pertinent information as pertain to compliance with this FSHA Construction Agreement.
- m. Maintain accurate records of efforts to meet the steps and requirements listed above. Such records must include the maintenance of an on-site First Source Hiring Compliance binder, as well as records of any new hire made by the Contractor through a San Francisco CBO whom the Contractor believes meets the First Source Hiring criteria. Any further efforts or actions agreed upon by CityBuild staff and the Contractor on a Workforce Building project basis.

6. COMPLIANCE WITH THIS AGREEMENT OF SUBCONTRACTORS

In the event that Contractor subcontracts a portion of the work under the Contract, Contractor shall determine how many, if any, of the Entry Level Positions are to be employed by its Subcontractor(s) using Form 1: the CityBuild Workforce Projection Form and minimum hiring goals using Form 2: the CityBuild Workforce Hiring Plan, provided, however, that Contractor shall retain the primary responsibility for meeting the requirements imposed under this FSHA Construction Agreement. Contractor shall

ensure that this FSHA Construction Agreement is incorporated into and made applicable to such Subcontract.

7. EXCEPTION FOR ESSENTIAL FUNCTIONS

Nothing in this FSHA Construction Agreement precludes Contractor from using temporary or reassigned existing employees to perform essential functions of its operation; provided, however, the obligations of this FSHA Construction Agreement to make good faith efforts to fill such vacancies permanently with System Referrals remains in effect. For these purposes, "essential functions" means those functions absolutely necessary to remain open for business.

8. CONTRACTOR'S COMPLIANCE WITH EXISTING EMPLOYMENT AGREEMENTS

Nothing in this FSHA Construction Agreement shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, project labor agreements or existing employment contracts ("Collective Bargaining Agreements"). In the event of a conflict between this FSHA Construction Agreement and an existing agreement, the terms of the existing agreement shall supersede this FSHA Construction Agreement.

9. HIRING GOALS EXCEEDING OBLIGATIONS OF THIS AGREEMENT

Nothing in this FSHA Construction Agreement shall be interpreted to prohibit the adoption of hiring and retention goals, first source hiring and interviewing requirements, notice and job availability requirements, monitoring, record keeping, and enforcement requirements and procedures which exceed the requirements of this FSHA Construction Agreement.

10. OBLIGATIONS OF CITYBUILD

Under this FSHA Construction Agreement, CityBuild shall:

- a. Upon signing the CityBuild Workforce Hiring Plan, immediately initiate recruitment and pre-screening activities.
- b. Recruit Qualified individuals to create a pool of applicants for jobs who match Contractor's Job Notification and to the extent appropriate train applicants for jobs that will become available through the First Source Program;
- c. Screen and refer applicants according to qualifications and specific selection criteria submitted by Contractor;
- d. Provide funding for City-sponsored pre-employment, employment training, and support services programs;

- e. Follow up with Contractor on outcomes of System Referrals and initiate corrective action as necessary to maintain an effective employment/training delivery system;
- f. Provide Contractor with reporting forms for monitoring the requirements of this FSHA Construction Agreement; and
- g. Monitor the performance of the FSHA Construction Agreement by examination of records of Contractor as submitted in accordance with the requirements of this FSHA Construction Agreement.

## 11. CONTRACTOR'S REPORTING AND RECORD KEEPING OBLIGATIONS

Contractor shall:

- a. Maintain accurate records demonstrating Contractor's compliance with the First Source Hiring requirements of Chapter 83 of the San Francisco Administrative Code including, but not limited to, the following:
  - (1) Applicants
  - (2) Job offers
  - (3) Hires
  - (4) Rejections of applicants
- b. The Agreement shall require Contractor to report First Source Hiring efforts to FSHA utilizing the submittal of electronic certified payrolls for the purpose of tracking and reporting through the City's Project Reporting System. Submit completed reporting forms based on Contractor's records to CityBuild quarterly, unless more frequent submittals are reasonably required by FSHA. In this regard, Contractor agrees that if a significant number of positions are to be filled during a given period or other circumstances warrant, CityBuild may require daily, weekly, or monthly reports containing all or some of the above information.
- c. If based on complaint, failure to report, or other cause, the FSHA has reason to question Contractor's good faith effort, Contractor shall demonstrate to the reasonable satisfaction of the City that it has exercised good faith to satisfy its obligations under this FSHA Construction Agreement.

## 12. DURATION OF THIS AGREEMENT

This FSHA Construction Agreement shall be in full force and effect throughout the term of the Contract. Upon expiration of the Contract, or its earlier termination, this FSHA Construction Agreement shall terminate and it shall be of no further force and effect on the parties hereto.

## 13. NOTICE

All notices to be given under this FSHA Construction Agreement shall be in writing and sent by: certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the United States Mail, a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with that courier, or hand delivery, in which case notice shall be deemed delivered on the date received, all as follows:

If to FSHA: First Source Hiring Administration  
OEWD, 1 South Van Ness 5<sup>th</sup> Fl.  
San Francisco, CA 94103  
• Attn: Ken Nim, Compliance Manager,  
[ken.nim@sfgov.org](mailto:ken.nim@sfgov.org)

If to CityBuild: CityBuild Compliance Manager  
OEWD, 1 South Van Ness 5<sup>th</sup> Fl.  
San Francisco, CA 94103  
• Attn: Ken Nim, Compliance Manager,  
[ken.nim@sfgov.org](mailto:ken.nim@sfgov.org)

If to Project Sponsor:

- Attn:

If to Contractor:

- A t t n :

- a. Any party may change its address for notice purposes by giving the other parties notice of its new address as provided herein. A "business day" is any day other than a Saturday, Sunday or a day in which banks in San Francisco, California are authorized to close.
- b. Notwithstanding the forgoing, any Job Notification or any other reports required of Contractor under this Agreement (collectively, "Contractor Reports") shall be delivered to the address of FSHA pursuant to this Section via first class mail, postage paid, and such Contractor Reports shall be deemed delivered two (2) business days after deposit in the mail in accordance with this Subsection.

#### 14. ENTIRE AGREEMENT

This FSHA Construction Agreement and the Development Agreement contain the entire agreement between the parties to this FSHA Construction Agreement and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest. This FSHA Construction Agreement shall inure to the benefit of and be binding on the parties and their respective successors and assigns. If there is more than one party comprising Contractor, their obligations shall be joint and several.



15. SEVERABILITY

If any term or provision of this FSHA Construction Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this FSHA Construction Agreement shall not be affected.

16. COUNTERPARTS

This FSHA Construction Agreement may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.

17. HEADINGS

Section titles and captions contained in this FSHA Construction Agreement are inserted as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this FSHA Construction Agreement or the intent of any of its provisions

18. GOVERNING LAW

This FSHA Construction Agreement shall be governed and construed by the laws of the State of California, and interpreted consistent with the requirements of Chapter 83.

IN WITNESS WHEREOF, the following have executed this FSHA Construction Agreement as of the date set forth above.

**CONTRACTOR:**

Date:

Signature:

		_____	
		N a m e o f	
		_____	
		A u t h o r i z e d	
		_____	
S i g n e r :		C o m p a n y :	
A d d r e s s :		P h o n e :	
		E m a i l :	
		_____	

CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT  
CITYBUILD PROGRAM



FIRST SOURCE HIRING PROGRAM  
ATTACHMENT A-1 - CITYBUILD  
CONSTRUCTION CONTRACTS

**FORM 1: CITYBUILD WORKFORCE PROJECTION**

**Instructions**

*The Prime Contractor must complete and submit Form 1 within 30 days of award of contract.  
All subcontractors with contracts in excess of \$100,000 must complete Form 1 and submit to the Prime Contractor within 30 days of award of contract.  
The Prime Contractor is responsible for collecting all completed Form 1's from all subcontractors.  
It is the Prime Contractor's responsibility to ensure the CityBuild Program receives completed Form 1's from all subcontractors in the specified time and keep a record of these forms in a compliance binder at the project jobsite.  
All contractors and subcontractors are required to attend a preconstruction meeting with CityBuild staff.*

Construction Project Name:	_____	Construction Project Address:	_____
Projected Start Date:	_____	Contract Duration:	_____ (calendar days)
Company Name:	_____	Company Address:	_____
Main Contact Name:	_____	Main Phone Number:	_____
Main Contact Email:	_____		
Name of Person with Hiring Authority:	_____	Hiring Authority Phone Number:	_____
Hiring Authority Email:	_____		

Name of Authorized Representative	Signature of Authorized Representative*	Date
-----------------------------------	---	------

**\*By signing this form, the company agrees to participate in the CityBuild Program and comply with the provisions of the First Source Hiring Agreement pursuant to San Francisco Administrative Code Chapter 83.**

**Table 1: Briefly summarize your contracted or subcontracted scope of work**  
**Table 2: Complete on the following page**

*List the construction trade crafts that are projected to perform work. Do not list Project Managers, Engineers, Administrative, and any other non-construction trade employees.*

*Total Number of Workers on the Project: The total number of workers projected to work on the project per construction trade. This number will include existing workers and new hires. For union contractors this total will also include union dispatches.*







CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF ECONOMIC AND WORKFORCE  
DEVELOPMENT  
CITYBUILD PROGRAM



FIRST SOURCE HIRING PROGRAM  
CITYBUILD ATTACHMENT 3  
CONSTRUCTION CONTRACTS

**FORM 3: CITYBUILD JOB NOTICE FORM**

**INSTRUCTIONS:** To meet the requirements of the First Source Hiring Program (San Francisco Administrative Code Chapter 83), the Contractor shall notify CityBuild, the First Source Hiring Administrator, of all new hiring opportunities with a minimum of 3 business days prior to the start date.

1. Complete the form and fax to CityBuild 415-701-4896 or EMAIL: citybuild@sfgov.org
2. Contact Workforce Development at 415-701-4848 or by email: citybuild@sfgov.org

OR call the main line of the Office of Economic and Workforce Development (OEWD) at 415-701-4848 to confirm receipt of fax or email.

**ATTENTION:** Please also submit this form to your union or hiring hall if you are required to do so under your collective bargaining agreement or contract. CityBuild is not a Dispatching Hall, nor does this form act as a Request for Dispatch. All formal Requests for Dispatch will be conducted through your union or hiring hall.

**Section A. Job Notice Information**

Trade \_\_\_\_\_ # of Journeymen \_\_\_\_\_ # of Apprentices \_\_\_\_\_

Start Date \_\_\_\_\_ Start Time \_\_\_\_\_ Job Duration \_\_\_\_\_

Brief description of your scope of work: \_\_\_\_\_

**Section B. Union Information** (Union contractors complete Section B. Otherwise, leave Section B blank)

Local # \_\_\_\_\_ Union Contact Name \_\_\_\_\_ Union Phone # \_\_\_\_\_

**Section C. Contractor Information**

Project Name: \_\_\_\_\_

Jobsite Location: \_\_\_\_\_

Contractor: \_\_\_\_\_ Prime Sub \_\_\_\_\_

Contractor Address: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Title: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Alt. Contact: \_\_\_\_\_ Phone #: \_\_\_\_\_

Contractor Contact Signature \_\_\_\_\_ Date \_\_\_\_\_

**OEWD USE ONLY** Able to Fill Yes  No

City and County of San Francisco

First Source Hiring Program  
Office of Economic and Workforce Development



Edwin M. Lee, Mayor

Workforce Development Division

**Attachment B: First Source Hiring Agreement  
For Business, Commercial, Operation and Lease Occupancy of the Building**

This First Source Hiring Agreement (this "FSHA Operations Agreement"), is made as of \_\_\_\_\_, by and between \_\_\_\_\_ (the "Lessee"), and the First Source Hiring Administration, (the "FSHA"), collectively the "Parties":

RECITALS

WHEREAS, Lessee has plans to occupy the building at [Address] "Premises" which required a First Source Hiring Agreement between the project sponsor and FSHA due to the issuance of a building permit for 25,000 square feet or more of floor space or construction of ten or more residential units; and,

WHEREAS, the Project Sponsor was required to provide notice in leases, subleases and other occupancy contracts for use of the Premises ("Contract"); and

WHEREAS, as a material part of the consideration given by Lessee under the Contract, Lessee has agreed to execute this FSHA Operations Agreement and participate in the Workforce System managed by the Office of Economic and Workforce Development (OEWD) as established by the City and County of San Francisco pursuant to Chapter 83 of the San Francisco Administrative Code;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Parties covenant and agree as follows:

1. DEFINITIONS

For purposes of this FSHA Operations Agreement, initially capitalized terms shall be defined as follows:

- a. **Entry Level Position:** Any non-managerial position that requires no education above a high school diploma or certified equivalency, and less than two (2) years training or specific preparation, and shall include temporary, permanent, trainee and intern positions.
- b. **Workforce System:** The First Source Hiring Administrator established by the City and County of San Francisco and managed by the Office of Economic and Workforce Development (OEWD).

- c. Referral: A member of the Workforce System who has been identified by OEWD as having the appropriate training, background and skill sets for a Lessee specified Entry Level Position.
- d. Lessee: Tenant, business operator and any other occupant of a Workforce Building requiring a First Source Hiring Agreement as defined in SF Administrative Code Chapter 83. Lessee shall include every person tenant, subtenant, or any other entity occupying a Workforce Building for the intent of doing business in the City and County of San Francisco and possessing a Business Registration Certificate with the Office of Treasurer.
- e. Project Sponsor shall mean [*insert name of applicable Developer or Workforce Building owner*] , including any successor during the term of this FSHA Operations Agreement.
- f. Workforce Building: The Colton Street Affordable Housing Building, Buildings A-D and the Plumbers' Union Hall Building, as described in Exhibit B to the Development Agreement, including initial tenant improvements therein, and any other Buildings or construction activities within the Project Site that require a Permit as defined in Chapter 83.

2. OEWD WORKFORCE SYSTEM PARTICIPATION

- a. Lessee shall notify OEWD's Business Team of every available Entry Level Position and provide OEWD 10 business days to recruit and refer qualified candidates prior to advertising such position to the general public. Lessee shall provide feedback including but not limited to job seekers interviewed, including name, position title, starting salary and employment start date of those individuals hired by the Lessee no later than 10 business days after date of interview or hire. Lessee will also provide feedback on reasons as to why referrals were not hired. Lessee shall have the sole discretion to interview any Referral by OEWD and will inform OEWD's Business Team why specific persons referred were not interviewed. Hiring decisions shall be entirely at the discretion of Lessee.
- b. This FSHA Operations Agreement shall be in full force and effect as to each Workforce Building until the earlier of (a) ten (10) years following the date Lessee opens for business at the Premises, or (b) termination of Lessee's lease or other occupancy agreement, at which time this FSHA Operations Agreement shall terminate and be of no further force and effect on the parties hereto.

3. GOOD FAITH EFFORT TO COMPLY WITH ITS OBLIGATIONS HEREUNDER

Lessee will make good faith efforts to comply with its obligations under this FSHA Operations Agreement. Determination of good faith efforts shall be based on all of the following:

- a. Lessee will execute this FSHA Operations Agreement and Attachment B-1 upon entering into leases for the commercial space of the Workforce Building. Lessee



will also accurately complete and submit Attachment B-1 annually to reflect employment conditions.

- b. Lessee agrees to register with OEWD's Referral Tracking System, upon execution of this FSHA Operations Agreement.
- c. Lessee shall notify OEWD's Business Services Team of all available Entry Level Positions 10 business days prior to posting with the general public. The Lessee must identify a single point of contact responsible for communicating Entry-Level Positions and take active steps to ensure continuous communication with OEWD's Business Services Team.
- d. Lessee accurately completes and submits Attachment B-1, the "First Source Employer's Projection of Entry-Level Positions" form to OEWD's Business Services Team upon execution of this FSHA Operations Agreement.
- e. Lessee fills at least 50% of open Entry Level Positions with First Source referrals. Specific hiring decisions shall be the sole discretion of the Lessee.
- f. Nothing in this FSHA Operations Agreement shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, or existing employment contracts. In the event of a conflict between this FSHA Operations Agreement and an existing agreement, the terms of the existing agreement shall supersede this FSHA Operations Agreement.

Lessee's failure to meet the criteria set forth in Section 3 (a.b.c.d.e.) does not impute "bad faith" and shall trigger a review of the referral process and compliance with this FSHA Operations Agreement. Failure and noncompliance with this FSHA Operations Agreement will result in penalties as defined in SF Administrative Code Chapter 83, Lessee agrees to review SF Administrative Code Chapter 83, and execution of the FSHA Operations Agreement denotes that Lessee agrees to its terms and conditions.

#### 4. NOTICE

All notices to be given under this FSHA Operations Agreement shall be in writing and sent via mail or email as follows:

ATTN: Business Services, Office of Economic and Workforce Development  
1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103  
Email: [Business.Services@sfgov.org](mailto:Business.Services@sfgov.org)

#### 5. ENTIRE AGREEMENT

This FSHA Operations Agreement and the Development Agreement contain the entire agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors. If any term or provision of this FSHA Operations Agreement shall be held invalid or

unenforceable, the remainder of this FSHA Operations Agreement shall not be affected. If this FSHA Operations Agreement is executed in one or more counterparts, each shall be deemed an original and all, taken together, shall constitute one and the same instrument. This FSHA Operations Agreement shall inure to the benefit of and be binding on the parties and their respective successors and assigns. If there is more than one party comprising Lessee, their obligations shall be joint and several.

Section titles and captions contained in this FSHA Operations Agreement are inserted as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any of its provisions. This FSHA Operations Agreement shall be governed and construed by laws of the State of California.

IN WITNESS WHEREOF, the following have executed this FSHA Operations Agreement as of the date set forth above.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

N a m e o f

A u t h o r i z e d

S i g n e r : C o m p a n y :

A d d r e s s : P h o n e :

E m a i l :

Business Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Main Contact: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of authorized representative\* \_\_\_\_\_ Date \_\_\_\_\_

*\*By signing this form, the lessee agrees to participate in the Workforce System managed by the Office of Economic and Workforce Development (OEWD) and comply with the provisions of Exhibit B First Source Hiring Agreement pursuant to San Francisco Administrative Code Chapter 83.*

**Instructions:**

- Upon entering into leases for the commercial space of the building, the Lessee must submit to OEWD, a signed Attachment B and Attachment B-1. Lessee will also complete and submit an Attachment B-1 annually to reflect employment conditions.
- The employer must notify the First Source Hiring Program (Contact Info below) if an Entry Level Position becomes available.

**Section 1: Select your Industry**

- |                     |  |                   |
|---------------------|--|-------------------|
| Auto Repair         | Entertainment  | Personal Services |
| Business Services   | Elder Care   | Professionals     |
| Consulting          | Financial Services   | Real Estate       |
| Construction        | Healthcare   | Retail            |
| Government Contract | Insurance  | Security          |
| Education           | Manufacturing  | Wholesale         |
| Food and Drink      | I don't see my industry (Please Describe) 33333333333333333333333333333333 |                   |

**Section 2: Describe Primary Business Activity**

**Section 3: Provide information on all Entry Level Positions**

Entry-Level Position Title	Job Description	Number of New Hires	Projected Hiring Date

**Please email, fax, or mail this form SIGNED to:**  
 ATTN: Business Services  
 Office of Economic and Workforce Development  
 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103  
 Tel: 415-701-4848  
 Fax: 415-701-4897  
<mailto:Business.Services@sfgov.org>  
 Website: [www.workforcedevelopmentsf.org](http://www.workforcedevelopmentsf.org)

**Attachment C:**

**Local Business Enterprise Utilization Plan**

1. Purpose and Scope. This Attachment C ("LBE Utilization Plan") governs the Local Business Enterprise obligations of the Project pursuant to San Francisco Administrative Code Section 14B.20 and satisfies the obligations of each Project Sponsor and its Contractors and Consultants for a LBE Utilization Plan as set forth therein. In the event of any conflict between Administrative Code Chapter 14B and this Attachment, this Attachment shall govern.
2. Roles of Parties. In connection with the design and construction phases of each Workforce Building (as defined below), and in connection with contracting opportunities during the Workforce Period, the Project will provide community benefits designed to foster employment opportunities for disadvantaged individuals by offering contracting and consulting opportunities to local business enterprises ("LBEs"). Each Project Sponsor of a Workforce Building shall participate in a local business enterprise program, and the City's Contract Monitoring Division ("CMD") will serve the roles as set forth below.
3. Definitions. For purposes of this Attachment, the definitions shall be as follows:
  - a. "CMD" shall mean the Contract Monitoring Division of the City Administrator's Office.
  - b. "Commercially Useful Function" shall mean that the business is directly responsible for providing the materials, equipment, supplies or services to the Project Sponsor, Construction Contractor or professional services firm retained to work on a Workforce Building, as the case may be (each, a "Contracting Party") as required by the solicitation or request for quotes, bids or proposals. Businesses that engage in the business of providing brokerage, referral or temporary employment services shall not be deemed to perform a "commercially useful function" unless the brokerage, referral or temporary employment services are those required and sought by the Project Sponsor or a Contractor or professional services firm. When the Project Sponsor or a Contractor or professional services firm requires and seeks products from an LBE supplier or distributor, no more than sixty percent of the cost of the product shall be credited towards LBE participation goals. If the listed supplier or distributor does not regularly stock or is a specially manufactured item(s), the required product, no more than five percent of the cost of the product shall be credited towards LBE participation goals.
  - c. "Consultant" shall mean a person or company that has entered into a professional services contract for monetary consideration with a Project Sponsor to provide advice or services to the Project Sponsor directly related to the architectural or landscape design, physical planning, and/or civil, structural or environmental engineering of a Workforce Building.
  - d. "Contract(s)" shall mean an agreement, whether a direct contract or subcontract, for Consultant or Contractor services for all or a portion of a Workforce Building.

e. "Contractor" shall mean a person or entity that enters into a direct Contract with a Project Sponsor to build or construct all or a portion of a Workforce Building.

f. "Good Faith Efforts" shall mean procedural steps taken by the Project Sponsor, Contractor or Consultant with respect to the attainment of the LBE participation goals, as set forth in Section 6 below.

g. "Local Business Enterprise" or "LBE" means a business that is certified as a Micro or Small LBE under Chapter 14B.3.

h. "LBE Liaison" shall mean the Project Sponsor's primary point of contact with CMD regarding the obligations of this LBE Utilization Plan. Each prime Contractor(s) shall likewise have a LBE Liaison.

i. "Project Sponsor" shall mean the project sponsor of a Workforce Building.

j. "Subconsultant" shall mean a person or entity that has a direct Contract with a Consultant to perform a portion of the work under a Contract for a Workforce Building.

k. "Subcontractor" shall mean a person or entity that has a direct Contract with a Contractor to perform a portion of the work under a Contract for a Workforce Building.

l. "Workforce Building" shall mean all Buildings as described in Exhibit B to the Development Agreement, including tenant improvements and any work that requires issuance of a Permit under Chapter 83, and shall also include construction and maintenance work in the privately owned, publicly accessible open spaces. Developer will use good faith efforts during the Workforce Period, consisting of the following, to hire LBEs for ongoing service contracts (e.g. maintenance, janitorial, landscaping, security etc.) ("Service Contracts") with respect to the Workforce Buildings: (1) meet and confer with CMD about prospective Service Contracts; (2) advertise for such Service Contracts where feasible, (3) consider in good faith any qualified companies referred by CMD; and (4) if a master association is responsible for entering into Service Contracts, pass on the obligations of this subsection to such master association. Hiring decisions shall be entirely at the discretion of Developer and the master association, as applicable.

m. "Workforce Period" shall mean the period starting on the date of issuance of the first temporary certificate of occupancy for a Workforce Building to the tenth (10th) anniversary of such date.

4. Diversity. Developer will be seeking to, whenever practicable, engage contracting teams that reflect the diversity of the City and participation of both businesses and residents from the City's most disadvantaged communities. Developer's compliance with the good faith efforts in Section 6 shall be deemed to satisfy this objective.

5. LBE Participation Goal. Project Sponsor agrees to participate in this LBE Utilization Program and CMD agrees to work with Project Sponsor in this effort, as set forth in this Attachment C. As long as this Attachment C remains in full force and effect, each Project Sponsor shall make good faith efforts as defined below to achieve an overall LBE participation

goal of 17% of the total cost of all Contracts for a Workforce Building awarded to LBE Contractors, Subcontractors, Consultants or Subconsultants that are Small and Micro-LBEs, as set forth in Administrative Code Section 14B.8(A).

6. Project Sponsor Obligations. Each Project Sponsor shall comply with the requirements of this Attachment C as follows: Upon entering into a Contract with a Contractor or Consultant, each Project Sponsor will include each such Contract a provision requiring the Contractor or Consultant to comply with the terms of this Attachment C, and setting forth the applicable percentage goal for such Contract, and provide a signed copy thereof to CMD within 10 business days of execution. Such Contract shall specify the notice information for the Contractor or Consultant to receive notice pursuant to Section 16. Each Project Sponsor shall identify a "LBE Liaison" as its main point of contact for outreach/compliance concerns. The LBE Liaison shall be a LBE Consultant with the experience in and responsible for making recommendations on maximizing engagement of LBEs from disadvantaged communities such as 94103, 94107, 94124 and 94134.

The LBE Liaison shall be available to meet with CMD staff on a regular basis or as necessary regarding the implementation of this Attachment C. If a Project Sponsor fulfills its obligations as set forth in this Section 5 and otherwise cooperates in good faith at CMD's request with respect to any meet and confer process or enforcement action against a non-compliant Contractor, Consultant, Subcontractor or Subconsultant, then it shall not be held responsible for the failure of a Contractor, Consultant, Subcontractor or Subconsultant or any other person or party to comply with the requirements of this Attachment C.

Good Faith Efforts. City acknowledges and agrees that each Project Sponsor, Contractor, Subcontractor, Consultant and Subconsultant shall have the sole discretion to qualify, hire or not hire LBEs. If a Contractor or Consultant does not meet the LBE hiring goal set forth above, it will nonetheless be deemed to satisfy the good faith effort obligation of this Section 6 and thereby satisfy the requirements and obligations of this Attachment C if the Contractor, Consultants and their Subcontractors and Subconsultants, as applicable, perform the good faith efforts set forth in this Section 6 as follows:

a. Advance Notice. Notify CMD in writing of all upcoming solicitations of proposals for work under a Contract at 15 business days before issuing such solicitations to allow opportunity for CMD to identify and outreach to any LBEs that it reasonably deems may be qualified for the Contract scope of work.

b. Contract Size. Where practicable, the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant will divide the work in order to encourage maximum LBE participation or, encourage joint venturing. The Contracting Party will identify specific items of each Contract that may be performed by Subcontractors.

c. Advertise. The Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant will advertise for at least 30 days prior to the opening of bids or proposals, for professional services and contracting opportunities in media focused on small businesses including the Bid and Contract Opportunities website through the City's Office of Contract Administration (<http://mission.sfgov.org/OCABidPublication>) and other local and trade publications, and

allowing subcontractors to attend outreach events, pre-bid meetings, and inviting LBEs to submit bids to Project Sponsor or its prime Contractor or Consultant, as applicable. As practicable, convene pre-bid or pre-solicitation meetings no less than 15 days prior to the opening of bids and proposals to all for LBEs to ask questions about the selection process and technical specifications/requirements. A Project Sponsor may request CMD's permission to award a contract without advertising if the work consists of specialty services or otherwise does not provide opportunities for LBE participation.

d. **CMD Invitation.** If a pre-bid meeting or other similar meeting is held with proposed Contractors, Subcontractors, Consultants or Subconsultants, invite CMD to the meeting to allow CMD to explain proper LBE utilization.

e. **Public Solicitation.** The Project Sponsor or its Prime Contractor(s) and/or Consultants, as applicable, will work with CMD to follow up on initial solicitations of interest by contacting LBEs to determine with certainty whether they are interested in performing specific items in a project.

f. **Outreach and Other Assistance.** The Project Sponsor or its Prime Contractor (s) and/or Consultants, as applicable, will a) provide LBEs with plans, specifications and requirements for all or part of the project; b) notify LBE trade associations that disseminate bid and contract information and provide technical assistance to LBEs. The designated LBE Liaison(s) will work with CMD to conduct outreach to LBEs for all consulting/contracting opportunities in the applicable trades and services in order to encourage them to participate on the project.

g. **Contacts.** Make contacts with LBEs, associations or development centers, or any agencies, which disseminate bid and contract information to LBEs and document any other efforts undertaken to encourage participation by LBEs.

h. **Good Faith/Nondiscrimination.** Make good faith efforts to enter into Contracts with LBEs and give good faith consideration to bids and proposals submitted by LBEs. Use nondiscriminatory selection criteria (for the purpose of clarity, exercise of subjective aesthetic taste in selection decisions for architect and other design professionals shall not be deemed discriminatory and the exercise of its commercially reasonable judgment in all hiring decisions shall not be deemed discriminatory).

i. **Incorporation into contract provisions.** Project Sponsor shall include in prime Contracts provisions that require prospective Contractors and Consultants that will be utilizing Subcontractors or Subconsultants to follow the above good faith efforts to subcontract to LBEs, including overall LBE participation goal and any LBE percentage that may be required under such Contract.

j. **Monitoring.** Allow CMD Contract Compliance unit to monitor Consultant/Contractor selection processes and, when necessary give suggestions as to how best to maximize LBEs ability to complete and win procurement opportunities.

k. **Insurance and Bonding.** Recognizing that lines of credit, insurance and bonding are problems common to local businesses, staff will be available to explain the applicable insurance and bonding requirements, answer questions about them, and, if possible, suggest

governmental or third party avenues of assistance. Contractor, Subcontractor, Consultant and Subconsultant will work with the Project Sponsor and CMD in good faith to design and implement any commercially reasonable insurance programs that may become available to provide to LBE subcontractors access to the required coverage through either the owner, Owner-Controlled Insurance Policy (OCIP), general contractor, Contractor-Controlled Insurance Policy (CCIP), or other insurance programs.

l. **Maintain Records and Cooperation.** Maintain records of LBEs that are awarded Contracts, not discriminate against any LBEs, and, if requested, meet and confer with CMD as reasonably required in addition to the meet and confer sessions described in Section 9 below to identify a strategy to meet the LBE goal;

m. **Quarterly Reports.** During construction, the LBE Liaison(s) shall prepare a quarterly report of LBE participation goal attainment and submit to CMD as required by Section 9 herein; and

n. **Meet and Confer.** Attend the meet and confer process described in Section 9.

7. **Good Faith Outreach.** Good faith efforts shall be deemed satisfied solely by compliance with Section 6. Contractors and Consultants, and Subcontractors and Subconsultants as applicable shall also work with CMD to identify from CMD's database of LBEs those LBEs who are most likely to be qualified for each identified opportunity under Section 6.b, and following CMD's notice under Section 8.a, shall undertake reasonable efforts at CMD's request to support CMD's outreach identified LBEs as mutually agreed upon by CMD and each Contractor or Consultant and its Subcontractors and Subconsultants, as applicable.

8. **CMD Obligations.** The following are obligations of CMD to implement this LBE Utilization Plan:

a. During the thirty (30) day advertising period for upcoming Contracts required by Section 6.b, CMD will work with the Project Sponsor and its prime Contractor and/or Consultant as applicable to send such notification to qualified LBEs to alert them to upcoming Contracts.

b. Provide detailed technical assistance to Contractors, Subcontractors, Consultants and Subconsultants on good faith outreach to LBEs.

c. Review quarterly reports of LBE participation goals; when necessary give suggestions as to how best to maximize LBEs ability to compete and win procurement opportunities.

d. Perform other tasks as reasonably required to assist the Project Sponsor and its Contractors, Subcontractors, Consultants and Subconsultants in meeting LBE participation goals and/or satisfying good faith efforts requirements.

9. **Meet and Confer Process.** Commencing with the first Contract that is executed for a Workforce Building, and every six (6) months thereafter, or more frequently if requested by either CMD, Project Sponsor or a Contractor or Consultant each Contractor and Consultant and the CMD shall engage in an informal meet and confer to assess compliance of such Contractor



and Consultants and its Subcontractors and Subconsultants as applicable with this Attachment C. When deficiencies are noted, meet and confer with CMD to ascertain and execute plans to increase LBE participation and remediate deficiencies.

10. Prohibition on Discrimination. Project Sponsors shall not discriminate in its selection of Contractors and Consultants, and such Contractors and Consultants shall not discriminate in their selection of Subcontractors and Subconsultants against any person on the basis of race, gender, or any other basis prohibited by law. As part of its efforts to avoid unlawful discrimination in the selection of Subconsultants and Subcontractors, Contractors and Consultants will undertake the Good Faith Efforts and participate in the meet and confer processes as set forth in Sections 6 and 9 above.

11. Collective Bargaining Agreements. Nothing in this Attachment C shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, project labor agreement, project stabilization agreement, existing employment contract or other labor agreement or labor contract ("Collective Bargaining Agreements"). In the event of a conflict between this Attachment C and a Collective Bargaining Agreement, the terms of the Collective Bargaining Agreement shall supersede this Attachment C.

12. Reporting and Monitoring. Each Contractor, Consultant, and its Subcontractors and Subconsultants as applicable shall maintain accurate records demonstrating compliance with the LBE participation goals, including keeping track of the date that each response, proposal or bid that was received from LBEs, including the amount bid by and the amount to be paid (if different) to the non-LBE contractor that was selected, documentation of any efforts regarding good faith efforts as set forth in Section 6. Project Sponsors shall create a reporting method for tracking LBE participation. Data tracked shall include the following (at a minimum):

- a. Name/Type of Contract(s) let (e.g. Civil Engineering contract, Environmental Consulting, etc.)
- b. Name of prime Contractors (including identifying which are LBEs and non-LBEs)
- c. Name of Subcontractors (including identifying which are LBEs and non-LBEs)
- d. Scope of work performed by LBEs (e.g. under an Architect, an LBE could be procured to provide renderings)
- e. Dollar amounts associated with both LBE and non-LBE Contractors at both prime and Subcontractor levels.
- f. Total LBE participation is defined as a percentage of total Contract dollars.
- g. Performance in engaging LBEs from disadvantaged neighborhoods such as 94103, 94107, 94124, and 94134

13. Written Notice of Deficiencies. If based on complaint, failure to report, or other cause, the CMD has reason to question the good faith efforts of a Project Sponsor, Contractor, Subcontractor, Consultant or Subconsultant, then CMD shall provide written notice to the Project Sponsor, each affected prime Contractor or Consultant and, if applicable, also to its Subcontractor or Subconsultant. The prime Contractor or Consultant and, if applicable, the Subcontractor or Subconsultant, shall have a reasonable period, based on the facts and circumstances of each case, to demonstrate to the reasonable satisfaction of the CMD that it has

exercised good faith to satisfy its obligations under this Attachment C. When deficiencies are noted CMD staff will work with the appropriate LBE Liaison(s) to remedy such deficiencies.

14. Remedies. Notwithstanding anything to the contrary in the Development Agreement, the following process and remedies shall apply with respect to any alleged violation of this Attachment C:

Mediation and conciliation shall be the administrative procedure of first resort for any and all compliance disputes arising under this Attachment C. The Director of CMD shall have power to oversee and to conduct the mediation and conciliation.

Non-binding arbitration shall be the administrative procedure of second resort utilized by CMD for resolving the issue of whether a Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant discriminated in the award of one or more LBE Contracts to the extent that such issue is not resolved through the mediation and conciliation procedure described above. Obtaining a final judgment through arbitration on LBE contract related disputes shall be a condition precedent to the ability of the City or the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant to file a request for judicial relief.

If a Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant is found to be in willful breach of the obligations set forth in this Attachment C, assess against the noncompliant Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant liquidated damages not to exceed \$10,000 or 5% of the Contract, whichever is less, for each such willful breach. In determining the amount of any liquidated damages to be assessed within the limits described above, the arbitrator or court of competent jurisdiction shall consider the financial capacity of the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant. For purposes of this paragraph, "willful breach" means a knowing and intentional breach.

For all other violations of this Attachment C, the sole remedy for violation shall be specific performance, without the limits with respect thereto in Section 9.4.3-9.4.5 of the Development Agreement.

15. Duration of this Agreement. This Attachment C shall terminate (i) as to each Workforce Building where work has commenced under the Development Agreement, upon completion of initial construction, including initial tenant improvements, of the Workforce Building, and (ii) for any Workforce Building that has not commenced before the termination of the Development Agreement, upon the termination of the Development Agreement. Upon such termination, this Attachment C shall be of no further force and effect.

16. Notice. All notices to be given under this Attachment C shall be in writing and sent by: certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the United States Mail, a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with that courier, or hand delivery, in which case notice shall be deemed delivered on the date received, all as follows:

DRAFT 11/07/17

If to CMD:

Attn:

If to Project Sponsor:

Attn:

If to Contractor:

Attn:

If to Consultant:

Attn:  
\_\_\_\_\_

Any party may change its address for notice purposes by giving the other parties notice of its new address as provided herein. A "business day" is any day other than a Saturday, Sunday or a day in which banks in San Francisco, California are authorized to close.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Schedule 1

### **Community Benefits Linkages and Impact Fees**

Pursuant to Section 4.1 of the Agreement, three of Developer's Community Benefits obligations are tied to three specific Buildings that will be developed over the course of the Project. The linkages between the three specific Community Benefits and the three associated Buildings are detailed below, as well as the development impact fees that apply to the Project.

1. **Mazzola Gardens Open Space.** Prior to obtaining any temporary certificate of occupancy for Building A, Developer is obligated to complete the improvements to the Mazzola Gardens Open Space described in Exhibit C-1 to the Agreement, or secure this obligation with a bond, insurance, or other security in form acceptable to the City. Developer has entered into the In Kind Agreement for the completion and ongoing maintenance of the Mazzola Gardens Open Space, receiving credit against the Market and Octavia Community Infrastructure Impact Fee that would otherwise apply to development on the site. If Developer does not complete the Mazzola Gardens Open Space as contemplated (because Developer does not construct Building A) before the expiration of this Agreement, then Developer shall pay on such date the Market and Octavia Community Infrastructure Impact Fee based on the development completed by such date. Developer's obligation to make pay this amount shall survive the expiration of this Agreement until paid, provided Developer may elect instead to complete the Mazzola Gardens Open Space as set forth in the In-Kind Agreement by notifying City of such election and then diligently prosecuting the work to completion.

2. **Mid-Block Open Space.** Prior to obtaining any temporary certificate of occupancy for Building B, Developer is obligated to complete the improvements to the Mid-Block Open Space described in Exhibit C-1 to the Agreement, or secure this obligation with a bond, insurance, or other security in form acceptable to the City.

3. **Colton Street Affordable Housing Building.** Prior to obtaining a demolition or major renovation permit for Building C (the current Civic Center Hotel), Developer must have obtained Temporary Certificates of Occupancy for the Colton Street Affordable Housing Building described in Exhibit D to the Agreement. Developer will allow the Civic Center Hotel to continue to be operated as a navigation center as set forth in the Affordable Housing Program.

4. **Workforce Program.** The workforce requirements will apply to all building and commercial operations as set forth in the Workforce Program.

5. **Inclusionary Housing.** The BMR Units will be built in each of Buildings A – D as set forth in the Affordable Housing Program.

6. **Open Space Operation and Maintenance.** Developer shall cause the appropriate party (e.g., a master association) to enter into agreements for the ongoing operation, maintenance and repair of the Mazzola Gardens and Mid-Block Open Spaces.

7. **Development Impact Fees.** The following development impact fees apply to the Project: Child Care Fee, Market & Octavia Community Infrastructure Fee, Market & Octavia Inclusionary Affordable Housing Fee, Schools Fee, and Transportation Sustainability Fee.

**MEMORANDUM OF UNDERSTANDING**

WHEREAS, U.A. Local 38 Pension Trust Fund ("Trust Fund") is the owner of that certain property bordered generally by Market Street, 12<sup>th</sup> Street, Brady Street and Colton Street, as more specifically shown on the map attached hereto as Exhibit A; and

WHEREAS, The Trust Fund and Strada Brady LLC, a California limited liability company ("Strada", and together with the Trust Fund, the "Owner") have entered into a certain Disposition and Development Agreement pursuant to which Strada will develop the Property as a mix of residential and ground floor retail uses in accordance with the City's Market Octavia Area Plan, as more particularly described on Exhibit B (the "Project") and pursuant to a 99-year ground lease between the Trust Fund and Strada; and

WHEREAS, The Property includes the Civic Center Hotel, a five-story single-room occupancy hotel; and

WHEREAS, The Civic Center hotel includes 71 "Protected Units" as defined by the building's Initial Status Determination as per the San Francisco Residential Hotel Unit Conversion and Demolition Ordinance (the "Residential Hotel Ordinance") and 81 unrestricted "tourist units"; and

WHEREAS, The Civic Center Hotel is in extremely poor physical condition, and an appraisal has determined that the structure is at the end of its useful economic life. The interior improvements, residential rooms, bathrooms, mechanical systems, and common areas are unsuitable for long-term use; and

WHEREAS, Pursuant to the Residential Hotel Ordinance, in order to convert/demolish the Civic Center Hotel, the property owners are required to either (i) construct or cause to be constructed 71 replacement units (the 81 tourist units do not require replacement or relocation), which for this project would consist of a new market-rate, 71-unit "micro apartment" project subject only to the relocation and rent control rights of remaining Civic Center Hotel tenants (if any) in the applicable Protected Units; or (ii) pay a public or non-profit entity an amount equal to 80% of the cost of constructing 71 comparable micro units plus site acquisition costs (on or off site); or (iii) construct or cause to be constructed low-income replacement units, which includes an option for less than one-to-one replacement; and

WHEREAS, Strada is currently processing entitlements for the Project that would provide (i) up to approximately 500 market-rate residential rental units, (ii) 8,000-10,000 gross square feet of ground floor retail, (iii) an approximately 20,000-square-foot union hall and collective bargaining and office space for the Local 38 Plumbers and Pipefitters Union, (iv) more than 25,000 square feet of new public open space, and (v) the Community Housing Partnership Supportive Housing Project described below and will also generate significant additional resources for more affordable housing (the "Project Entitlements"); and

WHEREAS, as part of the Project Entitlements, Strada, together with its non-profit supportive housing partner, Community Housing Partnership ("CHP"), intends to satisfy or exceed the inclusionary housing and SRO replacement requirements that apply to the Property and the Project Entitlements, including under the Market Octavia Area Plan and the Residential Hotel Ordinance, by (i) building an

approximately 110-unit, 100% rent-restricted supportive housing development (the "CHP Supportive Housing Project") on the Property that offers more than 1-for-1 replacement of the Protected Units and that is phased in a manner that ensures no displacement of existing Civic Center Hotel residents, who will have the right to move into the new CHP Supportive Building before construction begins on the Civic Center Hotel site, and (ii) by Strada paying the City's Affordable Housing Fee on 20% of the market-rate units, as more specifically set forth in Section 2 below (the "Affordable Housing Plan"); and

WHEREAS, it is anticipated that it will take approximately 24 months to complete the Project Entitlements and related pre-construction activities, including final architecture and engineering documents and other pre-construction activities (the "Pre-Development Period"); and

WHEREAS, The City and County of San Francisco (the "City"), acting by and through its Department of Human Services ("HSA") and the Mayor's Office of Housing and Community Development ("MOHCD") has an urgent need for housing, for individuals whom are homeless and has requested the Pension Trust Fund, Strada and CHP to implement a plan to allow the continued operation of the Civic Center Hotel for such uses during the 24-month Pre-Development period; and

WHEREAS, The Pension Trust Fund is willing to help meet that need for housing by maintaining and keeping the Civic Center Hotel operational for an interim period of 24 months as set forth below until better long term housing can be offered for Civic Center Hotel residents and others through the construction of the CHP Supportive Housing Project as part of the larger Project, but it is essential that such interim use be structured in a manner that does not inhibit or delay the ability to deliver the better long term housing provided by the Project.

NOW THEREFORE, in light of the foregoing Recitals, the Pension Trust Fund, Strada, CHP and the City agree to work together to advance the objectives set forth in this MOU, subject to the understanding and agreements set forth below.

1. Interim Operation of the Civic Center Hotel. The Trust Fund, Strada, CHP and the City shall work together in good faith to try to achieve the following objectives related to keeping the Civic Center Hotel open and operating during the Pre-Development Period:
  - A. The Trust Fund would enter into a master lease of the Civic Center Hotel with CHP (the "Interim Lease"). The term of the Interim Lease shall be for 24 months, and could be extended on a month-to-month basis thereafter upon the consent of the parties. Other than with regard to the Tenant Improvement Allowance described below, the Interim Lease shall be "triple-net" to the Trust Fund with no obligations of operation, repair or maintenance during the term of the Interim Lease. Under the terms of the Interim Lease the Trust Fund shall be paid a monthly rent of \$30,000 per month, provided that the Trust Fund shall grant or cause to be granted to CHP a Tenant Improvement Allowance to perform the short-term repairs described on Exhibit C attached hereto (the "TI Allowance"). The amount of the TI allowance shall be capped at the greater of the actual costs of the TI Allowance and \$100,000 and will be amortized over 10 months by reducing the rent for the initial 10 months of the Interim Lease accordingly. Under the terms of the Interim Lease, CHP shall operate the Civic Center Hotel in accordance with the Supportive Services Contract Described below.

B. Concurrently with the Interim Lease, and subject to Sections 3 through 6 below, HSA and CHP would enter into a services contract (the "Supportive Services Contract"). Under the proposed terms of the Supportive Services Contract, HSA would provide adequate funding for operating the property, included but not limited to funding for: the Master Lease payments, property management, on-going maintenance and repairs (excluding major capital improvements), support services and asset management services. Under the terms of the Contract, CHP shall be responsible for the day-to-day operations of the site and for provision of support services to assist program participants in stabilizing their lives and moving towards self-sufficiency. The Contract would be structured like or as the HSA's standard stabilization housing contract so that the individuals receiving transitional housing and services under the Contract shall be informed that this is transitional housing, where they will not pay rent, execute a lease or have the rights and privileges of tenancy. This would be a program under which participants will need to comply with program rules and the house rules of the property.

2. Affordable Housing Plan for the Project. Subject to Section 3 below, Strada, CHP and the City shall work together in good faith to try to achieve the following objectives related to the Affordable Housing Plan for the Project:

A. Strada paying a 20% Affordable Housing Fee calculated on the market-rate development approved for the Project in the Project Entitlements. The amount of the fee will be based on the then-applicable Affordable Housing Fee Schedule published by the City's Planning Department. By way only of example, based on the 2015 Affordable Housing Fee Schedule and Strada's Preliminary Project Application for the Project, including the projected unit mix, the Affordable Housing Fee from the Project is currently estimated to be approximately \$29 million. As set forth in Section 2.D below, approximately 50% of that Affordable Housing Fee could be directed to help finance the CHP Supportive Housing Project and 50% could be paid to MOH to help fund other affordable housing projects in San Francisco.

B. Strada and CHP are co-developing the 110 unit CHP Supportive Housing Project pursuant to a joint venture agreement pursuant to which Strada would be responsible for cost overruns and CHP would be the long-term owner and operator of the CHP Supportive Housing Project.

C. Completing the CHP Supportive Housing Project before other construction begins on the Civic Center Hotel site to ensure that existing residents of the Civic Center Hotel can move directly to the CHP Supportive Housing Project without being subject to even temporary displacement.

D. The CHP Supportive Project may be financed as follows:

i. Strada provides the land for the CHP Supportive Housing Project pursuant to a no-cost 99-year ground lease. The current estimated fair market value of this land is approximately \$5,000,000.

ii. Strada advances the predevelopment costs for the CHP Supportive Housing Project, including the costs of securing the portion of the Project Entitlements related to the CHP Supportive Housing Project and architecture and

engineering related to 50% schematic drawings for the CHP Supportive Housing Project. These predevelopment costs are currently estimated to be approximately \$1,250,000.

- iii. CHP and Strada seek 4% Low Income Housing Tax Credits and tax-exempt bond financing for construction.
  - iv. MOHCD could dedicate up to approximately 50% of the Affordable Housing Fees generated from the market-rate housing, estimated to be \$14,500,000 out of a total Affordable Housing Fee estimated to be \$29,000,000, to provide further “gap financing” for the CHP Supportive Housing Project. The CHP Supportive Housing Project would then comply with all standard requirements and terms for MOHCD-funded projects.
  - v. Strada provides “gap financing” estimated in the approximate amount of \$5,000,000, but could be required to pay for cost overruns on the CHP Supportive Housing Project if applicable.
- E. Alternatively, Strada could provide inclusionary affordable units within the market-rate project instead of paying the 20% Affordable Housing Fee, in which case Strada would fully fund the “gap financing” for the CHP Supportive Project. Strada will continue discussing this alternative with MOHCD and other community stakeholders.
- F. The Project Entitlement plans do not include an increase in heights or density under existing zoning for the Property under the Market and Octavia Plan other than to increase the height applicable only to the CHP Supportive Housing Project from 40 feet to 65 feet.
- G. Because (i) building supportive homeless housing as part of a market-rate housing development on site is unprecedented and (ii) the Affordable Housing Plan provides significantly more affordable housing benefits than are required under the Market Octavia Plan or the SRO Ordinance, Strada and CHP shall seek to have the City’s Planning Department process the Project Entitlements as a category 1A project pursuant to its priority processing guidelines.



3. No Liability; Termination. The parties are entering into this MOU in order to cooperate on the preliminary work to be performed with respect to the Project and CHP Supportive Housing Project as described above. The parties understand and agree that the City would not be willing to enter into this MOU if it could result in any liability or cost to the City. Accordingly, in the event that Owner or CHP believes that the City has violated any of the terms of this MOU, their sole remedy shall be to terminate this MOU. Furthermore, any party shall have the right to terminate this MOU with respect to its participation in the tasks described in this MOU at any time without cost or liability by providing notice of termination to the other parties.

4. City Discretion. The City acknowledges and agrees that under this MOU, the City is not committing itself or any of its departments or offices, or agreeing to approve any land use entitlements or undertake any other acts or activities relating to the subsequent independent exercise of discretion by HSA, MOHCD, the Planning Commission, the Board of Supervisors, the Mayor, or any other agency, commission, or department of the City, and that the documents and approvals for the Project and CHP Supportive Housing Project are subject to the prior approval of HSA, MOHCD, the Planning Commission, Board of Supervisors, and the Mayor, each in its sole and absolute discretion. Notwithstanding anything to the contrary herein, HSA, MOHCD and each of their respective boards, commissions, departments, and officials, each shall exercise its sole discretion over all matters relating to the Project and CHP Supportive Housing Project over which it has jurisdiction consistent with legal requirements, customary practices, and public health, safety, convenience, and welfare, and each shall retain, at all times, its respective authority to take any action under its jurisdiction consistent with the foregoing.

5. Environmental Review. Any final project or phase of the Project and/or the CHP Supportive Housing Project ultimately proposed by Owner and/or CHP shall be subject to a process of thorough public review and input and all necessary and appropriate approvals; that process must include environmental review under CEQA before a City agency, commission, board, or any other City decision-maker may consider approving the Project and/or the CHP Supportive Housing Project; and the Project and the CHP Supportive Housing Project will require discretionary approvals by a number of government bodies after public hearings and environmental review. Nothing in this MOU commits, or shall be deemed to commit, the City or any of its departments or offices to approve or implement any project, and they may not do so until environmental review of the project as required under CEQA has been completed. Accordingly, all references to "Project" or "CHP Supportive Housing Project" in this MOU shall mean the proposed project subject to future environmental review and consideration by the City. The City and any other public agency with jurisdiction over any part of the project shall have the absolute discretion before approving the Project and/or the CHP Supportive Housing Project to: (i) make such modifications to the project(s) as may be necessary to mitigate significant environmental impacts; (ii) select other feasible alternatives to avoid or substantially reduce significant environmental impacts; (iii) require the implementation of specific measures to mitigate any specific impacts of the project(s); (iv) balance the benefits of the project(s) against any significant environmental impacts before taking final action if such significant impacts cannot otherwise be avoided; and (v) determine whether or not to proceed with the project(s).

6. No Representation or Warranty; Exculpation. Owner and CHP agree and acknowledge that City has made no representation or warranty that the necessary regulatory approvals for the development and construction of the Project and/or the CHP Supportive Housing Project can be obtained. Owner and CHP further agree and acknowledge to the following:

(a) City is entering into this MOU and would enter into any negotiated documents related to the Project and/or the CHP Supportive Housing Project, if any, in its proprietary capacity and not in its regulatory capacity or pursuant to its police powers;

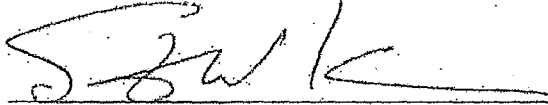
(b) City staff and executives have no authority or influence over any regulatory agency, including but not limited to City officials acting in a regulatory capacity, and Owner and CHP shall have the sole obligation to obtain all necessary approvals from any regulatory agencies having jurisdiction over the Project and/or the CHP Supportive Housing Project;

(c) City expressly makes no guarantee, nor shall there be any presumption, that any of the regulatory approvals (including the City, acting in its regulatory capacity or pursuant to its police powers) required to develop and construct the Project and/or the CHP Supportive Housing Project will be issued by the appropriate regulatory agency; and

(d) City staff have no obligation to advocate, promote or lobby any regulatory agency and/or any City official for any regulatory approval or for approval of the Project and/or the CHP Supportive Housing Project, or of any form of document negotiated pursuant to this MOU, and any such advocacy, promotion or lobbying shall be done by Owner at Owner's sole cost and expense.

7. Sunshine. Owner and CHP understand and agree that under the City's Sunshine Ordinance (San Francisco Administrative Code Chapter 67) and the State Public Records Law (California Government Code Section 6250 *et seq.*) apply to this MOU and any and all records and materials submitted to the City in connection with this MOU.

Dated: April 28, 2015



City and County of San Francisco, acting by and through its Mayor's Office

U.A Local 38 Pension Trust Fund

Community Housing Partnership



Strada Brady LLC

EXHIBITS

(To Be Inserted)

Exhibit A: Property Description and Parcel Map

Exhibit B: Project Description

Exhibit C: Tenant Improvement Scope of Work



## SAN FRANCISCO PLANNING DEPARTMENT

---

October 23, 2017

Ms. Angela Calvillo, Clerk  
Honorable Mayor Edwin Lee  
Honorable Supervisor Kim  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Re: **Transmittal of Planning Department Case No. 2015-005848PRJ  
Legislative Approvals for the 1629 Market Street Mixed-Use Project  
Planning Commission Recommendation: *Approval***

Dear Ms. Calvillo, Mayor Lee and Supervisor Kim,

On October 19, 2017, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the 1629 Market Street Mixed-Use Project, which included the following actions:

1. Certification of the 1629 Market Street Mixed-Use Project Final Environmental Impact Report (FEIR) pursuant to the California Environmental Quality Act (CEQA);
2. Adoption of findings under the California Environmental Quality Act (CEQA), including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP);
3. Recommendation that the Board of Supervisors approve the General Plan Amendments pursuant to Planning Code Section 340 and adopt the findings of consistency with the General Plan and Priority Policies of Planning Code Section 101.1;
4. Recommendation that the Board of Supervisors approve the Planning Code Text Amendments to establish the 1629 Market Street Special Use District, and the associated Zoning Map Amendments;
5. Recommendation that the Board of Supervisors approve the Development Agreement (DA) for the Project; and,
6. Adoption of the Conditional Use Authorization and Planned Unit Development for the 1629 Market Street Mixed-Use Project.

At the hearing the Planning Commission recommended approval of all of the aforementioned actions.

Two of these actions (Development Agreement and Planning Code Text Amendments/Zoning Map Amendments) relate to the Ordinances introduced by Mayor Edwin Lee and Supervisor Jane Kim as introduced on September 5, 2017. These Ordinances include: Development Agreement - Strada Brady,

LLC -Market and Colton Streets (File No. 170939) and Planning Code, Zoning Map – 1629 Market Street Special Use District (File No. 170938).

At the public hearing on October 19, 2017, the Commission reviewed and approved the Ordinances for the DA and Planning Code Text Amendments, as noted in the adopted resolutions.

On October 19, 2017, the Planning Commission reviewed and considered the Final EIR for the 1629 Market Street Mixed Project (FEIR) and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31. On October 19, 2017, by Motion No. 20033, the Commission certified the Final Environmental Impact Report for the 1629 Market Street Mixed-Use Project as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"). On October 19, 2017, the Commission by Motion No. 20034 approved California Environmental Quality Act (CEQA) Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2015-005848ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

The redline copy of the General Plan Amendment along with two copies will be deliver to the Clerk following this email.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr  
Manager of Legislative Affairs

cc:

Andrea Ruiz-Esquide, Deputy City Attorney  
Erica Major, Office of the Clerk of the Board  
Mawuli Tugbenyoh, Legislative Director, Mayor's Office  
Barbara Lopez, Aide to Supervisor Kim  
Anne Taupier, Mayor's Office of Economic and Workforce Development

Attachments :

Planning Commission Motion No. 20033 – Certification of 1629 Market Street Mixed-Use Project FEIR  
Planning Commission Motion No. 20034 – Adoption of CEQA Findings  
Planning Commission Resolution No. 20035 – General Plan Amendments and General Plan & 101.1 Findings  
Planning Commission Resolution No. 20036 – Planning Code Text Amendments & Zoning Map Amendments

**Transmittal Materials**

**CASE NO. 2015-005848PRJ  
Legislative Approvals for 1629 Market Street Mixed-Use Project**

Planning Commission Motion No. 20037 – Development Agreement

Planning Commission Motion No. 20038 – Conditional Use Authorization & Planned Unit Development

Planning Department Executive Summary-2014-001272PRJ

Ordinance – General Plan Amendments



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Planning Commission Motion No. 20033**

HEARING DATE: OCTOBER 19, 2017

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Case No.:* 2015-005848ENV  
*Project Title:* 1629 Market Street Mixed-Use Project  
*Zoning:* NCT-3 (Moderate Scale Neighborhood Commercial Transit District)  
 and P (Public) Zoning Districts  
 40-X, 85-X, and OS Height and Bulk Districts.  
*Block/Lot:* Assessor's Block 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A,  
 033, 033A, 034, 035  
*Lot Size:* 97,617 square feet (2.2 acres)  
*Project Sponsor:* Strada Brady, LLC  
 William Goodman, (314) 427-0707  
[wgoodman@stradasf.com](mailto:wgoodman@stradasf.com)  
*Staff Contact:* Don Lewis - (415) 575-9168  
[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE PROJECT THAT INCLUDES DEMOLITION OF THE EXISTING UA LOCAL 38 BUILDING AND THE MAJORITY OF THE LESSER BROTHERS BUILDING, REHABILITATION OF THE CIVIC CENTER HOTEL, REMOVAL OF THE EXISTING ON-SITE SURFACE PARKING LOTS, AND CONSTRUCTION OF FIVE NEW BUILDINGS. IN TOTAL, THE PROJECT WOULD INCLUDE 455,900 SQUARE FEET OF RESIDENTIAL USES (CONTAINING A TOTAL OF 584 UNITS, INCLUDING 100 AFFORDABLE UNITS), 33,500 SQUARE FEET OF PRIVATE AND PUBLICLY-ACCESSIBLE OPEN SPACE, 32,100 SQUARE FEET OF UNION FACILITY USE, AND 13,000 SQUARE FEET OF GROUND-FLOOR RETAIL/RESTAURANT USE. THE PROJECT WOULD ALSO INCLUDE VEHICULAR PARKING, BICYCLE PARKING, LOADING FACILITIES, AND STREETScape IMPROVEMENTS.

MOVED, that the San Francisco Planning Commission (hereinafter "commission") hereby CERTIFIES the final environmental impact report identified as case no. 2015-005848ENV, the "1629 Market Street Mixed-Use Project" (hereinafter "project"), based upon the following findings:

1. The City and County of San Francisco, acting through the planning department (hereinafter "department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
  - A. The department determined that an environmental impact report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on February 8, 2017.

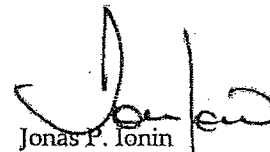


- B. The department held a public scoping meeting on March 1, 2017 in order to solicit public comment on the scope of the project's environmental review.
  - C. On May 10, 2017, the department published the draft EIR (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the commission public hearing on the DEIR; this notice was mailed to the department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on May 10, 2017.
  - D. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site on May 10, 2017.
  - E. On May 10, 2017, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse.
  - F. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on May 10, 2017.
2. The commission held a duly advertised public hearing on said DEIR on June 15, 2017 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on June 26, 2017.
  3. The department prepared responses to comments on environmental issues received at the public hearing and in writing during the 47-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a response to comments document, published on October 4, 2017, distributed to the commission and all parties who commented on the DEIR, and made available to others upon request at the department.
  4. A final EIR (hereinafter "FEIR") has been prepared by the department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the responses to comments document all as required by law.
  5. Project EIR files have been made available for review by the commission and the public. These files are available for public review at the department at 1650 Mission Street, Suite 400, and are part of the record before the commission.
  6. On October 19, 2017, the commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
  7. The commission hereby does find that the FEIR concerning file no. 2015-005848ENV reflects the independent judgement and analysis of the City and County of San Francisco, is adequate, accurate

and objective, and that the responses to comments document contains no significant revisions to the DEIR that would require recirculation of the document pursuant to CEQA Guideline section 15088.5, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

8. The commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR would have the following significant unavoidable environmental impacts, which cannot be mitigated to a level of insignificance:
  - A. The proposed project would have a significant, project-specific impact on historic architectural resources; and,
  - B. The proposed project would have a significant, cumulative construction impact related to transportation and circulation.
9. The commission reviewed and considered the information contained in the FEIR prior to approving the project.

I hereby certify that the foregoing motion was ADOPTED by the Planning Commission at its regular meeting of October 19, 2017.

  
Jonas P. Ionin  
Commission Secretary

AYES: Richards, Fong, Johnson, and Koppel  
NOES: None  
ABSENT: Hillis, Melgar, and Moore  
ADOPTED: October 19, 2017



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Planning Commission Motion No. 20034**

HEARING DATE: OCTOBER 19, 2017

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Case No.:* 2015-005848ENV  
*Project Address:* 1601-1645 Market Street (aka 1629 Market St Mixed-Use Project)  
*Existing Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
 P (Public) Zoning District  
 OS, 40-X and 85-X Height and Bulk Districts  
*Block/Lot:* 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 035  
*Project Sponsor:* Strada Brady, LLC  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT IMPACTS AND SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE 1629 MARKET STREET MIXED-USE PROJECT (“PROJECT”), LOCATED ON ASSESSOR’S BLOCK 3505 LOT 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 035.

**PREAMBLE**

The 1629 Market Street Mixed-Use Project (“Project”) comprises a project site of approximately 2.2-acres (or approximately 97,617 square feet) on the block bounded by Market, 12<sup>th</sup>, Otis and Brady Streets. Strada Brady, LLC is the Project Sponsor for the Project.

The Project is a new mixed-use development with new residential, retail, and institutional uses, as well as a publicly-accessible open space. The Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building at 1629-1645 Market Street, and rehabilitate the Civic Center Hotel at 1601 Market Street, as well as demolish the 242-space surface parking lots on the project site. The Project would construct a total of five new buildings on the project site, including a new UA Local 38 Building, and a 10-story addition to the Lesser Brothers Building with ground-floor retail/restaurant space at the corner of Brady and Market Streets (“Building A”). A new 10-story residential building with ground-floor retail/restaurant space (“Building B”) would be constructed on Market Street between the new UA Local 38 building and Building A. A nine-story residential building would be constructed at the end of Colton Street and south of Stevenson Street (“Building D”). The five-story Civic Center Hotel (also referred to as “Building C”), would be rehabilitated to contain residential units and ground-floor retail/restaurant space, and a new six-story Colton Street Affordable Housing building would be constructed south of Colton Street as part of the proposed project. Overall, the proposed project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units in the Colton Street Affordable Housing building, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union

facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets. The Project is more particularly described in Attachment A (See Below).

The Project Sponsors filed an Environmental Evaluation Application for the Project with the San Francisco Planning Department ("Department") on July 10, 2015.

Pursuant to and in accordance with the requirements of Section 21094 of CEQA and Sections 15063 and 15082 of the CEQA Guidelines, the Department, as lead agency, published and circulated a Notice of Preparation ("NOP") on February 8, 2017, which notice solicited comments regarding the scope of the environmental impact report ("EIR") for the proposed project. The NOP and its 30-day public review comment period were advertised in a newspaper of general circulation in San Francisco and mailed to governmental agencies, organizations and persons interested in the potential impacts of the proposed project. The Department held a public scoping meeting on March 1, 2017, at the American Red Cross Building at 1663 Market Street.

During the approximately 30-day public scoping period that ended on March 10, 2017, the Department accepted comments from agencies and interested parties that identified environmental issues that should be addressed in the EIR. Comments received during the scoping process were considered in preparation of the Draft EIR.

The Department prepared the Draft EIR, which describes the Project and the environmental setting, analyzes potential impacts, identifies mitigation measures for impacts found to be significant or potentially significant, and evaluates alternatives to the Project. The Draft EIR assesses the potential construction and operational impacts of the Project on the environment, and the potential cumulative impacts associated with the Project in combination with other past, present, and future actions with potential for impacts on the same resources. The analysis of potential environmental impacts in the Draft EIR utilizes significance criteria that are based on the San Francisco Planning Department Environmental Planning Division guidance regarding the environmental effects to be considered significant. The Environmental Planning Division's guidance is, in turn, based on CEQA Guidelines Appendix G, with some modifications.

The Department published a Draft EIR for the Project on May 10, 2017, and circulated the Draft EIR to local, state, and federal agencies and to interested organizations and individuals for public review. On May 10, 2017, the Department also distributed notices of availability of the Draft EIR; published notification of its availability in a newspaper of general circulation in San Francisco; posted the notice of availability at the San Francisco County Clerk's office; and posted notices at locations within the project area. The Planning Commission held a public hearing on June 15, 2017, to solicit testimony on the Draft EIR during the public review period. A court reporter, present at the public hearing, transcribed the oral comments verbatim, and prepared written transcripts. The Department also received written comments on the Draft EIR, which were sent through mail, fax, hand delivery, or email. The Department accepted public comment on the Draft EIR until June 26, 2017.

The Department then prepared the Comments and Responses to Comments on Draft EIR document ("RTC"). The RTC document was published on October 4, 2017, and includes copies of all of the comments received on the Draft EIR and written responses to each comment.

In addition to describing and analyzing the physical, environmental impacts of the revisions to the Project, the RTC document provided additional, updated information, clarification and modifications on issues raised by commenters, as well as Planning Department staff-initiated text changes to the Draft EIR. The Final Environmental Impact Report (Final EIR), which includes the Draft EIR, the RTC document, the Appendices to the Draft EIR and RTC document, and all of the supporting information, has been reviewed and considered. The RTC documents and appendices and all supporting information do not add significant new information to the Draft EIR that would individually or collectively constitute significant new information within the meaning of Public Resources Code Section 21092.1 or CEQA Guidelines Section 15088.5 so as to require recirculation of the Final EIR (or any portion thereof) under CEQA. The RTC documents and appendices and all supporting information contain no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the project sponsor, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The Commission reviewed and considered the Final EIR for the Project and found the contents of said report and the procedures through which the Final EIR was prepared, publicized and reviewed complied with the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. section 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code.

The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 by its Motion No. 20033.

The Commission, in certifying the Final EIR, found that the Project described in the Final EIR will have the following significant and unavoidable environmental impacts:

- Cause a substantial adverse change in the significance of a historical resource, the Lesser Brothers Building at 1629-1645 Market Street.
- Combine with past, present, and reasonably foreseeable future development to contribute considerably to significant cumulative construction-related transportation impacts.

The Planning Commission Secretary is the custodian of records for the Planning Department materials, located in the File for Case No. 2015-005848ENV, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Motion No. 20034  
October 19, 2017

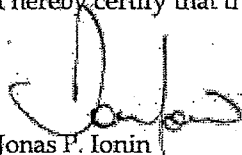
CASE NO 2015-005848ENV  
1629 Market Street Mixed-Use Project

On October 19, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2015-005848ENV to consider the approval of the Project. 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 Project, the Planning Department staff, expert consultants and other interested parties.

This Commission has reviewed the entire record of this proceeding, the Environmental Findings, attached to this Motion as Attachment A and incorporated fully by this reference, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, and the proposed MMRP attached as Attachment B and incorporated fully by this reference, which material was made available to the public.

MOVED, that the Planning Commission hereby adopts these findings under the California Environmental Quality Act, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, as further set forth in Attachment A hereto, and adopts the MMRP attached as Attachment B, based on substantial evidence in the entire record of this proceeding.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 19, 2017.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Johnson, Koppel and Richards  
NAYS: None  
ABSENT: Hillis, Melgar, and Moore  
ADOPTED: October 19, 2017

## Attachment A

### 1629 Market Street Mixed-Use Project

#### California Environmental Quality Act Findings:

#### FINDINGS OF FACT, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND STATEMENT OF OVERRIDING CONSIDERATIONS

#### SAN FRANCISCO PLANNING COMMISSION

October 19, 2017

In determining to approve the 1629 Market Street Mixed-Use Project ("Project"), as described in Section I.A, Project Description, below, the following findings of fact and decisions regarding mitigation measures and alternatives are made and adopted, and the statement of overriding considerations is made and adopted, based on substantial evidence in the whole record of this proceeding and under the California Environmental Quality Act, California Public Resources Code Sections 21000-21189.3 ("CEQA"), particularly Sections 21081 and 21081.5, the Guidelines for implementation of CEQA, California Code of Regulations, Title 14, Sections 15000-15387 ("CEQA Guidelines"), particularly Sections 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code.

This document is organized as follows:

**Section I** provides a description of the project proposed for adoption, project objectives, the environmental review process for the project, the approval actions to be taken and the location of records;

**Section II** identifies the impacts found not to be significant that do not require mitigation;

**Section III** identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures;

**Section IV** identifies significant impacts that cannot be avoided or reduced to less-than-significant levels and describes any applicable mitigation measures as well as the disposition of the mitigation measures;

**Section V** identifies mitigation measures considered but rejected as infeasible for economic, legal, social, technological, or other considerations;

**Section VI** evaluates the different project alternatives and the economic, legal, social, technological, and other considerations that support approval of the project and the rejection as infeasible of alternatives, or elements thereof, analyzed; and

**Section VII** presents a statement of overriding considerations setting forth specific reasons in support of the actions for the project and the rejection as infeasible of the alternatives not incorporated into the project.

The Mitigation Monitoring and Reporting Program ("MMRP") for the mitigation measures that have been proposed for adoption is attached with these findings as Exhibit 1 to Attachment A to Motion No.

20034. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP provides a table setting forth each mitigation measure listed in the Final Environmental Impact Report for the Project ("Final EIR") that is required to reduce or avoid a significant adverse impact. The MMRP also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in the MMRP.

These findings are based upon substantial evidence in the entire record before the San Francisco Planning Commission (the "Commission"). The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report ("Draft EIR" or "DEIR") or the Responses to Comments document ("RTC") in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.



I. PROJECT DESCRIPTION, OBJECTIVES, ENVIRONMENTAL REVIEW PROCESS,  
APPROVAL ACTIONS, AND RECORDS

The Project is a mixed-use development containing approximately 501,000 gross square feet ("gsf")<sup>1</sup> of new construction, renovated and rehabilitated buildings, and 33,500 square feet of open space<sup>2</sup> on an approximately 2.2-acre site bounded by Market, 12th, Otis, and Brady Streets. Overall, the Project is proposed to include up to 455,900 gsf of residential uses (approximately 584 residential units), 13,000 gsf of retail/restaurant uses, and 32,100 gsf of union facility use.<sup>3</sup>

The Project is more particularly described below in Section I.A.

A. Project Description.

1. Project Location and Site Characteristics.

The Project is proposed on an approximately 2.2-acre site (Assessor's Block 3505, Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, and 035) on the block bounded by Market, 12th, Otis, and Brady Streets (the "Project site"). Stevenson Street, perpendicular to 12th Street, separates Lots 007 and 008 from the lots to the north fronting Market Street (Lots 001, 033, 033A). Colton Street, perpendicular to Brady Street, turns south into Colusa Place in the middle of the block, then west into Chase Court and wraps around Lots 027 and 028. The Project site is located within the Market & Octavia Area Plan, an area plan of the San Francisco General Plan (General Plan). Most of the site is located within the NCT 3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District, while the southwestern portion of the site, occupying approximately 20,119 square feet is in a P (Public) Zoning District. The P Zoning District is designated in the Market & Octavia Area Plan as the location for a planned open space, referred to as the Mazzola Gardens.<sup>4</sup> The portions of the Project site north of Stevenson Street and east of Colusa Place are located within an 85-X height and bulk district, while the portion of the Project site south of Colton Street is in a 40-X height and bulk district.

---

<sup>1</sup> Gross square footage excludes subterranean parking and loading, parking and loading ingress and egress, as well as other spaces excluded under Planning Code Section 102. All quantities stated herein are approximate unless otherwise noted.

<sup>2</sup> The Project's open space includes 10,100 square feet of common residential and 23,400 square feet of privately-owned publicly-accessible private open space. The privately-owned publicly-accessible open space includes a 13,700 square foot Mazzola Gardens (including space on the parcel owned by BART), an 8,600 square foot mid-block alley between Building A and Building B, and an 1,100 square foot space adjacent to Building A and Brady Street. For purposes of CEQA analysis, all common residential and privately-owned publicly-accessible open space has been included; development of open space on the parcel owned by BART is subject to final agreement with BART. For entitlements purposes, the Mazzola Gardens space has been excluded from the required open space calculations under Planning Code Section 135, because the non-BART portion of the Mazzola Gardens will be subject to an in-kind agreement for satisfaction of the Market & Octavia Community Infrastructure Impact Fee.

<sup>3</sup> The Project described in the EIR has undergone minor changes following publication of the DEIR, as more particularly described in plans dated August 31, 2017. The Planning Department has determined that these changes in the project description do not change the conclusions in the FEIR. These documents are all available for review in File No.2015-005848ENV at the Planning Department, 1650 Mission Street, 4th Floor, for review.

<sup>4</sup> The Mazzola Gardens is referred to in the EIR as the Brady Open Space.

The Project site is currently occupied by four surface parking lots, a Bay Area Rapid Transit ("BART") ventilation structure, as well as three buildings: the Civic Center Hotel, built in 1915; the UA Local 38 building, built in 1923 and extensively remodeled in 1964; and the Lesser Brothers Building, built in 1925.

The Civic Center Hotel occupies the entirety of Lot 001 as a five-story, 55-foot-tall, 36,000-square-foot building with pedestrian access from 12th Street. The Civic Center Hotel is temporarily serving as a Navigation Center (since June 2016) and residential use, and while acting as such, is housing up to 140 transitional occupants supported with up to 14 employees at a single time.

The existing UA Local 38 building, located on Lot 032A, is a two-story, 35-foot-tall, 24,100-square-foot building containing an assembly hall, union support space, including offices, for the UA Local 38. The building covers the entire lot, and pedestrian access is available from Market Street. A surface parking lot (Lots 033 and 033A), accessible via a curb cut on Market Street, containing 69 off-street vehicle parking spaces is located adjacent to the existing UA Local 38 building.

The Lesser Brothers Building, located on Lot 032, is a one-story, 20-foot-tall, 13,000-square-foot building. The building fronts on Market Street and covers approximately one-third of the lot.

A surface vehicle parking lot (Lots 031, 031A, 032, and 035), accessible via a curb cut on Brady Street, extends south of the building to Colton Street and contains 95 off-street vehicle parking spaces. Another surface parking lot (Lots 007, 008, and 029), accessible via a curb cut on Colton Street, containing 39 off-street vehicle parking spaces is located on the Project site south of Stevenson Street. A surface parking lot (Lots 027 and 028), accessible via a curb cut on Colton Street, containing 39 off-street vehicle parking spaces is also located on the Project site, bounded by Colton Street to the north, Colusa Place to the east, and Chase Court to the south. The BART ventilation structure is located on Lot 34 (owned by BART) between the two surface parking lots south of Stevenson Street and north of Colton Street.

Interstate 80 and U.S. Highway 101 (U.S. 101) provide the primary regional access to the Project area. Interstate 280 provides regional access from the South of Market Area ("SoMa") neighborhood to southern San Francisco, the Peninsula, and the South Bay. South Van Ness Avenue serves as U.S. 101 between Market Street and the Central Freeway (at 13th Street), providing direct access to the Project site. The Muni Van Ness Station and surface Muni stops on Market Street and Van Ness Avenue are located approximately 550 feet west (0.10 mile) of the Project site. There are multiple bus stops located in proximity to the Project site, including a stop along South Van Ness Avenue and stops on Mission Street and on Otis Street.

## 2. Project Characteristics.

The Project is a mixed-use development containing approximately 501,100 gross square feet ("gsf") of new construction, renovated and rehabilitated buildings, and 33,500 square feet of open space on an approximately 2.2-acre site bounded by Market, 12th, Otis, and Brady Streets.

The Project would construct five new buildings on the Project site (one of which would be located behind the portion of the Lesser Brothers Building to be retained), and rehabilitate the Civic Center Hotel (Building C). Overall, the Project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units (including market-rate units and affordable units) in Buildings A through D, as well as up to 100 affordable units in the Colton Street Affordable Housing building. In

addition, the Project would construct 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant space along Market, 12th, and Brady Streets in Buildings A, B, and C (Civic Center Hotel), and 33,500 square feet of publicly-accessible and residential open space. The residential unit breakdown for the 484 units would consist of approximately 129 studio units (26.7 percent), 189 one-bedroom units (39.0 percent), and 166 two-bedroom units (34.3 percent).

a. Proposed Buildings.

The Project contains six buildings (five new buildings with heights ranging from 57 to 85 feet,<sup>5</sup> and one retained and rehabilitated building), each as described below.

i. UA Local 38 Building

The Project would construct a new four-story, 58-foot-tall, 32,100-square-foot UA Local 38 building with an assembly hall and office space to replace the existing building. The new UA Local 38 building, located between Building B and the rehabilitated Civic Center Hotel (Building C), would front Market Street, and would have no setbacks.

ii. Building A

Upon demolition of a majority of the Lesser Brothers Building, the Project would construct a 10-story, 85-foot-tall, 164,200-square-foot addition behind the remaining 140-foot-long Market Street façade. The Project would retain the primary Market Street façade, including the façade's single-story height, storefronts divided by piers and capped by wood-frame transoms, stucco-clad and cast cement frieze and cornice, and tile-clad pent roof, all of which have been identified as character-defining features of the building. In addition, the Project would retain 80 percent (48 of 60 feet) of the west (Brady Street) façade, as well as 40 percent (24 of 60 feet) of the east façade, which currently abuts 1621 Market Street. This partially retained façade would be newly visible with demolition of 1621 Market Street and development of a pedestrian walkway between Buildings A and B. Building A, located on the corner of Brady and Market Streets, would contain 190 residential units and 6,600 square feet of ground-floor retail/restaurant space along Market Street and a small portion at the southwest corner of the building on Brady Street. The ground floor retail/restaurant area, with pedestrian entrances for the residential portion of the building available from the mid-block alley and Brady Street. A 19-foot-wide curb cut and garage opening would provide access to the two-level, below-grade parking garage under Building A. The first level of the below-grade parking garage would also contain amenity space and bike storage. Although Building A would rise to a height of 85 feet, the rear portion of the building fronting Brady Street would rise to a height of 72 feet to accommodate a 3,000-square-foot roof deck. The Market Street façade of Building A would be set back from the portion of the Lesser Brothers Building façade proposed to be retained by 10 feet; however, the vertical bay projections and fins would be set back approximately two feet and two inches from the Lesser Brothers Building façade. An additional 2,100 square feet of common residential open space would be provided east of the building, to the west of the mid-block alley open space, and an additional 1,100 square feet of privately-owned publicly-accessible open space would be provided along the west side of the building adjacent to Brady Street. The rear façade of the building,

<sup>5</sup> Building heights for the Project do not include rooftop mechanical penthouses. In accordance with Section 260(b)(1)(B) of the Planning Code, elevator, stair, and mechanical penthouses would be a maximum of 16 feet in height above the roofline.

supported on V columns, would extend approximately 40 feet over the Mazzola Gardens at height of approximately 27 feet above the open space.

iii. Building B

The Project would construct a 10-story, 85-foot-tall, 147,200-square-foot mixed-use building located between Building A and the UA Local 38 building, which would contain 170 residential units and 2,700 square feet of ground-floor retail/restaurant space fronting Market Street. A portion of the front façade of Building B would be slightly set back from Market Street. A portion of the east façade of the building would also step back to accommodate a 2,200-square-foot residential common open space. A residential lobby would be located behind the retail/restaurant area on the ground floor, with pedestrian access available from the mid-block alley and the common open space on the east side of the building. A 24-foot-wide curb cut and garage opening at the southwest corner of the building would provide access to the two-level, below-grade parking garage under Building B.

iv. Building C (Civic Center Hotel)

The Project would rehabilitate the existing five-story, 55-foot-tall, 39,900 square-foot Civic Center Hotel, located on the corner of Market and 12th Streets, to contain 60 residential units and 36,700 square feet of residential uses, and 3,700 square feet of ground-floor retail/restaurant space along Market and 12th Streets. No building expansion is proposed, although a stairwell/elevator would be added. A residential lobby with pedestrian access from 12th Street would be located between the two retail/restaurant areas at the north and south ends of the building on the ground floor. The rehabilitation of the Civic Center Hotel would retain the building's five-story height and massing and three brick-clad street-facing elevations, the cast stone and sheet metal ornament on the Market Street and 12th Street façades, the street-level storefronts (although the storefronts themselves would be altered), the regular pattern of double-hung windows, and the neon blade sign, although the sign may be relocated and/or the lettering and lighting type and efficiency may be altered. Each of these features has been identified as important to defining the historic character of the building.

v. Building D

The Project would construct a nine-story, 85-foot-tall, 71,700-square-foot residential building with 64 residential units, east of the proposed Mazzola Gardens and south of Stevenson Street. A ground-floor lobby would be located on the north end of the building, with pedestrian access available from the Mazzola Gardens. A residential move-in/move-out loading space would be located on the east side of the building fronting Stevenson Street. As currently designed, a curb cut would not be needed because the paving would be flush across Stevenson Street. Building D would include a single basement level to provide building service space, bicycle storage, and amenity space for tenants. A 1,500-square-foot residential common open space would be located on the roof, and a 700-square foot residential common open space would be located at the southeast corner of the building.

vi. Colton Street Affordable Housing Building

The Project would construct a six-story, 68-foot-tall building, south of Colton Street, containing up to 100 affordable residential units. A single basement level would provide tenant laundry facilities, work rooms, a kitchen, dining area, bike storage, building service space, and a courtyard open to the ground floor.

above. A residential lobby with pedestrian access from Colton Street would be located on the ground floor. An approximately 600-square-foot residential common open space would be located at the southwest corner of the building. On-site social services that would be provided include one-on-one case management, job training, and health services to assist residents with their transition out of homelessness.

**b. Streetscape Changes**

The Project would include two driveways across the existing sidewalks: one 19-foot-wide driveway along Brady Street that would use an existing curb cut, and a 24-foot-wide curb cut on Stevenson Street, approximately 140 feet west of the intersection of Stevenson and 12th Streets, which would provide access to the two-level vehicle parking garage located under Buildings A and B. In addition, a bulbout proposed across Stevenson Street at 12th Street would require a new 20-foot-wide curb cut into the bulbout to access Stevenson Street.

The Project includes two potential options for streetscape designs along 12th Street adjacent to the Project site for consideration, and the Project approvals allow flexibility for either design. Both the "Base Case" and "Enhanced Plan" for the 12th Street streetscape plan would modify pedestrian conditions along the roadway segment. The Project would include its share of improvements along the west wide of 12th Street under either scenario. The Base Case would include a raised intersection across 12th Street at the Stevenson Street entrance to the Project site, and the Enhanced Plan would convert all of 12th Street into a raised, shared roadway, slowing vehicle traffic and making pedestrian travel safer and more comfortable along the roadway. The Project would maintain existing sidewalk widths on Brady, Colton, and Market Streets immediately surrounding the Project site and would provide its share of streetscape improvements along the west side of 12th Street to widen sidewalks, add street trees, and add bulbouts at the corner of Market and 12th Streets, as well as at the corner of 12th and Stevenson Streets. The Base Case streetscape plan for 12th Street would include 21-foot-wide pedestrian zones on both sides of the street, including a four-foot-wide frontage zone, eight-foot-wide sidewalk, and nine-foot-wide furnishing zone. The Enhanced Plan for 12th Street would include a 40-foot-wide pedestrian zone on the east side of the street and an 18-foot-wide pedestrian zone on the west side of the street. The 40-foot-wide pedestrian zone would include a six-foot-wide sidewalk along the drive lane, a 25-foot-wide promenade area for vendors and seating, and a nine-foot-wide sidewalk adjacent to 10 South Van Ness Avenue. The 18-foot-wide pedestrian zone would include four-foot-wide buffer zones adjacent to the Project and drive lane, and a 10-foot-wide sidewalk between the buffer zones. Both designs would include a small plaza on the northwest corner of the intersection of 12th, Mission, and Otis Streets and South Van Ness Avenue.

**c. Transportation Demand Management Plan**

The Project includes a Transportation Demand Management ("TDM") Plan, in compliance with Section 169 of the Planning Code. The Project would implement TDM Measures from the following categories of measures in the TDM Program Standards: active transportation; car-share; delivery; family-oriented; information and communications; land use; and parking management. The TDM Ordinance requires, prior to issuance of a certificate of occupancy, that a property owner facilitate a site inspection by the Planning Department and document implementation of applicable aspects of the TDM Plan, and maintain a TDM Coordinator, allow for Department inspections, and submit periodic compliance reports throughout the life of the Project.

d. Open Space.

The Project would provide approximately 33,500 square feet of open space, including privately-owned publicly-accessible and residential common open space in the form of roof decks and courtyards. The Project would provide approximately 10,100 square feet of common usable open space for the residential uses proposed by the Project. These common usable open spaces would include roof decks on Buildings A and D, and ground-floor courtyard open space adjacent to Buildings A, B, C, D, and the Colton Street Affordable Housing Building. The Project would also provide approximately 23,400 square feet of privately-owned publicly-accessible open space, including the creation of the planned Mazzola Gardens (13,700 square feet) at the northeast corner of Brady and Colton Streets, a mid-block alley between Buildings A and B (8,600 square feet), and space adjacent to Building A and Brady Street (1,100 square feet). The mid-block alley would provide access through the Project site to the Mazzola Gardens from Market Street. The Mazzola Gardens would provide publicly-accessible amenities including seating, landscaping, play equipment, and flexible recreation areas. The BART ventilation structure would remain in place and functioning within the Mazzola Gardens, but would be screened from view with a sculptural installation or landscape wall. The proposed design is being coordinated and permitted through BART. The design must comply with BART standards to ensure functionality, security, access, and maintenance.

e. Construction Activities.

The Project is anticipated to be constructed on a mat foundation. Therefore, the Project would entail excavation to a maximum depth of approximately 30 feet to accommodate both the below-grade parking levels and foundation. The Project would require excavation of approximately 63,400 cubic yards; Phase 1 excavation would total up to approximately 39,700 cubic yards, and Phase 2 would total up to approximately 23,700 cubic yards. Because the soils beneath the Project site consist of artificial fill, Dune sand, and marsh deposits to approximately the proposed depth of excavation, and because these soils may be unsuitable for supporting the proposed structures, soil improvement would likely be required to avoid the potential for soil liquefaction and to properly support the foundation slab. Soil improvement would likely be undertaken by a technique known as deep soil mixing ("DSM"), in which cement grout is pumped into and mixed with the native soil, essentially creating strengthened columns in the ground that can adequately support a foundation slab. Because of the presence of the BART tunnels beneath the site, DSM columns cannot be created atop the tunnels, and therefore the foundation slab would have to be constructed in a manner such that it could span the area above the BART tunnels between DSM columns on either side of the tunnels. Additionally, within the area designated as BART's Zone of Influence above the tunnels, the Project may not place additional weight atop the BART structures. Therefore, the building weight must be offset by excavation of the Project's basement levels. BART would review the Project's final geotechnical and geological hazards evaluation reports to ensure compliance with its guidelines for construction over its subway structures. The reports will include an engineering geology map, a site plan showing the location of subway structures, BART easements, a soil reworking plan, and the geological conclusion and recommendations.

Construction staging for Phases 1 and 2 of construction would occur in the proposed Mazzola Gardens portion of the Project site and may also occur on a portion of Stevenson Street. The Mazzola Gardens would be developed when the construction staging for Phase 2 is complete. During construction, trucks would access the site from Brady, 12th, Colton, and Stevenson Streets.

A number of support poles for Muni overhead wires are located on Market Street, South Van Ness Avenue, Otis Street, and Mission Street. It is anticipated that these support poles would be maintained, but some may require temporary relocation during construction, which would be coordinated through the SFMTA's review of the Special Traffic Permit and of the Project's construction management plan.

f. Construction Schedule.

The Project would be constructed in two sequential phases. Phase 1 would include construction of the Colton Street Affordable Housing building, the new UA Local 38 building, and Building D, all of which would be located on existing surface parking lots. In addition, Building A, including the two-level, below-grade parking garage, would also be constructed during Phase 1. The two-level, below-grade parking garage under Building B would be completed in Phase 2. Construction of Building A would entail demolition of the majority of the Lesser Brothers Building and construction of a 10-story addition behind the portion of the façade along Market Street proposed to be retained. Residents of the Civic Center Hotel would remain onsite during Phase 1 construction, as would employees of the UA Local 38 building. Following the completion of Phase 1 construction, the new buildings would be available for occupancy. Current long-term residents of the Civic Center Hotel would have the opportunity to move and relocate into the new Colton Street Affordable Housing building, and UA Local 38 would operate in its new location. Phase 2 construction would entail demolition of the existing UA Local 38 building and the construction of Building B and its below-grade parking garage, and the rehabilitation of the Civic Center Hotel (Building C) into a mixed-use building with residential use over ground-floor retail/restaurant. Upon completion of the Project, the two garage areas under Buildings A and B would be connected and result in one garage, with access from Brady and Stevenson Streets.

The construction duration for the entire Project is estimated to require a total of 44 months. Phase 1 would require 22 months and is anticipated to begin in March 2018, with initial occupancy anticipated to occur by January 2020. Phase 1 would involve demolition and site preparation (including grading and excavation) that would take approximately five months, followed by foundation and below-grade construction requiring two months, then building construction, paving, and architectural coatings would require an additional eleven months, with completion of interiors taking an additional four months.

Phase 2 of the Project is anticipated to begin in January 2020 and require 22 months for completion, anticipated by November 2021. Phase 2 would involve demolition and site preparation (including grading and excavation) and would take approximately five months, followed by foundation and below-grade construction requiring two months, then building construction, paving, and architectural coatings would require an additional 11 months, with completion of interiors taking an additional four months.

B. Project Objectives

The Project Sponsor, Strada Brady, LLC, would develop the Project. Their Project objectives are to:

- Take advantage of the opportunity to plan and develop a mixed-use development at a significant, underutilized site in a transit-oriented, urban infill location with a building density, mix of uses, and public amenity program that is generally consistent with the overall objectives and policies of the Market & Octavia Area Plan.

- Create a mixed-use, mixed-income community that includes on-site market-rate, inclusionary below-market-rate, and supportive housing, along with neighborhood-serving retail and new labor union facilities.
- Develop the site at an intensity and density that takes advantage of the transit resources in the area and allows the proposed project to remain financially feasible while delivering on-site affordable housing, open space, and other public benefits and community amenities.
- Produce high-quality architectural and landscape design that encourages variety, is compatible with its surrounding context, and will contribute to Market Street's unique vibrancy through strong urban design and prominent corners at 12th and Brady Streets.
- Build a transit-oriented development that is committed to sustainable design and programming through its transportation demand management, efficient building systems, and environmentally-conscious construction materials and methods.
- Preserve the character-defining features of the Civic Center Hotel and retain and renovate portions of the Lesser Brothers Building storefront at 1629-1645 Market Street, and incorporate these resources as integral parts of the overall project design, massing, and street wall context for Market and 12th Streets.
- Provide affordable housing on the Colton Street portion of the project site at a sufficient density to support on-site social and health services targeted to serve formerly homeless and at-risk residents.
- Develop a new facility for the property owner and current occupant of the site, United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry Local 38 and its Pension Trust Fund, including offices and union meeting space.
- Fulfill key City Market & Octavia Area Plan objectives regarding the network of neighborhood-serving open space and pedestrian passageways by designing, developing, and maintaining an approximately 18,000-square-foot Mazzola Gardens.
- Encourage pedestrian access to the Mazzola Gardens with both north/south and east/west access to the site by creating new mid-block alleyways and other streetscape improvements.

**C. Environmental Review**

The environmental review for the Project is described in Planning Commission Motion No. 20033, to which this Attachment A is attached.

**D. Approval Actions.**

The Project requires the following approvals:



1. Planning Commission Approvals.

- Recommendation to the Board of Supervisors of an amendment to the Height and Bulk Map to change the height and bulk designation of the Colton Street Affordable Housing parcel from 40-X to 68-X.
- Recommendation to the Board of Supervisors of an amendment to the Zoning Use District Map (rezoning) to reflect the reconfigured open space parcel for the Mazzola Gardens.
- Recommendation to the Board of Supervisors of amendments to the Market & Octavia Area Plan including to Map 1 Land Use Districts, Map 3 Height Districts, and Policy 7.2.5 to reflect the updated proposed plan for the Mazzola Gardens.
- Recommendation to the Board of Supervisors of a Special Use District to reflect other Code compliance and phasing issues on a site-wide basis, such as open space and height limits along narrow streets and alleys.
- Recommendation to the Board of Supervisors of a Development Agreement with respect to the project sponsor's commitment to develop supportive affordable housing as part of the proposed project and to develop and maintain the Mazzola Gardens.
- Approval of Conditional Use Authorization/Planned Unit Development from the Planning Commission per Planning Code Sections 303 and 304 to permit development of a large lot (10,000 square feet and above) and large non-residential use (4,000 square feet and above), to address dwelling unit mix, and to provide exceptions to the Planning Code requirements for: rear yard, open space, permitted obstructions, dwelling unit exposure, street frontage, loading, and measurement of height, including adoption of the Mitigation Monitoring Reporting Program as part of the conditions of approval.
- Approval of the Project's Transportation Demand Management Plan, as required by Planning Code Section 169.

2. Board of Supervisors Actions.

- Adoption of findings under CEQA.
- Adoption of findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.
- Approval of an amendment to the Height and Bulk Map to change the height and bulk designation of the Colton Street Affordable Housing parcel from 40-X to 68-X.
- Approval of an amendment to the Zoning Use District Map (rezoning) to reflect the reconfigured open space parcel for the Mazzola Gardens.

- Approval of amendments to the Market & Octavia Area Plan including to Map 1 Land Use Districts, Map 3 Height Districts, and Policy 7.2.5 to reflect the updated proposed plan for the Mazzola Gardens.
  - Approval of Special Use District to reflect other Planning Code compliance issues on a site-wide basis, such as open space and height limits along narrow streets and alleys.
  - Approval of a Development Agreement with respect to the project sponsor's commitment to develop supportive affordable housing as part of the proposed project and to develop and maintain the Mazzola Gardens.
3. Department of Building Inspection Actions.
- Review and approval of demolition, grading, and building permits.
  - If any night construction work is proposed that would result in noise greater than five dBA above ambient noise levels, approval of a permit for nighttime construction is required.
4. San Francisco Public Works Actions.
- If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit from the Bureau of Street Use and Mapping.
  - Approval of a permit to remove and replace street trees adjacent to the project site.
  - Approval of construction within the public right-of-way (e.g., curb cuts, bulbouts and sidewalk extensions) to ensure consistency with the Better Streets Plan.
  - Approval of parcel mergers and new subdivision maps.
5. San Francisco Municipal Transportation Agency Actions.
- Approval of the placement of bicycle racks on the sidewalk, and of other sidewalk improvements, by the Sustainable Streets Division.
  - If any portion of the public right-of-way is used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a Special Traffic Permit from the Sustainable Streets Division.
  - Approval of construction within the public right-of-way (e.g., bulbouts and sidewalk extensions) to ensure consistency with the Better Streets Plan.
  - Approval of designated color curbs for on-street freight or commercial loading along 12th, Brady, and Stevenson Streets.

6. San Francisco Public Utilities Commission Actions.

- Approval of any changes to sewer laterals (connections to the City sewer system).
- Approval of an Erosion and Sediment Control Plan, in accordance with Article 4.1 of the San Francisco Public Works Code.
- Approval of post-construction stormwater design guidelines, including a stormwater control plan that complies with the City's 2016 Stormwater Management Requirements and Design Guidelines.
- Approval of any changes to existing publicly-owned fire hydrants, water service laterals, water meters, and/or water mains.
- Approval of the size and location of the project's new fire, standard, irrigation, and/or recycled water service laterals.
- Approval of the landscape plan per the Water Efficient Irrigation Ordinance.
- Approval of the use of dewatering wells per Article 12B of the Health Code (joint approval by the San Francisco Department of Public Health).
- Approval of required documentation per the Non-potable Water Ordinance (joint approval by the San Francisco Department of Public Health).

7. San Francisco Department of Public Health Actions.

- Approval of an Enhanced Ventilation Proposal as required pursuant to Article 38 of the Health Code.
- Approval of a Dust Control Plan as required pursuant to Article 22B of the Health Code.
- Approval of a Work Plan for Soil and Groundwater Characterization and, if determined necessary by the Department of Public Health, a Site Mitigation Plan, pursuant to Article 22A of the Health Code.
- Approval of the use of dewatering wells per Article 12B of the Health Code (joint approval by the San Francisco Public Utilities Commission).
- Approval of required documentation per the Non-potable Water Ordinance (joint approval by the San Francisco Public Utilities Commission).

8. Bay Area Rapid Transit ("BART") Actions.

- Approval of a Construction Permit for construction on, or adjacent to, the BART right of way. Pertinent design and construction documents would be required to be

submitted to BART for review and approval to ensure compliance with their guidelines for construction over its subway structures.

**E. Findings About Significant Environmental Impacts and Mitigation Measures.**

The following Sections II, III and IV set forth the findings about the determinations of the Final EIR regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide written analysis and conclusions regarding the environmental impacts of the Project and the mitigation measures included as part of the Final EIR and adopted as part of the Project.

In making these findings, the opinions of the Planning Department and other City staff and experts, other agencies and members of the public have been considered. These findings recognize that the determination of significance thresholds is a judgment within the discretion of the City and County of San Francisco; the significance thresholds used in the Final EIR are supported by substantial evidence in the record, including the expert opinion of the Final EIR preparers and City staff; and the significance thresholds used in the Final EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project.

These findings do not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Instead, a full explanation of these environmental findings and conclusions can be found in the Final EIR and these findings hereby incorporate by reference the discussion and analysis in the Final EIR supporting the determination regarding the Project impacts and mitigation measures designed to address those impacts. In making these findings, the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, are hereby ratified, adopted and incorporated in these findings, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

As set forth below, the mitigation measures set forth in the Final EIR and the attached MMRP are hereby adopted and incorporated, to substantially lessen or avoid the potentially significant impacts of the Project. Accordingly, in the event a mitigation measure recommended in the Final EIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is nevertheless hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measure in the Final EIR due to a clerical error, the language of the mitigation measure as set forth in the Final EIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the numbers contained in the Final EIR.

In Sections II, III and IV below, the same findings are made for a category of environmental impacts and mitigation measures. Rather than repeat the identical finding to address each and every significant effect and mitigation measure, the initial finding obviates the need for such repetition because in no instance are the conclusions of the Final EIR, or the mitigation measures recommended in the Final EIR for the Project, being rejected.

**F. Location and Custodian of Records.**

The public hearing transcripts and audio files, a copy of all letters regarding the Final EIR received during the public review period, the administrative record, and background documentation for the Final

EIR are located at the Planning Department, 1650 Mission Street, San Francisco. The Planning Commission Secretary, Jonas P. Ionin, is the custodian of records for the Planning Department and the Planning Commission.

## II. IMPACTS FOUND NOT TO BE SIGNIFICANT AND THUS DO NOT REQUIRE MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Pub. Res. Code § 21002; CEQA Guidelines §§ 15126.4, subd. (a)(3), 15091). As more fully described in the Final EIR and the Initial Study, and based on the evidence in the whole record of this proceeding, it is hereby found that implementation of the Project would not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation:

### Land Use

- **Impact LU-1:** The Project would not physically divide an existing community.
- **Impacts LU-2:** The Project would not conflict with any applicable land use plans, policies or regulations of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect.
- **Impact C-LU-1:** The Project, in combination with past, present and reasonably foreseeable projects, would not result in a cumulative land use impact.

### Population and Housing

- **Impact PH-1:** The Project would not induce substantial population growth either directly or indirectly.
- **Impact PH-2:** The Project would not displace a substantial number of existing housing units, people, or create demand for additional housing elsewhere.
- **Impact C-PH-1:** The Project would not make a considerable contribution to any cumulative significant effects related to population or housing, in combination with past, present, and reasonably foreseeable future projects, would not induce substantial population growth either directly or indirectly, displace substantial numbers of exiting units, or create demand for additional housing, necessitating the construction of replacement housing.

### Cultural Resources

- **Impact CR-3:** The Project would not cause a substantial adverse change in the significance of the Path of Gold Light Standards, a historical resource is defined in CEQA Guidelines Section 15064.5(b).
- **Impact CR-5:** The Project would not result in a substantial adverse change in the significance of an adjacent historical resource as defined in CEQA Guidelines Section 15064.5(b).

- **Impact C-CR-1:** The Project, in combination with past, present, and reasonably foreseeable projects in the area, would not result in a significant cumulative impact on historic architectural resources.

#### Transportation and Circulation

- **Impact TR-1:** The Project would not cause substantial additional VMT nor substantially induce automobile travel.
- **Impact TR-2:** The Project would not cause major traffic hazards.
- **Impact TR-3:** The Project would not result in a substantial increase in transit demand that could not be accommodated by adjacent local and regional transit capacity, or cause a substantial increase in delays or operating costs such that significant adverse impacts to local or regional transit service could occur.
- **Impact TR-4:** The Project would not result in substantial overcrowding on public sidewalks, and would not create potential hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas.
- **Impact TR-5:** The Project would not result in potentially hazardous conditions for bicyclists, or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas.
- **Impact TR-6:** The Project would not result in a loading demand that could not be accommodated within the proposed on-site loading facilities or within convenient on-street loading zones, and would not create potentially hazardous conditions for traffic, transit, bicyclists, or pedestrians, or significant delays to transit.
- **Impact TR-7:** The Project would not result in significant impacts on emergency vehicle access.
- **Impact TR-8:** The Project construction activities would not result in substantial interference with transit, pedestrian, bicycle, or vehicle circulation and accessibility to adjoining areas, and would not result in potentially hazardous conditions.
- **Impact C-TR-1:** The Project, in combination with other past, present, and reasonably foreseeable future projects, would not contribute to regional VMT in excess of expected levels.
- **Impact C-TR-2:** The Project, in combination with other past, present, and reasonably foreseeable future projects, would not cause major traffic hazards.
- **Impact C-TR-3:** The Project, in combination with other past, present, and reasonably foreseeable future projects, would not result in significant transit impacts.
- **Impact C-TR-4:** The Project, in combination with other past, present, and reasonably foreseeable future projects, would not result in significant pedestrian impacts.
- **Impact C-TR-5:** The Project, in combination with other past, present, and reasonably foreseeable future projects, would not result in cumulative bicycle impacts.

- **Impact C-TR-6:** The Project, in combination with other past, present, and reasonably foreseeable future projects, would not result in significant impacts on loading.
- **Impact C-TR-7:** The Project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a significant impact on emergency vehicle access.

#### Air Quality

- **Impact AQ-1:** The Project's construction activities would generate fugitive dust and criteria air pollutants, but would not violate an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants.
- **Impact AQ-2:** During Project operations, the Project would result in emissions of criteria air pollutants, but not at levels that would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants.
- **Impact AQ-4:** The Project would not conflict with, or obstruction implementation of the *2010 Clean Air Plan*.
- **Impact AQ-5:** The Project would not create objectionable odors that would affect a substantial number of people.

#### Greenhouse Gas Emissions

- **Impact C-GG-1:** The Project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.

#### Wind and Shadow

- **Impact WS-1:** The Project would not alter wind in a manner that substantially affects public areas.
- **Impact WS-2:** The Project would not create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas.
- **Impact C-WS-1:** The Project, in combination with other past, present, and reasonably foreseeable projects, would not result in cumulative impacts related to wind.
- **Impact C-WS-2:** The Project, in combination with other past, present, and reasonably foreseeable projects, would not result in cumulative impacts related to shadow.

#### Recreation

- **Impact RE-1:** The Project would not result in a substantial increase in the use of existing parks and recreational facilities, the deterioration of such facilities, include recreation facilities, or

require the expansion of recreational facilities, or physically degrade existing recreational resources.

- **Impact C-RE-1:** The Project, in combination with other past, present, or reasonably foreseeable projects would result in less-than-significant cumulative impacts to recreational resources.

#### Utilities and Service Systems

- **Impact UT-1:** The Project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, would not exceed the capacity of the wastewater treatment provider serving the Project site, or require construction of new stormwater drainage facilities, wastewater treatment facilities, or expansion of existing facilities.
- **Impact UT-2:** SFPUC has sufficient water supply available to serve the Project from existing entitlements and resources, and the Project would not require expansion or construction of new water supply resources or facilities.
- **Impact UT-3:** The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs.
- **Impact UT-4:** The construction and operation of the Project would comply with all applicable statutes and regulations related to solid waste.
- **Impact C-UT-1:** The Project, in combination with other past, present, or reasonably foreseeable projects would result in less-than significant impact to utilities and service systems.

#### Public Services

- **Impact PS-1:** The Project would not result in an increase in demand for police protection, fire protection, schools, or other services to an extent that would result in substantial adverse physical impacts associated with the construction or alteration of governmental facilities.
- **Impact C-PS-1:** The Project, combined with past, present, and reasonably foreseeable future projects in the vicinity, would not have a substantial cumulative impact to public services.

#### Biological Resources

- **Impact BI-1:** The Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, riparian habitat or sensitive natural communities, and would not interfere substantially with any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- **Impact BI-2:** The Project would not conflict with the City's local tree ordinance.
- **Impact C-BI-1:** The Project, in combination with other past, present or reasonably foreseeable projects, would not result in cumulative impacts to biological resources.



### Geology and Soils

- **Impact GE-1:** The Project would not result in exposure of people and structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic ground-shaking, liquefaction, lateral spreading, or landslides.
- **Impact GE-2:** The Project would not result in substantial loss of topsoil or erosion.
- **Impact GE-4:** The Project would not be located on expansive soil, as defined in the California Building Code, creating substantial risks to life or property.
- **Impact GE-5:** The Project would not substantially change the topography or any unique geologic or physical features of the site.
- **Impact C-GE-1:** The Project, in combination with other past, present or reasonably foreseeable projects, would not result in cumulative impacts related to geology, seismicity, or soils.

### Hydrology and Water Quality

- **Impact HY-1:** The Project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.
- **Impact HY-2:** The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table.
- **Impact HY-3:** The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in substantial erosion, siltation, or flooding on- or off-site.
- **Impact HY-4:** The Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- **Impact HY-5:** The Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding.
- **Impact C-HY-1:** The Project, in combination with other past, present, or reasonably foreseeable projects, would result in less-than-significant cumulative impacts to hydrology and water quality.

### Hazards and Hazardous Materials

- **Impact HZ-1:** The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- **Impact HZ-2:** The Project would not result in a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment.
- **Impact HZ-3:** The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.
- **Impact HZ-4:** The Project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- **Impact HZ-5:** The Project would not expose people or structures to a significant risk of loss, injury or death involving fires, nor interfere with the implementation of an emergency response plan.
- **Impact C-HZ-1:** The Project, in combination with other past, present, or reasonably foreseeable projects would not result in cumulative impacts related to hazards and hazardous materials.

#### Mineral and Energy Resources

- **Impact ME-1:** The Project would not encourage activities that would result in the use of large amounts of fuel, water, or energy, or use these resources in a wasteful manner.
- **Impact C-ME-1:** The Project, in combination with other past, present or reasonably foreseeable projects, would not result in a cumulative impact on mineral and energy resources.

#### Agriculture and Forest Resources

- The Project site and vicinity are located within an urbanized area of San Francisco. No land in San Francisco has been designated as agricultural land or forest land, and therefore there would be no impacts to agricultural or forest resources.

### III. FINDINGS OF POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH THE IMPOSITION OF MITIGATION MEASURES

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible (unless mitigation to such levels is achieved through adoption of a project alternative). The findings in this Section III and in Section IV concern mitigation measures set forth in the Final EIR. These findings discuss mitigation measures as identified in the Final EIR for the Project. The full text of the mitigation measures is contained in the Final EIR and in Exhibit 1, the Mitigation Monitoring and Reporting Program. The impacts identified in this Section III would be reduced to a less-than-significant level through implementation of the mitigation measures contained in the Final EIR, included in the Project, or imposed as conditions of approval and set forth in Exhibit 1.

The Commission recognizes that some of the mitigation measures are partially within the jurisdiction of other agencies. The Commission urges these agencies to assist in implementing these mitigation

measures, and finds that these agencies can and should participate in implementing these mitigation measures.

Cultural Resources

**Impact CR-2:** The Project could cause a substantial adverse change in the significance of the Civic Center Hotel, a historical resource as defined in CEQA Guidelines Section 15064.5(b).

With respect to potential design-related impacts at the Civic Center Hotel, the Final EIR determined that because the Project would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, including the Standards for Rehabilitation ("Secretary's Standards"), and because the project would not result in a substantial adverse change to the Civic Center Hotel through demolition, relocation, or major alteration of the building, the Civic Center Hotel would retain its historic integrity with respect to design, materials, and workmanship, any design-related impact with respect to rehabilitation of the Civic Center Hotel would be less than significant, requiring no mitigation. The Commission concurs in this determination.

With respect to adjacent construction of buildings next to the Civic Center Hotel, the Final EIR determined that the integrity of the Civic Center Hotel would be retained with implementation of the Project's rehabilitation of the building and adjacent new construction, and that the Project would not materially impair the historical significance of the resource and therefore would not result in a substantial adverse change to the Civic Center Hotel, resulting in a less than significant impact, requiring no mitigation. The Commission concurs in this determination.

Construction activity can generate vibration that can potentially cause structural damage to adjacent and nearby buildings. Construction equipment would generate vibration levels up to 0.089 in/sec peak particle value ("PPV") at a distance of 25 feet, which is below the threshold for potential damage; however, because demolition and construction activity associated with rehabilitation would occur within and immediately adjacent to the Civic Center Hotel, such activity could damage the character-defining features of the Civic Center Hotel.

*Mitigation Measure M-CR-1c: Protect On-Site Historical Resources from Construction Activities*

*Mitigation Measure M-CR-1d: Construction Monitoring Program for On-Site Historical Resources*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measures M-CR-1c and M-CR-1d would reduce impact CR-2 to a less-than-significant level.

**Impact CR-4:** Construction-related activities associated with the Project could cause a substantial adverse change in the significance of adjacent historical resources as defined in CEQA Guidelines Section 15064.5(b).

As noted above, construction activity can generate vibration that can potentially cause structural damage to adjacent and nearby buildings. Construction equipment would generate vibration levels of up to 0.089 in/sec PPV at a distance of 25 feet, which is below the threshold for potential damage. However, because construction activity would occur immediately adjacent to historical resources at 42 12th Street and 56-70

12th Street, construction vibration could adversely affect these resources. This would be a significant impact.

*Mitigation Measure M-CR-4a: Protect Adjacent Historical Resources from Construction Activities*

*Mitigation Measure M-CR-4b: Construction Monitoring Program for Adjacent Historical Resources*

With respect to other nearby historical resources, the Final EIR determined that because no pile-driving is proposed, rapid attenuation of groundborne vibration would result in a less than significant impact on other nearby historical resources, requiring no mitigation. The Commission concurs in this determination. The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measures M-CR-4a and M-CR-4b would reduce impact CR-4 to a less-than-significant level.

**Impact CR-6: The Project could cause a substantial adverse change in the significance of an archeological resource.**

The Project has the potential to affect Late Holocene and Middle Holocene prehistoric archeological deposits. There is also the potential to affect historical archeological deposits that could be legally significant depending on the potential of the deposit to address important historical archeological research questions and the integrity of the deposit/feature.

*Mitigation Measure M-CR-6: Archeological Testing*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measure M-CR-6 would reduce impact CR-6 to a less-than-significant level.

**Impact CR-7: The Project could disturb human remains, including those interred outside of dedicated cemeteries.**

There are no known human remains, including those interred outside of dedicated cemeteries, located in the immediate vicinity of the Project area. In the event that construction activities disturb unknown human remains within the Project area, any inadvertent damage to human remains would be considered a significant impact.

*Mitigation Measure M-CR-7: Inadvertent Discovery of Human Remains*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measure M-CR-7 would reduce impact CR-7 to a less-than-significant level.

**Impact CR-8: The Project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074.**

CEQA Section 21074.2 requires the lead agency to consider the effects of a project on tribal cultural resources. As defined in Section 21074, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are listed, or determined to be eligible for listing, on the national, state, or local register of historical resources. Pursuant to State law under Assembly Bill 52 (*Public Resources Code* Section 21080.3.1), on September 26, 2016, the Planning Department requested consultation with Native American tribes

regarding possible significant effects that the Project may have on tribal cultural resources. The Planning Department received no response concerning the Project.

Based on the background research there are no known tribal cultural resources in the Project area; however, based on the archeological sensitivity assessment there is the potential for prehistoric archeological resources to be in the Project area. Prehistoric archeological resources may also be considered tribal cultural resources. In the event that construction activities disturb unknown archeological sites that are considered tribal cultural resources, any inadvertent damage would be considered a significant impact.

*Mitigation Measure M-CR-8: Tribal Cultural Resources Interpretive Program*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measure M-CR-8 would reduce impact CR-8 to a less-than-significant level.

**Impact C-CR-2: Construction-related activities associated with the Project could cause a substantial adverse change in the significance of adjacent historical resources as defined in CEQA Guidelines Section 15064.5(b).**

Archeological resources, tribal cultural resources, and human remains are non-renewable resources of a finite class. All adverse effects to archeological resources erode a dwindling cultural/scientific resource base. Federal and state laws protect archeological resources in most cases, either through project redesign or by requiring that the scientific data present within an archeological resource be archeologically recovered. As discussed above, the Project could have a significant impact related to archeological resources, tribal cultural resources, and disturbance of human remains. The Project's impact, in combination with other projects in the area that would also involve ground disturbance and that could also encounter previously recorded or unrecorded archeological resources, tribal cultural resources, or human remains, could result in a significant cumulative impact.

*Mitigation Measure M-CR-6: Archeological Testing*

*Mitigation Measure M-CR-7: Inadvertent Discovery of Human Remains*

*Mitigation Measure M-CR-8: Tribal Cultural Resources Interpretive Program*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measures M-CR-6, M-CR-7, and M-CR-8 would reduce impact C-CR-2 to a less-than-significant level.

Noise

**Impact M-NO-1: The Project could result in the exposure of persons to or generation of noise levels in excess of established standards, and could result in a substantial permanent increase in ambient noise levels or otherwise be substantially affected by existing noise.**

With respect to roadside noise increases from Project operations, the Final EIR determined that roadside noise increases would be less than three dBA along Market Street and less than five dBA along all other

roadways under both the existing plus project and cumulative plus project conditions, resulting in a less than significant impact requiring no mitigation. The Commission concurs in this determination.

The mechanical, electrical, and plumbing equipment design for the Project is not yet complete. It is expected that the Project would have standard interior HVAC equipment with some rooftop, penthouse, or basement equipment and mechanical louvers, visual screen walls, and parapet barriers to help reduce noise transmission to the adjacent land uses. While it is anticipated that these standard noise reduction elements would be adequate to meet the Section 2909(d) fixed source noise requirements of 45 dBA at night and 55 dBA during the day and evening hours for the adjacent residential properties, a mitigation measure is identified to ensure that building materials are sufficiently rated to attain interior noise requirements once the location and specifications of the ventilation or air-conditioning system are available.

*Mitigation Measure M-NO-1: Acoustical Assessment of Mechanical, Electrical, and Plumbing (MEP) Equipment*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measure M-NO-1 would reduce impact NO-1 to a less-than-significant level.

**Impact M-NO-2: During construction, the Project could result in a substantial temporary or periodic increase in ambient noise levels and vibration in the Project vicinity above levels existing without the Project.**

The nearest residential receptors are located less than 50 feet to the west (1651 Market Street) and south (77 Colton Street and 65 Brady Street) of the Project site, where existing daytime noise levels have been monitored to be 69 dBA, and 63 dBA, Leq, respectively. These uses would experience temporary and intermittent noise associated with demolition and construction activities as well as from construction trucks traveling to and from the Project site.

Estimated construction noise levels generated by non-impact equipment of the Project would range from 78 to 89 dB Leq at the nearest residential uses. While enforcement of the Noise Ordinance would limit noise generated by standard pieces of construction equipment to 80 dBA at 100 feet, localized increase in noise would be more than 10 dBA above existing ambient, which is an increase perceived as a doubling of loudness. Consequently, while the temporary construction noise effects would not exceed the standards in the Noise Ordinance for single pieces of equipment, a combination of equipment noise during the more intensive construction activities such as excavation could result in a substantial temporary increase in noise levels, which would be a significant impact.

Construction could also generate vibration that could potentially rise to the level of annoyance. Caltrans, in its Transportation and Construction Vibration Guidance Manual, does not provide standards for vibration annoyance potential. However, this manual provides guidelines for assessing construction vibration annoyance in PPV for transient sources, e.g., a single isolated vibration event, with a PPV of 0.035 inches per second (in/sec) being barely perceptible, a PPV of 0.24 in/sec being distinctly perceptible, a PPV of 0.9 in/sec being strongly perceptible. As discussed in connection with vibration impacts in Section IV.A, Historic Architectural Resources, of the EIR, heavy equipment used in construction could generate a vibration level of up to 0.089 in/sec PPV at a distance of 25 feet, for the largest typical

construction equipment such as a large bulldozer, which is well below the threshold for being distinctly perceptible (PPV of 0.24 in/sec).

Construction vibration levels could potentially result in a significant effect on residents of the Civic Center Hotel, but mitigation measures are being implemented to protect the historic Civic Center Hotel from vibration damage during construction.

*Mitigation Measure M-CR-1c: Protect On-Site Historical Resources from Construction Activities*

*Mitigation Measure M-CR-1d: Construction Monitoring Program for On-Site Historical Resources*

*Mitigation Measure M-NO-2: Construction Noise Reduction*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measures M-CR-1c, M-CR-1d, and M-NO-2 would reduce impact NO-2 to a less-than-significant level.

**Impact C-NO-1: The Project would make a considerable contribution to cumulative significant noise impacts.**

With respect to cumulative roadside noise increases, the Final EIR determined that such increases would be less than three dBA along Market Street and less than five dBA along all other roadways under the cumulative plus project conditions, resulting in a less than significant impact requiring no mitigation. The Commission concurs in this determination.

Construction activities associated with other projects in the vicinity of the Project site would occur on a temporary and intermittent basis, similar to the Project, and construction noise effects associated with the Project could potentially combine with those associated with cumulative projects located near the Project site. Both the Project and the 10 South Van Ness Avenue project have residential uses directly across Market Street (at and near the location of the proposed One Oak Street and 1546-1564 Market Street projects) that would have a direct line-of-sight to these two projects' construction activities, should they occur simultaneously. Therefore, cumulative construction-related noise impacts could be significant.

In addition, Project mechanical equipment could, in combination with ambient noise level increases from other projects, contribute to a cumulative increase in ambient noise levels.

*Mitigation Measure M-NO-1: Acoustical Assessment of Mechanical, Electrical, and Plumbing Equipment*

*Mitigation Measure M-NO-2: Construction Noise Reduction*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measures M-NO-1 and M-NO-2 would reduce impact C-NO-1 to a less-than-significant level.

### Air Quality

**Impact AQ-3: The Project would generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations.**

Site preparation activities, such as demolition, excavation, grading, foundation construction, and other ground-disturbing construction activity, would affect localized air quality during the construction phases of the Project. Short-term emissions from construction equipment during these site preparation activities would include directly emitted PM (PM<sub>2.5</sub> and PM<sub>10</sub>) and TACs such as DPM. Additionally, the long-term emissions from the Project's mobile sources would include PM (PM<sub>2.5</sub>) and TACs, such as DPM and some compounds or variations of ROG. The generation of these short- and long-term emissions could expose sensitive receptors to substantial pollutant concentrations of TACs, resulting in an increase in localized health risk.

Lifetime cancer risk would exceed the seven per million persons Air Pollutant Exposure Zone ("APEZ") threshold, primarily as a result of construction-related diesel emissions. Similarly, the Project's localized PM<sub>2.5</sub> concentration contributions would exceed the above 0.2 µg/m<sup>3</sup> APEZ threshold, also primarily because of construction-related diesel emissions. Consequently, localized health exposure impacts would be significant and mitigation measures are required.

#### *Mitigation Measure M-AQ-3: Construction Air Quality*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measure M-AQ-3 would reduce impact AQ-3 to a less-than-significant level.

**Impact C-AQ-1: The Project, in combination with past, present, and reasonably foreseeable future development in the Project area would contribute to cumulative air quality impacts.**

As discussed above, the Project site is located in an area that already experiences poor air quality. The Project would add construction-related DPM emissions within an area identified as an the APEZ, resulting in a considerable contribution to cumulative health risk impacts on nearby sensitive receptors. This would constitute a significant cumulative impact.

#### *Mitigation Measure M-AQ-3: Construction Air Quality*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measure M-AQ-3, which would reduce construction period emissions by as much as 94 percent, would reduce impact C-AQ-1 to a less-than-significant level.

### Geology and Soils

**Impact GE-3: The Project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.**

The Project site is within a state designated seismic hazard zone for liquefaction. For projects in a hazard zone such as the Project, DBI requires that appropriate mitigation measures, if any, are incorporated into



the development plans and made conditions of the building permit. In addition, improvements proposed as part of the Project would require the design of the proposed buildings to consider the foundations with regard to the BART tunnel below the site. Absent proper precautions and application of appropriate engineering techniques, Project construction could adversely affect subsurface soil conditions and could cause damage to BART facilities, which could result in a significant and unavoidable impact. During construction, temporary shoring would be necessary during ground improvements to prepare for the foundation. The geotechnical investigation performed for the Project included some general recommendations to be implemented during construction in order to prevent the dune sands from caving and to protect neighboring structures. Excavation activities will require the use of shoring and underpinning in accordance with the recommendations of the geotechnical report, the San Francisco Building Code requirements, the California Seismic Hazards Mapping Act ("SHMA"), as well as the BART engineering recommendations as stated in Mitigation Measure M-GE-3a.

Groundwater is anticipated at depths ranging from 16 to 17.5 feet bgs. Because excavation would extend below this depth, dewatering would likely be required during construction. Should dewatering be necessary, the final soils geotechnical report would address the potential settlement and subsidence impacts of this dewatering. Based on this discussion, the soils final geotechnical report would determine whether or not a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets, which could result in a significant and unavoidable impact.

*Mitigation Measure M-GE-3a: Design Approval and Construction Monitoring for BART Subway Structure*

*Mitigation Measure M-GE-3b: Monitoring of Adjacent Structures in the Event of Dewatering.*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measures M-GE-3a and M-GE-3b would reduce impact GE-3 to a less-than-significant level.

**Impact GE-6: The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.**

The Project would entail excavation to a depth of approximately 30 feet to accommodate the below-grade basement levels and foundation. Excavation would extend into the Colma Formation. For paleontologically sensitive areas, the objective of implementing mitigation measures is to reduce adverse impacts on paleontological resources by recovering fossils and associated contextual data prior to and during ground-disturbing activities. Ground-disturbing activities as a result of the Project could expose and cause impacts on unknown paleontological resources, which would be a potentially significant impact.

*Mitigation Measure M-GE-6: Inadvertent Discovery of Paleontological Resources*

The Commission finds that, for the reasons set forth in the Final EIR, implementing Mitigation Measure M-GE-6 would reduce impact GE-6 to a less-than-significant level.

#### IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Planning Commission finds that, where feasible, changes or alterations have been required, or incorporated into, the Project to reduce the significant environmental impacts as identified in the Final EIR. The Commission finds that the mitigation measures in the Final EIR and described below are appropriate, and that changes have been required in, or incorporated into, the Project, pursuant to Public Resources Code Section 21002 and CEQA Guidelines Section 15091, that may lessen, but do not avoid (i.e., reduce to less-than-significant levels), the potentially significant environmental effects associated with implementation of the Project that are described below. Although all of the mitigation measures set forth in the MMRP, attached as Exhibit 1, are hereby adopted, for some of the impacts listed below, despite the implementation of feasible mitigation measures, the effects remain significant and unavoidable.

The Commission further finds based on the analysis contained within the Final EIR, other considerations in the record, and the significance criteria identified in the Final EIR, that feasible mitigation measures are not available to reduce some of the significant Project impacts to less-than-significant levels, and thus those impacts remain significant and unavoidable. The Commission also finds that, although mitigation measures are identified in the Final EIR that would reduce some significant impacts, certain measures, as described in this Section IV below, are uncertain or infeasible for reasons set forth below, and therefore those impacts remain significant and unavoidable or potentially significant and unavoidable.

Thus, the following significant impacts on the environment, as reflected in the Final EIR, are unavoidable. But, as more fully explained in Section VII, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, it is found and determined that legal, environmental, economic, social, technological and other benefits of the Project override any remaining significant adverse impacts of the Project for each of the significant and unavoidable impacts described below. This finding is supported by substantial evidence in the record of this proceeding.

##### Cultural Resources

**Impact CR-1: The Project would cause a substantial adverse change in the significance of the Lesser Brothers Building, a historical resource as defined in CEQA Guidelines Section 15064.5(b).**

The Historic Resources Evaluation prepared for the Project evaluated its proposed treatment of the Lesser Brothers Building for consistency with the Secretary's Standards, and concluded that the Project would not comply with Standards 1, 2, 9, or 10, because the Project would effectively demolish the Lesser Brothers Building, including approximately 45 percent of the exterior walls, and would add new construction to the remaining façades that would be incompatible with the scale, size, proportion, and massing of the historical resource. Moreover, the new construction could not realistically be removed in the future while retaining the essential form and integrity of the historic building.

Material impairment of the historical significance of a historic resource is a significant impact under CEQA. Material impairment occurs when there is demolition or alteration of the resource's physical characteristics that convey its historical significance. As proposed, the Project would alter the Lesser Brothers Building's physical characteristics that convey its significance. It would both remove more than 25 percent of the Lesser Brothers Building's exterior walls from their function as either external or internal

walls and more than 75 percent of the building's existing internal structural framework while retaining the principal Market Street façade and portions of the east and west (Brady Street façades). Although the building's exterior character-defining features—the stucco cladding and cast cement piers, arcuate motif frieze, molded cornice, and red clay tile pent-roofed parapet on the primary façade—would be retained, one important character-defining feature would be eliminated: the building's single-story height and massing. The building's height and massing are paramount to conveying its historical significance, given that the building is recognized in the Historic Resource Evaluation prepared for the Project as a "rare, surviving example of a low-scale 'taxpayer' block on Market Street." While the Market Street façade and portions of the west (Brady Street) façade would remain visible as a single-story element, and a portion of the newly exposed east façade would likewise be visible, the seven-story vertical addition would rise more than 60 feet above the retained portion of the 23-foot-tall Lesser Brothers Building and would be set back only 10 feet from the Market Street façade and lesser distances on either side. Effectively, therefore, the building's single-story height and massing would no longer be extant.

The changes to the Lesser Brothers Building would alter the building's historic massing, spatial relationships, and proportions, causing it to lose integrity of design, setting, or feeling, which are three of the seven characteristics of integrity that are analyzed to determine a resource's eligibility for the California Register. A fourth aspect of integrity, materials, would be partially lost, because while the Market Street façade would retain its stucco cladding and cast cement piers, arcuated motif frieze, molded cornice, and red clay tile pent-roofed parapet, much of the remainder of the building would be demolished. A fifth aspect of integrity—association—relates to the property's link between important historic events or persons. As the Lesser Brothers Building is not recognized for its association with such events or persons, this aspect of integrity is less relevant than the others. Accordingly, implementation of the Project would result in the Lesser Brothers Building retaining only its integrity of location and workmanship—the latter for the character-defining features that would remain. As a result, although the façade would retain much of its architectural detail, the building would no longer represent a "rare, surviving example of a low-scale 'taxpayer' block on Market Street."

The Project would materially impair the historical significance of the Lesser Brothers Building. Accordingly, the Project would result in a substantial adverse change to the Lesser Brothers Building, a significant impact under CEQA.

*Mitigation Measure M CR 1a: HABS Documentation*

*Mitigation Measure M CR 1b: Interpretive Display*

Although implementation of these mitigation measures could reduce the severity of the impact to the Lesser Brothers Building that would result from implementation of the Project design, the impact would be significant and unavoidable with respect to this structure.

In addition, demolition and construction activity would occur on and immediately adjacent to the Lesser Brothers Building. Such activity could damage the character-defining features of the portion of the building proposed to be retained, including the Market Street façade.

*Mitigation Measure M CR 1c: Protect On-Site Historical Resources from Construction Activities*

*Mitigation Measure M CR 1d: Construction Monitoring Program for On-Site Historical Resources*

Although implementation of these mitigation measures would reduce potential construction-related impacts to the Lesser Brothers Building's character-defining features, because the Project would effectively demolish the building, the construction-related impact on the Lesser Brothers Building would be significant and unavoidable.

### Transportation and Circulation

**Impact C-TR-8: The Project, in combination with other past, present, and reasonably foreseeable future projects, would contribute considerably to significant cumulative construction-related transportation impacts.**

Projected cumulative development in the vicinity of the intersection of Van Ness Avenue and Market Street, in combination with transportation/streetscape projects anticipated to occur within a few blocks of the Project site, could result in multiple travel lane closures, high volumes of trucks in the Project vicinity, and travel lane and sidewalk closures. These construction activity elements could disrupt or delay transit, pedestrians or bicyclists, or result in potentially hazardous conditions (e.g., high volumes of trucks turning at intersections). The uncertainty concerning construction schedules of cumulative development could further exacerbate these disruptions, delays, and introduced safety hazards. Despite the best efforts of the project sponsors and project construction contractors, it is possible that simultaneous construction of the cumulative projects could result in significant disruptions to transit, pedestrian, and bicycle circulation, even if each individual project alone would not have significant impacts. In some instances, depending on construction activities, construction overlap of two or more projects may not result in significant impacts. However, for conservative purposes, given the concurrent construction of multiple buildings and transportation projects, some in close proximity to each other, the expected intensity (i.e., the projected number of truck trips) and duration of construction activities that could occur simultaneously within a small geographic area, and likely impacts to transit, bicyclists, and pedestrians, cumulative construction-related transportation impacts would be considered significant. Construction of the Project would contribute considerably to these significant cumulative construction-related transportation impacts.

*Mitigation Measure M C TR 8a: Non-Peak Construction Traffic Hours*

*Mitigation Measure M C TR 8b: Construction Management Plan*

*Mitigation Measure M C TR 8c: Cumulative Construction Coordination*

These mitigation measures would reduce significant cumulative construction-related transportation impacts, and would not result in secondary transportation impacts. Implementation of these mitigation measures would minimize, but would not eliminate, the significant cumulative impacts related to conflicts between construction activities and pedestrians, transit, bicyclists, and autos. Other potential mitigation measures, such as imposing sequential (i.e., non-overlapping) construction schedules for all projects in the vicinity, were considered but deemed impractical due to potentially lengthy delays in project implementation. Therefore, construction of the Project, in combination with past, present and reasonably foreseeable development in San Francisco, could contribute considerably to cumulative construction-related transportation impacts, which would remain significant and unavoidable.

## V. MITIGATION MEASURES REJECTED AS INFEASIBLE

No mitigation measures identified in the Final EIR are rejected as infeasible.

## VI. EVALUATION OF PROJECT ALTERNATIVES

This Section describes the reasons for approving the Project and the reasons for rejecting the alternatives as infeasible. CEQA requires that an EIR evaluate a reasonable range of alternatives to the proposed project or the project location that substantially reduce or avoid significant impacts of the proposed project. CEQA requires that every EIR also evaluate a "No Project" alternative. Alternatives provide the decision maker with a basis of comparison to the proposed Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the proposed Project.

### Alternatives Considered, Rejected and Reasons for Rejection

The Planning Commission rejects the Alternatives set forth in the Final EIR and listed below based upon substantial evidence in the record, including evidence of economic, legal, social, technological, and other considerations described in this Section, in addition to those described in Section VII below, which are hereby incorporated by reference, that make these alternatives infeasible. In making these determinations, the Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." (CEQA Guidelines § 15364.) Under CEQA case law, the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project; and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

### A. No Project Alternative.

Under the No Project Alternative, the Project site would generally remain in its existing condition and would not be redeveloped with a mix of residential and retail/restaurant uses, office, retail, residential, cultural, educational, and open space uses. This alternative would reduce or avoid impacts associated with building demolition, construction activities, and effects associated with the operation of more intense uses on the site. All structures on the site would be retained, with the existing UA Local 38 Building remaining in use as an office and assembly space totaling 24,100 square feet, the Lesser Brothers Building remaining in retail use totaling 13,000 square feet, and operation of the Civic Center Hotel as a Navigation Center and residential use (140 single-room occupancy dwelling units and 12 additional vacant units) for the foreseeable future. The existing on-site parking lots containing 242 parking spaces would also remain unaltered.

The existing development controls on the Project site would continue to govern site development and would not be changed by General Plan, Planning Code, and Zoning Map amendments. The site would remain under existing density and height and bulk standards defined for the NCT-3 and Public (P) districts, and the 85-X and 40-X height and bulk districts, and no new development would occur.

The No Project Alternative would reduce the impacts of the Project because no new development would occur. The significant and unavoidable historic architectural resources impact of the Project would not occur. The significant and unavoidable cumulative construction-related transportation impact would still be anticipated to occur under the No Project Alternative, but the proposed Project would make no contribution to this impact, avoiding the Project's considerable contribution to that significant and unavoidable impact.

The No Project Alternative is hereby rejected as infeasible because, although it would eliminate the significant and unavoidable historic architectural resources impact of the Project, and would avoid the Project's considerable contribution to the significant and unavoidable cumulative construction-related transportation impact, it would fail to meet the basic objectives of the Project. Because the physical environment of the Project site would be unchanged, the No Project Alternative would fail to achieve all but one of the Project Sponsor's objectives for the Project (the No Project Alternative would partially achieve the objective of preserving the character-defining features of the Civic Center Hotel and retaining and renovating portions of the Lesser Brothers Building storefront, but would not incorporate those resources as integral parts of the overall Project design, massing, and street wall context for Market and 12th Streets). In particular, objectives would not be achieved regarding the development of a dense, mixed-use, mixed-income community with on-site market-rate, inclusionary below-market-rate, and supportive housing, along with neighborhood-serving retail and new labor union facilities in an urban infill location in close proximity to transit; high-quality architectural and landscape design with strong urban design and prominent corners at 12th and Brady Streets; affordable housing on the Colton Street portion of the Project site at sufficient density to support on-site social and health services targeted to serve formerly homeless and at-risk residents; fulfillment of key City Market & Octavia Area Plan objectives regarding a network of neighborhood-serving open space and pedestrian passageways, including the proposed Mazzola Gardens, and encouragement of pedestrian access to the Mazzola Gardens through new mid-block alleyways and other streetscape improvements.

For these reasons, it is hereby found that the No Project Alternative is rejected because it would not meet the basic objectives of the Project and, therefore, is not a feasible alternative.

**B. Full Preservation Alternative**

Under the Full Preservation Alternative the site would be developed in the same manner as the Project, with the exception of Building A, including the Lesser Brothers Building, a historical resource under CEQA. The Full Preservation Alternative would retain the entirety of the Lesser Brothers Building, and would add a partial, approximately nine-foot-tall single-story addition atop that building, and construct a smaller new residential building (Building A) behind (south of) the Lesser Brothers Building, approximately 60 feet south of Market Street. The existing Lesser Brothers Building would contain retail/restaurant uses, and the single-story addition would be devoted to residential use and physically connected to the new construction to the south. The single-story addition to the Lesser Brothers Building would be set back 15 feet from the building's principal Market Street façade, 15 feet from the west (Brady Street) façade, and approximately eight feet from the east façade, minimizing effects on the existing historical resource. This alternative would create an addition that is consistent with the Secretary of the Interior's Standards for Rehabilitation, as the single-story addition would be compatible with the scale, massing, and design of the Lesser Brothers Building, but sufficiently differentiated so as to avoid creating a false sense of historicism. Like the Project, the Full Preservation Alternative would retain all of the character-defining features of the Lesser Brothers Building's Market Street façade, and would replace the

existing altered storefronts with compatible new storefronts. This alternative would generally retain the Lesser Brothers Building's single-story height and massing, setting back the partial second story addition such that the vertical addition would not be visible from sidewalks adjacent to the Project.

The Full Preservation Alternative would provide 518 dwelling units, 11 percent (66 units) fewer than would the Project, due to the reduced size of Building A. The modifications to the Lesser Brothers Building would result in an increase in the total Project retail/restaurant square footage to 20,300 square feet, or 56 percent (7,300 square feet) more than the Project. There would be no underground excavation or parking structure developed within the footprint of the Lesser Brothers Building, reducing vehicle parking by approximately 15-20 spaces compared to the Project, for total vehicle parking of 296-301 spaces. In addition, bicycle parking would be reduced by an estimated 16 Class 1 and two Class 2 spaces, for a total of 215 Class 1 and 39 Class 2 spaces. In all other respects, the Full Preservation Alternative would be developed in the same manner as the Project, and the same approvals and entitlements would be required.

The Full Preservation Alternative would avoid the Project's significant and unavoidable historic architectural resources impact on the Lesser Brothers Building, as the entirety of the historical resource would be retained, with no demolition of the building or subterranean excavation beneath the building. The Full Preservation Alternative would not significantly alter the Lesser Brothers Building, which would retain integrity of location, design, setting (in part), materials, workmanship, and feeling (in part), and the building would retain sufficient integrity such that the physical characteristics conveying its significance and justifying its eligibility for inclusion in the California Register, would, in large part, be retained. Like the Project, the Full Preservation Alternative could result in construction-related vibration impacts on both on-site and adjacent historical resources, but as with the Project, these impacts would be reduced to a less-than-significant level through implementation of mitigation measures. Two mitigation measures designed to mitigate the significant and unavoidable design-related impact on the Lesser Brothers Building under the Project (Mitigation Measures M-CR-1a, HABS Documentation, and M-CR-1b, Interpretive Display) would not be required for the Full Preservation Alternative. Similar to the Project, impacts on other historical resources, including the Civic Center Hotel and Path of Gold Light Standards, would be less than significant. The Full Preservation Alternative would therefore result in a less-than-significant historic architectural resources impact on the Lesser Brothers Building.

Similar to the Project, the Full Preservation Alternative would result in a significant cumulative construction-related impact on transit, pedestrian, and bicycle circulation, as the Full Preservation Alternative would contribute considerably to that impact. Implementation of mitigation measures would reduce the severity of that cumulative construction-related impact, but the impact would remain significant and unavoidable with mitigation. Although the Full Preservation Alternative's greater amount of retail/restaurant space as compared to the Project would result in approximately six percent greater daily vehicle trips, increased pedestrian and bicycle trips, and similar transit ridership, there would be slight operations changes as compared to those described in the Transportation and Circulation section of the EIR, and this change would not result in any new or substantially more severe transportation and circulation impacts.

The Full Preservation Alternative is rejected as infeasible because, although it would eliminate the significant and unavoidable historic architectural resources impact identified for the Project, it would not meet several of the Project objectives, and various City objectives and policies related to affordable housing and urban design, to the same extent as the Project. With respect to affordable housing, the

reduction in size of the residential component of Building A by 66 units would provide 11 percent fewer residential units than would the Project, with a corresponding reduction in affordable housing units. This reduction in residential units would cause the Full Preservation Alternative to not fully meet the Project objective of developing the site at an intensity and density that takes advantage of area transit resources at the transit-rich intersection of Van Ness and Market Streets. In addition, the City has numerous Plans and policies, including in the General Plan (Housing, Transportation and Market & Octavia Plan Elements) related to the production of housing, including affordable housing, particularly near transit, as more particularly detailed in the Executive Summary to the Commission for the October 19, 2017 hearing regarding FEIR certification and Project approvals, which is incorporated by reference as though fully set forth herein. Relevant policies include, but are not limited to, the following. From the Housing Element: Objective 1 (identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing); Policy 1.8 (promote mixed use development including permanently affordable housing); Policy 1.10 (support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips); Policy 12.1 (encourage new housing that relies on transit use and environmentally sustainable patterns of movement). From the Transportation Element: Objective 2 (use the transportation system as a means for guiding development and improving the environment); Policy 2.1 (use rapid transit and other transportation improvements as catalyst for desirable development and coordinate new facilities with public and private development); Policy 2.5 (provide incentives for use of transit, carpools, vanpools, walking and bicycling, and reduce need for new or expanded automobile and parking facilities). From the Market & Octavia Area Plan: Objective 1.1 (create a land use plan embracing the neighborhood's potential as a mixed-use urban neighborhood); Policy 1.1.2 (concentrate more intense uses and activities in those areas best served by transit and most accessible on foot); Policy 1.2.2 (maximize housing opportunities and encourage high-quality ground floor commercial spaces); Objective 2.2 (encourage construction of residential infill); Objective 2.4 (provide increased housing opportunities affordable to households at varying income levels); Policy 3.2.13 (to maintain City's supply of affordable housing, historic rehabilitation projects may need to accommodate other considerations in determining the level of restoration). The Full Preservation Alternative does not promote these Plans and policies to the same extent as the Project.

Regarding urban design, the Full Preservation Alternative's modified design would only partially meet the Project objective of producing high-quality architectural and landscape design that contributes to Market Street's vibrancy through strong urban design. It would not meet the objective of providing a prominent corner at 12th and Brady Streets because Building A would be set back 60 feet from the corner of Market and Brady Streets. The Market & Octavia Plan includes design objectives and policies that encourage new structures to be built to property lines, and designed with a strong presence on the street, particularly along major thoroughfares like Market Street, as more particularly detailed in the Executive Summary to the Commission for the October 19, 2017 hearing regarding the FEIR certification and Project approvals, which is incorporated by reference as though fully set forth herein. Relevant policies include, but are not limited to, the following. From the Market & Octavia Area Plan: Policy 1.1.5 (reinforce the importance of Market Street as the City's cultural and ceremonial spine); Policy 1.2.7 (encourage new mixed-use infill on Market Street with an appropriate scale and stature); Objective 3.1 (encourage new buildings that contribute to beauty of built environment and quality of streets as public space); Policy 3.1.1 (ensure that new development adheres to principles of good urban design); Objective 4.3 (reinforce significance of the Market Street streetscape and celebrate its prominence). The Full Preservation Alternative is less consistent with these objectives and principles.



For these reasons, it is hereby found that the Full Preservation Alternative is rejected because, although it would eliminate the significant and unavoidable historic architectural resources impact identified for the Project, it would not meet several of the Project objectives nor City Plans and policies related to production of housing, including affordable housing, particularly near transit, and urban design, to the same extent as the Project. It is, therefore, not a feasible alternative.

**C. Partial Preservation Alternative**

Under the Partial Preservation Alternative, like the Full Preservation Alternative, the site would be developed in the same manner as the Project, with the exception of Building A, including the Lesser Brothers Building, a historical resource under CEQA. The Partial Preservation Alternative would construct a smaller new residential building (Building A) behind (south of) the Lesser Brothers Building, set back approximately 30 feet from the principal Market Street façade, as compared to the Project, which would set back Building A 10 feet from the principal Market Street façade. Approximately 55 percent of the volume of the Lesser Brothers Building would be retained under the Partial Preservation Alternative, and would contain retail/restaurant uses. Like the Project and the Full Preservation Alternative, the Partial Preservation Alternative would retain all of the character-defining features of the Lesser Brothers Building's Market Street façade, and would replace the existing altered storefronts with compatible new storefronts. Like the Project, but unlike the Full Preservation Alternative, the Lesser Brothers Building's single-story height and massing would not be retained. Under the Partial Preservation Alternative, a seven-story vertical addition would be built, to a height 60 feet above the retained portion of the 23-foot-tall Lesser Brothers Building, with an additional setback of 20 feet from Market Street as compared to the Project.

The Partial Preservation Alternative would provide 546 dwelling units, seven percent (38 units) fewer than would the Project, due to the reduced size of Building A. The modifications to the Lesser Brothers Building would result in a total Project retail/restaurant square footage of 14,400 square feet, or 11 percent (1,400 square feet) more than the Project. There would be no underground excavation or parking structure developed within the footprint of the Lesser Brothers Building, reducing vehicle parking by approximately 15-20 spaces compared to the Project, for total vehicle parking of 296-301 spaces. In addition, bicycle parking would be reduced by an estimated nine Class 1 and one Class 2 spaces, for a total of 222 Class 1 and 41 Class 2 spaces. In all other respects, the Partial Preservation Alternative would be developed in the same manner as the Project, and the same approvals and entitlements would be required.

The Partial Preservation Alternative would lessen, but would not eliminate, the Project's significant and unavoidable historic architectural resources impact on the Lesser Brothers Building. Although more of the Lesser Brothers Building would be retained than under the Project, the vertical addition to the Lesser Brothers Building and demolition of a substantial portion of the building would significantly alter the historic resource, materially impairing its historic significance. Two mitigation measures designed to mitigate the significant and unavoidable design-related impact on the Lesser Brothers Building under the Project (Mitigation Measures M-CR-1a, HABS Documentation, and M-CR-1b, Interpretive Display) would apply to the Partial Preservation Alternative, but similar to the Project these mitigation measures would not reduce the impact to a less-than-significant level. Like the Project, the Partial Preservation Alternative could result in construction-related vibration impacts on both on-site and adjacent historical resources, but as with the Project, these impacts would be reduced to a less-than-significant level through

implementation of mitigation measures. Similar to the Project, impacts on other historical resources, including the Civic Center Hotel and Path of Gold Light Standards, would be less than significant.

Similar to the Project, the Partial Preservation Alternative would result in a significant cumulative construction-related impact on transit, pedestrian, and bicycle circulation, as the Partial Preservation Alternative would contribute considerably to that impact. Implementation of mitigation measures would reduce the severity of that cumulative construction-related impact, but the impact would remain significant and unavoidable with mitigation. The Partial Preservation Alternative's incrementally reduced development program would result in approximately two to five percent fewer daily vehicle, transit, and pedestrian and bicycle trips as compared to the Project, resulting in slightly smaller operations changes as compared to those described in the Transportation and Circulation section of the EIR.

The Partial Preservation Alternative is rejected as infeasible because, although it would eliminate the significant and unavoidable historic architectural resources impact identified for the Project, it would not meet several of the Project objectives, and various City objectives and policies related to affordable housing and urban design, to the same extent as the Project. With respect to affordable housing, the reduction in size of the residential component of Building A by 38 units would provide seven percent fewer residential units than would the Project, with a corresponding reduction in affordable housing units. This reduction in residential units would cause the Full Preservation Alternative to not fully meet the Project objective of developing the site at an intensity and density that takes advantage of area transit resources at the transit-rich intersection of Van Ness and Market Streets. In addition, the City has numerous Plans and policies, including in the General Plan (Housing, Transportation and Market & Octavia Plan Elements) related to the production of housing, including affordable housing, particularly near transit, as more particularly detailed in the Executive Summary to the Commission for the October 19, 2017 hearing regarding FEIR certification and Project approvals, which is incorporated by reference as though fully set forth herein. Relevant policies include, but are not limited to, the following. From the Housing Element: Objective 1 (identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing); Policy 1.8 (promote mixed use development including permanently affordable housing); Policy 1.10 (support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips); Policy 12.1 (encourage new housing that relies on transit use and environmentally sustainable patterns of movement). From the Transportation Element: Objective 2 (use the transportation system as a means for guiding development and improving the environment); Policy 2.1 (use rapid transit and other transportation improvements as catalyst for desirable development and coordinate new facilities with public and private development); Policy 2.5 (provide incentives for use of transit, carpools, vanpools, walking and bicycling, and reduce need for new or expanded automobile and parking facilities). From the Market & Octavia Area Plan: Objective 1.1 (create a land use plan embracing the neighborhood's potential as a mixed-use urban neighborhood); Policy 1.1.2 (concentrate more intense uses and activities in those areas best served by transit and most accessible on foot); Policy 1.2.2 (maximize housing opportunities and encourage high-quality ground floor commercial spaces); Objective 2.2 (encourage construction of residential infill); Objective 2.4 (provide increased housing opportunities affordable to households at varying income levels); Policy 3.2.13 (to maintain City's supply of affordable housing, historic rehabilitation projects may need to accommodate other considerations in determining the level of restoration). The Partial Preservation Alternative does not promote these Plans and policies to the same extent as the Project.

Regarding urban design, the Partial Preservation Alternative's modified design would only partially meet the Project objective of producing high-quality architectural and landscape design that contributes to Market Street's vibrancy through strong urban design. It would not meet the objective of providing a prominent corners at 12th and Brady Streets because Building A would be set back 60 feet from the corner of Market and Brady Streets. The Market & Octavia Plan includes design objectives and policies that encourage new structures to be built to property lines, and designed with a strong presence on the street, particularly along major thoroughfares like Market Street, as more particularly detailed in the Executive Summary to the Commission for the October 19, 2017 hearing regarding the FEIR certification and Project approvals, which is incorporated by reference as though fully set forth herein. Relevant policies include, but are not limited to, the following. From the Market & Octavia Area Plan: Policy 1.1.5 (reinforce the importance of Market Street as the City's cultural and ceremonial spine); Policy 1.2.7 (encourage new mixed-use infill on Market Street with an appropriate scale and stature); Objective 3.1 (encourage new buildings that contribute to beauty of built environment and quality of streets as public space); Policy 3.1.1 (ensure that new development adheres to principles of good urban design); Objective 4.3 (reinforce significance of the Market Street streetscape and celebrate its prominence). The Partial Preservation Alternative is less consistent with these objectives and principles, and in addition does not eliminate the significant impact to the Lesser Building.

For these reasons, it is hereby found that the Partial Preservation Alternative is rejected because, although it would reduce the significant and unavoidable historic architectural resources impact identified for the Project, it would not eliminate that impact, and would not meet several of the Project objectives nor City Plans and policies related to production of housing, including affordable housing, particularly near transit, and urban design, to the same extent as the Project. It is, therefore, not a feasible alternative.

## VII. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Public Resources Section 21081 and CEQA Guidelines Section 15093, the Commission hereby finds, after consideration of the Final EIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs the significant and unavoidable impacts and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, this determination is that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the Final EIR and the preceding findings, which are incorporated by reference into this Section, and in the documents found in the administrative record, as described in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Commission specifically finds that there are significant benefits of the Project in spite of the unavoidable significant impacts. The Commission further finds that, as part of the process of obtaining Project approval, all significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. Any remaining significant effects on the environment found to be unavoidable are found to be acceptable due to the following specific overriding economic, technical, legal, social and other considerations:

- Consistent with the vision, objectives and goals of the Market & Octavia Area Plan, the Project would create a mixed-use development at a significant, underutilized site in a transit-oriented, urban infill location with an appropriate building density, mix of uses, and public amenity program.
- The Project would create a mixed-use, mixed-income community that includes on-site market-rate, inclusionary below-market-rate, and supportive housing, along with neighborhood-serving retail and new labor union facilities.
- The Project would develop the site at an intensity and density that takes advantage of the transit resources in the area and allows the Project to remain financially feasible while delivering on-site affordable housing, open space, and other public benefits and community amenities.
- The Project would produce high-quality architectural and landscape design that encourages variety, is compatible with its surrounding context, and will contribute to Market Street's unique vibrancy through strong urban design and prominent corners at 12th and Brady Streets.
- The Project would build a transit-oriented development that is committed to sustainable design and programming through its transportation demand management, efficient building systems, and environmentally-conscious construction materials and methods.
- The Project would Preserve the character-defining features of the Civic Center Hotel and retain and renovate portions of the Lesser Brothers Building storefront at 1629-1645 Market Street, and incorporate these resources as integral parts of the overall Project design, massing, and street wall context for Market and 12th Streets.
- The Project would provide affordable housing on the Colton Street portion of the Project site at a sufficient density to support on-site social and health services targeted to serve formerly homeless and at-risk residents.
- The Project would develop a new facility for the property owner and current occupant of the site, United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry Local 38 and its Pension Trust Fund, including offices and union meeting space.
- The Project would fulfill key City Market & Octavia Area Plan objectives regarding the network of neighborhood-serving open space and pedestrian passageways by designing, developing, and maintaining the Mazzola Gardens.
- The Project would encourage pedestrian access to the Mazzola Gardens with both north/south and east/west access to the site by creating new mid-block alleyways and other streetscape improvements.
- Under the terms of the Development Agreement, the Project Sponsor would provide a host of additional assurances and benefits that would accrue to the public and the City, including, but not limited to: increased affordable housing exceeding amounts otherwise required, with approximately 100 Affordable Supportive Housing Units at the Colton Street building with a depth of affordability exceeding current City requirements; on-site replacement, to modern standards, of units replacing existing Residential Hotel Units at a replacement ratio exceeding the requirements of the San Francisco Residential Hotel Unit Conversion and Demolition Ordinance; land donation, construction,

and maintenance of the Mazzola Gardens and other publicly accessible open space; and improvement of Stevenson Street for pedestrian and auto use.

- The Project will be constructed at no cost to the City, and will provide substantial direct and indirect economic benefits to the City.

Having considered the above, the Planning Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the Final EIR, and that those adverse environmental effects are therefore acceptable.





**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Planning Commission Resolution No. 20035**

HEARING DATE: OCTOBER 19, 2017

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Case No.:* 2015-005848GPA  
*Project Address:* 1601-1645 Market Street (aka 1629 Market St Mixed-Use Project)  
*Existing Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
 P (Public) Zoning District  
 OS, 40-X and 85-X Height and Bulk Districts  
*Proposed Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
 P (Public) Zoning District  
 OS, 68-X and 85-X Height and Bulk Districts  
*Block/Lot:* 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, 035  
*Project Sponsor:* Strada Brady, LLC  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO MAP NO. 01 AND MAP NO. 03, AND POLICY 7.2.5 OF THE MARKET & OCTAVIA AREA PLAN, AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER PLANNING CODE SECTION 340 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, pursuant to Planning Code Section 340(C), the Planning Commission ("Commission") initiated a General Plan Amendment for the 1629 Market Street Mixed-Use Project ("Project"), per Planning Commission Resolution No. 19994 on September 14, 2017.

WHEREAS, these General Plan Amendments would enable the Project. The Project is a new mixed-use development with new residential, retail, and institutional uses, as well as a publicly-accessible open space. The Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building at 1629-1645 Market Street, and rehabilitate the Civic Center Hotel at 1601 Market Street, as well as demolish the 242-space surface parking lots on the project site. The Project would construct a total of five new buildings on the project site, including a new UA Local 38 Building, and a 10-story addition to the Lesser Brothers Building with ground-floor retail/restaurant space at the corner of Brady and Market Streets ("Building A"). A new 10-story residential building with ground-floor retail/restaurant space ("Building B") would be constructed on Market Street between the new UA Local 38 building and Building A. A nine-story residential building would be constructed at the end of Colton Street and south of Stevenson Street ("Building D"). The five-story Civic Center Hotel (also referred to as "Building C"), would be rehabilitated to contain residential units and ground-floor retail/restaurant space, and a new six-story Colton Street Affordable Housing building would be

constructed south of Colton Street as part of the proposed project. Overall, the proposed project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units in the Colton Street Affordable Housing building, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.

WHEREAS, these General Plan Amendments would amend Map No. 01, Map No. 3, and Policy 7.2.5 of the Market & Octavia Area Plan to reference and permit implementation of the 1629 Market Street Mixed-Use Project.

WHEREAS, this Resolution approving these General Plan Amendments is a companion to other legislative approvals relating to the 1629 Market Street Mixed-Use Project, including recommendation of approval of Planning Code Text Amendments and Zoning Map Amendments, and recommendation for approval of the Development Agreement.

WHEREAS, on October 19, 2017, the Planning Commission reviewed and considered the Final EIR for the 1629 Market Street Mixed Project (FEIR) and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

WHEREAS, on October 19, 2017, by Motion No. 20033, the Commission certified the Final Environmental Impact Report for the 1629 Market Street Mixed-Use Project as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA").

WHEREAS, on October 19, 2017, the Commission by Motion No. 20034 approved California Environmental Quality Act (CEQA) Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2015-005848ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

WHEREAS, the CEQA Findings included adoption of a Mitigation Monitoring and Reporting Program (MMRP) as Attachment B, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval.

WHEREAS, on October 19, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on General Plan Amendment Application Case No. 2015-005848GPA.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend Map No. 01, Map No. 03 and Policy 7.2.5 of the Market & Octavia Area Plan.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the General Plan Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The General Plan Amendments would help implement the 1629 Market Street Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, commercial space, and open space.



2. The General Plan Amendments would help implement the 1629 Market Street Mixed-Use Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy, as well as a new open space for new and existing residents.
3. The General Plan Amendments would help implement the 1629 Market Street Mixed-Use Project by enabling the creation of a new mixed-use development. This new development would integrate with the surrounding City fabric and the existing neighborhood as outlined in the Market & Octavia Area Plan.
4. The General Plan Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including a new publicly-accessible open space. The General Plan Amendments would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm.
5. The General Plan Amendments would enable construction of new housing, including new on-site affordable housing and new supportive housing. These new uses would create a new mixed-use development that would strengthen and complement nearby neighborhoods.
6. The General Plan Amendments would facilitate the preservation and rehabilitation of Civic Center Hotel--an important historic resource.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the General Plan, and the Project and its approvals associated therein, all as more particularly described in Exhibits A (Legal Description), B (Project Description and Site Plan), and E (Approvals) to the Development Agreement on file with the Planning Department in Case No. 2015-005848DVA, are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as described herein, and as follows:

#### HOUSING ELEMENT

##### 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.

###### Policy 1.3

Work proactively to identify and secure opportunity sites for permanently 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.

**Policy 1.10**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

**OBJECTIVE 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

**Policy 4.1**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

**Policy 4.2**

Provide a range of housing options for residents with special needs for housing support and services.

**Policy 4.5**

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

*The Project is a mixed-use development that will contain up to 584 dwelling units, approximately 26-28% of which will be affordable to low- and very low-income residents. These affordable units include inclusionary affordable units and a standalone supportive housing building for formerly homeless individuals providing approximately 100 units through a unique arrangement between the Project Sponsor and Community Housing Partnership. As detailed in the Development Agreement, the Project exceeds the Planning Code's inclusionary affordable housing requirements, and will provide an approximately 26-28% level of on-site affordable housing at Project buildout. The Project is located near major public transportation in an area that is easily accessible for bicyclists and pedestrians.*

**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 11.6**

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

**Policy 11.7**

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

*The Project, as described in the Development Agreement, renovates and rehabilitates the existing Civic Center Hotel for residential uses, retaining the building's exterior character-defining features, including the building's height and massing, three brick-clad street-facing elevations on Market, 12th, and Stevenson Streets, cast stone and sheet metal ornament on the Market and 12th Street facades, street-level storefronts, regular pattern of double-hung windows, and neon blade sign. The Project would retain the entire 140-foot-long Market Street façade of the Lesser Brothers Building, which is the building's primary façade and only façade with ornamentation, including the following character-defining features: the façade's single-story height, storefronts divided by piers and capped by wood-frame transoms, stucco-clad and cast cement frieze and cornice, and tile-clad pent roof. In addition, the Project would retain 80 percent (48 of 60 feet) of the west (Brady Street) façade, as well as 40 percent (24 of 60 feet) of the east façade, which currently abuts 1621 Market Street. The Lesser Brothers Building's single-story height and massing would be eliminated, but the Market Street façade and portions of the Brady Street façade and newly exposed east façade would remain visible as a single-story element. The retained façades would be incorporated into the new 85-foot-tall structure containing mixed residential and retail/restaurant uses, with a 10-foot setback, irregularly-spaced, multi-story rectangular bay windows and a new material palette providing contrast with the historic façades, while aligning rectangular bays with storefronts in the retained façades to create a geometric relationship between old and new construction. These historic resources would be incorporated as integral parts of the overall Project design, massing, and street wall context for Market and 12th Streets. The Project's high-quality architectural and landscape design encourages variety, compatibility with the surrounding context, and strong urban design with prominent corners at 12th and Brady Streets. The Project has been designed to promote community interaction, both within the Project through common residential open space and with the broader community, through access to the public open space.*

**OBJECTIVE 12:**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**Policy 12.1**

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

**Policy 12.2**

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

*The Project balances housing with new and improved infrastructure and related public benefits. The Project is located along major transit corridors within close proximity to major regional and local public transit lines. The Project includes incentives for use of transit, walking, and bicycling through its TDM program. In addition, the Project's streetscape design would enhance vehicular, bicycle, and pedestrian access and connectivity through the site. The new and rehabilitated buildings constructed as part of the Project would rely on transit use and is easily accessed by bicyclists and pedestrians. The Project is located in an area that is well-served by retail and other neighborhood services.*

*The Project will provide approximately 33,500 square feet of open space, including approximately 23,400 square feet of privately-owned, publicly-accessible open space that will create a community benefit for the neighborhood, in furtherance of the Market & Octavia Area Plan.*

*The Project contributes substantially to quality of life elements such as open space, affordable housing, and streetscape improvements.*

#### COMMERCE AND INDUSTRY ELEMENT

##### **OBJECTIVE 1:**

**MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.**

##### **Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

*The Project would provide a distinct mixed-used development with residential (including substantial new affordable housing), union hall, retail, and open space uses, leveraging the Project site's location along major transit corridors and allowing people to work and live within close proximity to transit. The Project would incorporate varying heights, massing, and scale, creating a strong, consistent streetwall along Market Street. The Project would create appropriate density at a location that is well served by transit and would include substantial new on-site open space to support and activate the new active ground floor and open space uses in the Project and to serve the broader neighborhood.*

*The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation. The Project would also construct high-quality housing with sufficient density to contribute to 24-hour activity on the Project site, while offering a mix of unit types, sizes, and levels of affordability to accommodate a range of potential residents. The Project would facilitate a vibrant, interactive ground plane for Project and neighborhood residents, commercial users, and the public, with public spaces providing ample opportunities for recreation, and adjacent ground floor building spaces that would maximize circulation between, and cross-activation of, interior and exterior spaces.*

##### **OBJECTIVE 3:**

**PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.**

##### **Policy 3.2**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

*The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities, and by providing expanded employment opportunities for City residents at varying employment levels both during and after construction. The Development Agreement's*

*community benefit programs include commitments to construction and operations workforce first source hiring, as well as local business enterprise requirements for construction and end use jobs.*

**TRANSPORTATION ELEMENT**

**OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

**Policy 2.1**

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

**Policy 2.5**

Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

*The Project is located in a transit-rich location, within close proximity to Muni's Van Ness station, BART and Muni's Civic Center station, and numerous bus and streetcar lines running down Market Street. The Project includes a detailed, TDM program tailored to the Project uses, with various performance measures, monitoring and enforcement measures designed to incentivize use of transit and other alternatives to single occupancy vehicle trips. The Project's design, including its streetscape elements, is intended to promote and enhance walking and bicycling opportunities.*

**OBJECTIVE 23:**

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

**Policy 23.1**

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

*The Project will encourage pedestrian access within the Project site through north/south and east/west access to the proposed publicly accessible open space, with mid-block passages and related streetscape improvements. Stevenson Street and Colton Street would receive pedestrian-friendly improvements and amenities, and passageways through the block would be recreated; at present, those passageways are largely blocked by surface parking lots. All streetscape improvements would be consistent with the Better Streets Plan.*

**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 1.2**

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

**Policy 1.3**

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

*The Project would re-establish north/south and east/west connections through the block via pedestrian walkways and pedestrian-friendly street improvements. New buildings would range in height from 58 to 85 feet, complementing the existing historic Civic Center Hotel building (57 feet tall) and incorporating the Lesser Brothers Building as integral parts of the overall Project design, massing, and street wall context for Market and 12th Streets, with strong urban design and prominent corners at 12th and Brady Streets. The Civic Center Hotel building would retain its exterior character-defining features, and the new adjacent UA Local 38 building would be set back three feet to provide separation, with vertically-oriented fenestration and bays that complement the Civic Center Hotel's Market Street façade, and would provide a visual buffer between the Civic Center Hotel and taller construction at Building B. At the Lesser Brothers Building, new construction would be set back 10 feet from the retained façades, with irregularly-spaced, multi-story rectangular bay windows and a new material palette providing differentiation between the new construction and the resource, with alignment of the rectangular bays and the storefronts in the retained façades creating a compatible relationship between the structures. Although the Lesser Brothers Building's single-story height and massing would be eliminated, the entire Market Street façade and portions of the other retained façades would remain visible as a single-story element. Accordingly, the Project's new construction and rehabilitation of the Civic Center Hotel, along with its incorporation of the Lesser Brothers Building, would be compatible with, yet differentiated from, those resources and other nearby historic resources.*

**OBJECTIVE 2:**

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

**Policy 2.4**

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

**Policy 2.5**

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

*The Project would retain and rehabilitate the Civic Center Hotel, in compliance with the Secretary of the Interior's Standards, and would promote preservation of the historic resource by repurposing it within a modern mixed-use development while retaining the resource's exterior character-defining features. The adjacent new UA Local 38 building would be set back three feet from the Civic Center Hotel to provide separation, with vertically-oriented fenestration and bays that complement the Civic Center Hotel's Market Street façade, and would provide a visual buffer between the Civic Center Hotel and taller construction at Building B. Although the Lesser Brothers Building's single-story height and massing would be eliminated, the entire Market Street façade and portions of the other retained façades would remain visible as a single-story element. Construction of the mixed-use building with residential and retail/restaurant uses above the retained facades of the Lesser*

*Brothers Building would be set back 10 feet from those retained facades, with features such as rectangular bay windows and a new material palette that differentiate new construction from the retained resource, while also creating a compatible relationship between the structures allowing for continued visibility of much of the façade as a single-story element. Accordingly, new construction would be compatible with, yet differentiated from, the existing historic context.*

#### RECREATION AND OPEN SPACE ELEMENT

##### OBJECTIVE 1:

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

##### Policy 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

*The Project would create approximately 33,500 square feet of open space, including approximately 23,400 square feet of privately-owned, publicly-accessible open space that will create a community benefit for the neighborhood, in furtherance of the Market & Octavia Plan, and substantially increasing the amount of open space in the neighborhood. The publicly-accessible open space would consist of both passive recreation and more active recreation opportunities, such as a children's play area, and will encourage socialization and community building. The Project would provide approximately 10,100 square feet of common residential open space for the benefit of the Project's residents.*

##### Policy 1.12

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

*See Discussion in Urban Element Objective 2, Policy 2.4 and 2.5, which is incorporated by reference.*

#### MARKET & OCTAVIA AREA PLAN

##### Land Use and Urban Form

##### OBJECTIVE 1.1:

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

##### Policy 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

##### Policy 1.1.5

Reinforce the importance of Market Street as the city's cultural and ceremonial spine.

**OBJECTIVE 1.2:**

ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

**Policy 1.2.2**

Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

**Policy 1.2.7**

Encourage new mixed-use infill on Market Street with a scale and stature appropriate for the varying conditions along its length.

Housing

**OBJECTIVE 2.2:**

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

**Policy 2.2.2**

Ensure a mix of unit sizes is built in new development and is maintained in existing housing stock.

**Policy 2.2.4**

Encourage new housing above ground-floor commercial uses in new development and in expansion of existing commercial buildings.

**OBJECTIVE 2.4:**

PROVIDE INCREASED HOUSING OPPORTUNITIES AFFORDABLE TO HOUSEHOLDS AT VARYING INCOME LEVELS.

Building With a Sense of Place

**OBJECTIVE 3.1:**

ENCOURAGE NEW BUILDINGS THAT CONTRIBUTE TO THE BEAUTY OF THE BUILT ENVIRONMENT AND THE QUALITY OF STREETS AS PUBLIC SPACE.

**Policy 3.1.1**

Ensure that new development adheres to principles of good urban design.

**OBJECTIVE 3.2:**

PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

**Policy 3.2.1**

Promote the preservation of notable historic landmarks, individual historic buildings, and features that help to provide continuity with the past.



**Policy 3.2.2**

Encourage rehabilitation and adaptive reuse of historic buildings and resources.

**Policy 3.2.10**

Apply the "Secretary of the Interior's Standards for the Treatment of Historic Properties" for all projects that affect individually designated buildings at the local, state, or national level.

**Policy 3.2.12**

Preserve the cultural and socio-economic diversity of the plan area through preservation of historic resources.

**Policy 3.2.13**

To maintain the City's supply of affordable housing, historic rehabilitation projects may need to accommodate other considerations in determining the level of restoration.

Streets and Open Spaces

**OBJECTIVE 4.3:**

REINFORCE THE SIGNIFICANCE OF THE MARKET STREET STREETScape AND CELEBRATE ITS PROMINENCE AS SAN FRANCISCO'S SYMBOLIC "MAIN STREET."

**POLICY 4.3.1**

Recognize the importance of the entire Market Street corridor in any improvements to Market Street proposed for the plan area.

A New Neighborhood in SoMa West

**OBJECTIVE 7.2:**

ESTABLISH A FUNCTIONAL, ATTRACTIVE AND WELL-INTEGRATED SYSTEM OF PUBLIC STREETS AND OPEN SPACES IN THE SOMA WEST AREA TO IMPROVE THE PUBLIC REALM.

**Policy 7.2.5 (As Amended)**

Make pedestrian improvements within the block bounded by Market, Twelfth, Otis, and Gough Streets and redesign Twelfth Street between Market and Mission Streets, creating a new park and street spaces for public use, and new housing opportunities.

*The Market & Octavia Plan anticipated development of the Project site with a new park and housing opportunities, as part of a broader effort to create a vibrant, dense, mixed-use urban neighborhood taking advantage of Market Street and the ample nearby transit opportunities. The Project is consistent with the objectives and policies of the Market & Octavia Plan, and with the specific Policy 7.2.5 outlined for the Project site, with amendments to reflect the proposed private development of the publicly accessible open space and coordination with BART regarding the adjacent BART-owned parcel. The Project would concentrate new units of market-rate and affordable housing within close proximity to transit and ample pedestrian and bicycle facilities. The Project's design would improve and enhance the street wall context for Market and 12th Streets, with strong urban design and prominent corners at 12th and Brady Streets, in recognition of Market Street's current and historic importance. Up to 584 housing units would be provided on an infill site, including a*

*substantial amount of affordable housing on-site, with an appropriate mix of unit sizes and types to accommodate a diverse range of individuals and families, while also creating retail and restaurant spaces that reinforce the Market and Octavia Plan Area's uniqueness, physical fabric, and character. The Project would rehabilitate the Civic Center Hotel while retaining all of its exterior character-defining features, integrating adjacent construction in a manner that provides separation and a visual buffer between the retained Civic Center Hotel and taller Project buildings. The Project would retain the entire 140-foot-long Market Street façade of the Lesser Brothers Building, which is the building's primary façade and only façade with ornamentation, including the following character-defining features: the façade's single-story height, storefronts divided by piers and capped by wood-frame transoms, stucco-clad and cast cement frieze and cornice, and tile-clad pent roof. Although the Lesser Brothers Building's single-story height and massing would be eliminated, the Market Street façade and portions of the Brady Street façade and newly exposed east façade would remain visible as a single-story element. The retained façades would be incorporated into the new 85-foot-tall structure containing mixed residential and retail/restaurant uses, with a 10-foot setback, irregularly-spaced, multi-story rectangular bay windows and a new material palette providing contrast with the historic façades, while aligning rectangular bays with storefronts in the retained façades to create a geometric relationship between old and new construction. The Project's incorporation of the Lesser Brothers Building strikes a balance between preservation, urban design, and maximizing housing opportunities—including affordable housing—on transit-rich infill sites.*

*The Project would be consistent with Policy 7.2.5, with the amendments discussed above, as well as Maps 1 ("Land Use Districts") and 3 ("Height Districts"), which would be amended to reflect the configuration of the privately-owned publicly accessible open space and the increase in height at the Colton Street Affordable Housing Building site from 40-X to 68-X to allow for up to 100 supportive housing units for formerly homeless individuals to be built.*

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the Planning Code Section 10L1, and the Project and its approvals associated therein, all as more particularly described in Exhibits A (Legal Description), B (Project Description and Site Plan), and E (Approvals) to the Development Agreement on file with the Planning Department in Case No. 2015-005848DVA, are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as described herein, and as follows:

- 1) *That existing neighbor-serving retail uses will be preserved and enhanced, and future opportunities for resident employment in and ownership of such businesses enhanced;*

The project site currently contains limited retail uses along the Market Street frontage. The site's retail uses will be retained and improved as part of a series of active spaces at the ground floor, with the total retail area expected to remain at approximately 13,000 square feet, as under existing conditions. The individual retail spaces are relatively small in size and allow for a variety of different users, providing opportunity for diverse neighborhood-serving retail, including for local businesses with local employees and ownership. As part of a new, vibrant mixed-use community, these retail spaces will have the opportunity to thrive with additional customers and improved facilities. In addition, future Project residents will patronize existing retail uses in the nearby neighborhood, enhancing the local retail economy. The Project will maintain and enhance existing retail storefronts on Market Street.

- 2) *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*

The Project is a mixed-use and mixed-income development, which provides a range of improvements, housing, and services that preserve the neighborhood's cultural and economic diversity. It includes approximately 584 units, approximately 26-28% of which will be affordable to low- and very low-income residents, and market rate units with a range of unit sizes to accommodate a diverse set of residents. These affordable units include affordable inclusionary units and the Supportive Housing Project's approximately 100 units, including integrated community and social service space. The Project will exceed the one-for-one replacement requirements of Administrative Code Chapter 41 by providing approximately 100 units of supportive housing on-site to replace the existing 71 protected market-rate residential hotel units in the Civic Center Hotel. This will be the first project to comply with Chapter 41 by including supportive housing within a new market-rate development to provide an integrated, mixed-income community. The Supportive Housing Project will offer vastly improved living conditions compared to the residential hotel units within the existing Civic Center Hotel—the new units will have private bathrooms and kitchenettes, and will benefit from community and social service space included in the building. The Project will be phased so that current residents can move directly into the new units and will not be displaced during construction, ensuring that all existing housing will be replaced with higher quality housing tied to social services. No Mayor's Office of Housing development grants will be required to build the Supportive Housing Project.

- 3) *That the City's supply of affordable housing be preserved and enhanced;*

The existing residential hotel units will be replaced with higher quality housing meeting modern Code requirements and tied to social services, and offered first to current permanent residents of the Civic Center Hotel. The Project will enhance the City's supply of affordable housing through its affordable housing commitments in the Development Agreement, which will result in a total of approximately 26-28% on-site affordable housing units.

- 4) *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

The Project would not impede transit service or overburden streets and neighborhood parking. The Project does not include any additional commercial office uses that would generate commuter traffic, and the Project includes a robust transportation program with an on-site Transportation Demand Management (TDM) program. The Project locates housing and retail uses within close proximity to public transit on Market Street and Van Ness Avenue. Moreover, the Project contains new space for vehicle parking at a level that encourages transit and alternative modes of transportation while also ensuring sufficient parking capacity so that the Project would not overburden neighborhood parking.

- 5) *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 additional commercial office development, and does not displace any industrial or service uses. The site will maintain and improve the existing UA Local 38 office and meeting hall, creating a visible and enhanced trade union work and meeting space. In addition, the restaurant

and retail uses would provide future opportunities for resident employment and ownership in the service sector.

- 6) *That the City achieve 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 proposal will not impact the property's ability to withstand an earthquake.

- 7) *That landmarks and historic buildings be preserved;*

The Project would preserve and rehabilitate the Civic Center Hotel, adapting it to a modern residential use while maintaining its exterior character-defining elements through compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Project would retain the entire 140-foot-long Market Street façade of the Lesser Brothers Building, which is the building's primary façade and only façade with ornamentation, including most of the building's character-defining features. It would also retain 80 percent (48 of 60 feet) of the west (Brady Street) façade, as well as 40 percent (24 of 60 feet) of the east façade, which currently abuts 1621 Market Street. The Lesser Brothers Building's single-story height and massing would be eliminated, but the Market Street façade and portions of the Brady Street façade and newly exposed east façade would remain visible as a single-story element. The façades would be incorporated into the new 85-foot-tall structure containing mixed residential and retail/restaurant uses, set back 10 feet from the retained façade, in a manner that allows the Project to incorporate the Lesser Brothers Building as an integral part of the overall Project design, massing, and streetwall context for Market and 12th Streets, and maximizes the number of on-site affordable housing units as compared to alternatives with larger setbacks.

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

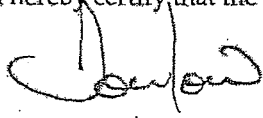
The Project site does not currently contain parks or open spaces, and the Project will create major new private and publicly-accessible open spaces on private property. The Project will not affect any of the City's existing parks or open space or their access to sunlight and vistas. The shadow diagrams prepared as part of the Project's environmental review demonstrate that the Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. The location, orientation and massing of structures on the site has been designed to maximize solar access to the Project's open spaces, including the major new publicly accessible open space.

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 340, the Commission recommends to the Board of Supervisors APPROVAL of the aforementioned General Plan Amendments. This approval is contingent on, and will be of no further force and effect until the date that the San Francisco Board of Supervisors has approved the Zoning Map Amendment, Planning Code Text Amendment, and Development Agreement.

Resolution No. 20035  
October 19, 2017

Case No. 2015-005848GPA  
1629 Market Street General Plan Amendment

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on October 19, 2017.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Johnson, Koppel and Richards

NOES: None

ABSENT: Hillis, Melgar, and Moore

ADOPTED: October 19, 2017





**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Planning Commission Resolution No. 20036**

HEARING DATE: OCTOBER 19, 2017

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Case No.:* 2015-005848MAP/PCA  
*Project Name:* 1601-1645 Market St (aka 1629 Market Street Mixed-Use Project)  
*Existing Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
P (Public) Zoning District  
OS, 40-X and 85-X Height and Bulk Districts  
*Proposed Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
P (Public) Zoning District  
OS, 68-X and 85-X Height and Bulk Districts  
*Block/Lot:* 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 035  
*Project Sponsor:* Strada Brady, LLC  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE PLANNING CODE WITH MODIFICATIONS TO ESTABLISH THE 1629 MARKET STREET SPECIAL USE DISTRICT, AMEND ZONING USE DISTRICT MAP NO. ZN07 TO AMEND ASSESSOR'S BLOCK 3505 LOT 001, 007, 008, 029, 031, 031A, 032, 032A, 033, 033A AND 035 FROM NCT-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) AND P (PUBLIC) TO NCT-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) AND P (PUBLIC) AS DEPICTED IN EXHIBIT A OF BOARD OF SUPERVISORS FILE NO. 170938, AMEND HEIGHT AND BULK DISTRICT MAP NO. HT07 TO AMEND ASSESSOR'S BLOCK 3505 LOT 001, 007, 008, 029, 031, 031A, 032, 032A, 033, 033A AND 035 FROM 85-X AND OS TO 85-X AND OS AS DEPICTED IN EXHIBIT B OF BOARD OF SUPERVISORS FILE NO. 170938, AND AMEND HEIGHT & BULK DISTRICT MAP NO. HT07 TO INCREASE THE HEIGHT LIMIT FOR BLOCK 3505 LOT 027 AND 028 FROM 40-X TO 68-X, AMEND SPECIAL USE DISTRICT MAP NO. SU07 TO INCLUDE THE NEW 1629 MARKET STREET SPECIAL USE DISTRICT, AND VARIOUS FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION 302 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on September 5, 2017, Mayor Edwin Lee and Supervisor Jane Kim introduced an ordinance for Planning Code Text Amendments to establish the 1629 Market Street Special Use District (herein "1629 Market Street SUD") and amend Zoning Use District Map No. ZN07, Height and Bulk District Map No. HT07, and Special Use District Map No. SU07 for the 1629 Market Street Mixed-Use Project ("Project").

WHEREAS, pursuant to Planning Code Section 302(b), on September 5, 2017, the San Francisco Board of Supervisors initiated the aforementioned Planning Code Text Amendments.

WHEREAS, these Planning Code Text Amendments would enable the Project. The Project is a new mixed-use development with new residential, retail, and institutional uses, as well as a publicly-accessible open space. The Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building at 1629-1645 Market Street, and rehabilitate the Civic Center Hotel at 1601 Market Street, as well as demolish the 242-space surface parking lots on the project site. The Project would construct a total of five new buildings on the project site, including a new UA Local 38 Building, and a 10-story addition to the Lesser Brothers Building with ground-floor retail/restaurant space at the corner of Brady and Market Streets ("Building A"). A new 10-story residential building with ground-floor retail/restaurant space ("Building B") would be constructed on Market Street between the new UA Local 38 building and Building A. A nine-story residential building would be constructed at the end of Colton Street and south of Stevenson Street ("Building D"). The five-story Civic Center Hotel (also referred to as "Building C"), would be rehabilitated to contain residential units and ground-floor retail/restaurant space, and a new six-story Colton Street Affordable Housing building would be constructed south of Colton Street as part of the proposed project. Overall, the proposed project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units in the Colton Street Affordable Housing building, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.

WHEREAS, these Planning Code Text Amendments would establish the 1629 Market Street SUD, which modify the Planning Code requirements for useable open space and the bulk controls adjacent to narrow streets and alleys.

WHEREAS, these Planning Code Text Amendments would amend Zoning Use District Map No. ZN07 and Height and Bulk District Map No. HT07 to realign the zoning and height for Block 3505 Lots 001, 007, 008, 029, 031, 031A, 032, 032A, 033, 033A, and 035 to reflect the updated parcel configuration of the Project, as depicted in Board of Supervisors File No. 170938-Exhibit A and Exhibit B.

WHEREAS, these Planning Code Text Amendments would amend Height & Bulk District Map No. HT07 to increase the height limit for Block 3505 Lots 027 and 028 from 40-X to 68-X.

WHEREAS, these Planning Code Text Amendments would amend Special Use District Map No. SU07 to include the new 1629 Market Street Special Use District.

WHEREAS, this Resolution approving these Planning Code Text Amendments is a companion to other legislative approvals relating to the Project, including recommendation of approval of General Plan Amendments and recommendation for approval of the Development Agreement.

WHEREAS, on October 19, 2017, the Planning Commission reviewed and considered the Final EIR for the 1629 Market Street Mixed Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and, by Motion No. 20033, certified the FEIR as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

WHEREAS, on October 19, 2017, the Commission by Motion No. 20034 approved California Environmental Quality Act (CEQA) Findings, including adoption of a statement of overriding



considerations, under Case No. 2015-005848ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

WHEREAS, the CEQA Findings included adoption of a Mitigation Monitoring and Reporting Program (MMRP) as Attachment B, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval.

WHEREAS, on October 19, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Planning Code Text Amendments.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would establish the 1629 Market Street SUD and amend Zoning Use District Map No. ZN07, Height and Bulk District Map No. HT07, and Special Use District Map No. SU07 for the Project.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the Planning Code Text Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Planning Code Text Amendments would help implement the 1629 Market Street Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, commercial space, and open space.
2. The Planning Code Text Amendments would help implement the 1629 Market Street Mixed-Use Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy, as well as a new open space for new and existing residents.
3. The Planning Code Text Amendments would help implement the 1629 Market Street Mixed-Use Project by enabling the creation of a new mixed-use development. This new development would integrate with the surrounding City fabric and the existing neighborhood as outlined in the Market & Octavia Area Plan.
4. The Planning Code Text Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including a new publicly-accessible open space. The General Plan Amendments would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm.
5. The Planning Code Text Amendments would enable construction of new housing, including new on-site affordable housing and new supportive housing. These new uses would create a new mixed-use development that would strengthen and complement nearby neighborhoods.
6. The Planning Code Text Amendments would facilitate the preservation and rehabilitation of Civic Center Hotel—an important historic resource.

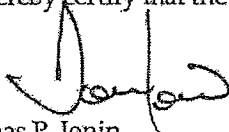
AND BE IT FURTHER RESOLVED, that the Commission finds the Planning Code Text Amendments are in general conformity with the General Plan as set forth in Planning Commission Resolution No. 20035.

AND BE IT FURTHER RESOLVED, that the Commission finds the Planning Code Text Amendments are in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Resolution No. 20036.

AND BE IT FURTHER RESOLVED, that the Commission recommends approval of the proposed legislation with the following modifications:

- Affordable Housing – The Ordinance should be updated to reflect a clarification in the Project's responsibilities in meeting the inclusionary housing program.
- Non-Substantial Text edits – The Ordinance should be updated to reflect other non-substantial text edits, as defined by Planning Department staff.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on October 19, 2017.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Johnson, Koppel and Richards  
NOES: None  
ABSENT: Hillis, Melgar, and Moore  
ADOPTED: October 19, 2017



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Planning Commission Resolution No. 20037**

HEARING DATE: OCTOBER 19, 2017

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Case No.:* 2015-005848DVA  
*Project Address:* 1601-1645 Market Street (aka 1629 Market St Mixed-Use Project)  
*Existing Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
P (Public) Zoning District  
OS, 40-X and 85-X Height and Bulk Districts  
*Proposed Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
P (Public) Zoning District  
OS, 68-X and 85-X Height and Bulk Districts  
*Block/Lot:* 3505/001, 007; 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 035  
*Project Sponsor:* Strada Brady, LLC  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND STRADA BRADY, LLC, FOR CERTAIN REAL PROPERTY LOCATED AT MARKET AND COLTON STREETS, COMPRISED OF ASSESSOR'S BLOCK 3505 AND LOTS 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A AND 035, ALTOGETHER CONSISTING OF APPROXIMATELY 2.2 ACRES, AND ADOPTING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco.

WHEREAS, the Development Agreement would enable the 1629 Market Street Mixed-Use Project. The 1629 Market Street Mixed-Use Project ("Project") is a new mixed-use development with new residential, retail, and institutional uses, as well as a publicly-accessible open space. The Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building at 1629-1645 Market Street, and rehabilitate the Civic Center Hotel at 1601 Market Street, as well as demolish the 242-space surface parking lots on the project site. The Project would construct a total of five new buildings on the project site, including a new UA Local 38 Building, and a 10-story addition to the Lesser Brothers Building with ground-floor retail/restaurant space at the corner of Brady and Market Streets ("Building A"). A new 10-story residential building with ground-floor retail/restaurant space ("Building B") would be constructed on Market Street between the new UA Local 38 building and Building A. A nine-story residential building would be constructed at the end of Colton Street and south of Stevenson Street ("Building D"). The five-story Civic Center Hotel (also referred to as "Building C"),

would be rehabilitated to contain residential units and ground-floor retail/restaurant space, and a new six-story Colton Street Affordable Housing building would be constructed south of Colton Street as part of the proposed project. Overall, the proposed project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units in the Colton Street Affordable Housing building, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.

WHEREAS, the Board will be taking a number of actions in furtherance of the Project, including the adoption of the 1629 Market Street Special Use District ("1629 Market Street SUD"), which provides modification to the Planning Code requirements for useable open space and bulk along narrow streets and alleys, Zoning Map Amendments and General Plan Amendments.

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and Strada Brady, LLC negotiated a development agreement for development of the Project site, a copy of which is attached as Exhibit A (the "Development Agreement").

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement.

WHEREAS, the Development Agreement shall be executed by the Director of Planning and City Attorney, subject to prior approval by the Board of Supervisors.

WHEREAS, on October 19, 2017, the Planning Commission ("Commission") reviewed and considered the Final EIR for the 1629 Market Street Mixed Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and, by Motion No. 20033, certified the FEIR as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

WHEREAS, on October 19, 2017, the Commission by Motion No. 20034 approved California Environmental Quality Act (CEQA) Findings, including adoption of a statement of overriding considerations, under Case No. 2015-005848ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

WHEREAS, the CEQA Findings included adoption of a Mitigation Monitoring and Reporting Program (MMRP) as Attachment B, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval.

WHEREAS, on October 19, 2017, by Motion Nos. 20034 and 20038, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the General Plan and related zoning text and map amendments, as well as adoption of the 1629 Market Street SUD, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code

and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, on October 19, 2017, by Motion No. 20038, the Commission adopted findings regarding the Project's consistency with the General Plan, Planning Code Section 101.1, and all other approval actions associated with the SUD and development therein.

NOW THEREFORE BE IT RESOLVED, that the Commission recommends approval of the Development Agreement, in substantially the form attached hereto as Exhibit A.

AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Planning Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 required of the Planning Commission and the Planning Director have been substantially satisfied in light of the regular monthly meetings held for the last two years, the public informational hearings provided by the Planning Department staff at the Planning Commission, the provision of required public notices, and the information contained in the Director's Report.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from other City agencies and/or the Board, provided that such changes do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on October 19, 2017.



Jonas P. Iorin  
Commission Secretary

AYES: Fong, Johnson, Koppel and Richards

NOES: None

ABSENT: Hillis, Melgar, and Moore

ADOPTED: October 19, 2017





# 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 (TSF, Sec. 411A & M&O CIF, Sec. 416)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 20038

HEARING DATE: OCTOBER 19, 2017

**Case No.:** 2015-005848CUA  
**Project Address:** 1601-1645 Market Street (aka 1629 Market St Mixed-Use Project)  
**Existing Zoning:** NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
 P (Public) Zoning District  
 OS, 40-X and 85-X Height and Bulk Districts  
**Proposed Zoning:** NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
 P (Public) Zoning District  
 OS, 68-X and 85-X Height and Bulk Districts  
**Block/Lot:** 3505/001,007,008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A & 035  
**Project Sponsor:** Strada Brady, LLC  
 101 Mission Street, Suite 420  
 San Francisco, CA 94105  
**Staff Contact:** Linda Ajello Hoagland - (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)

ADOPT FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION AND PLANNED UNIT DEVELOPMENT FOR: 1) DEVELOPMENT ON A LOT LARGER THAN 10,000 SQUARE FEET IN THE NCT-3 ZONING DISTRICT; 2) ESTABLISHMENT OF A NON-RESIDENTIAL USE LARGER THAN 4,000 SQUARE FEET IN THE NCT-3 ZONING DISTRICT; 3) MODIFICATION OF THE DWELLING UNIT MIX REQUIREMENT, PURSUANT TO SECTIONS 121.1, 121.2, 207.6, 303, 304 AND 752 OF THE PLANNING CODE WITH A MODIFICATION TO THE REQUIREMENTS FOR REAR YARD (PLANNING CODE SECTION 134), PERMITTED OBSTRUCTIONS (PLANNING CODE SECTION 136), DWELLING UNIT EXPOSURE (PLANNING CODE SECTION 140), STREET FRONTAGE (PLANNING CODE SECTION 145.1), OFF-STREET LOADING (PLANNING CODE SECTION 152), AND MEASUREMENT OF HEIGHT (PLANNING CODE SECTION 260), AT 1601-1645 MARKET STREET (ASSESSOR'S BLOCK 3505, LOTS 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A & 035) WITHIN THE P (PUBLIC) AND NCT-3 (MODERATE SCALE NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICTS AND A OS (OPEN SPACE), 68-X & 85-X HEIGHT AND BULK DISTRICTS, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On October 19, 2016, Michael Cohen on behalf of Strada Brady (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization and Planned Unit Development under Planning Code Section(s) 121.1, 121.2, 207.6, 303, 304 and 752 to

allow a non-residential use greater than 4,000 square feet, a modification to the dwelling unit mix, and development on a lot larger than 10,000 square feet at 1601-1645 Market Street within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) and P (Public) Zoning Districts and a OS, 68-X and 80-X Height and Bulk Districts.

The Project Sponsor filed an Environmental Evaluation Application for the Project with the Department on July 10, 2015.

Pursuant to and in accordance with the requirements of Section 21094 of CEQA and Sections 15063 and 15082 of the CEQA Guidelines, the San Francisco Planning Department ("Department"), as lead agency, published and circulated a Notice of Preparation ("NOP") on February 8, 2017, which notice solicited comments regarding the scope of the environmental impact report ("EIR") for the proposed project. The NOP and its 30-day public review comment period were advertised in a newspaper of general circulation in San Francisco and mailed to governmental agencies, organizations and persons interested in the potential impacts of the proposed project. The Department held a public scoping meeting on March 1, 2017, at the American Red Cross Building at 1663 Market Street.

During the approximately 30-day public scoping period that ended on March 10, 2017, the Department accepted comments from agencies and interested parties that identified environmental issues that should be addressed in the EIR. Comments received during the scoping process were considered in preparation of the Draft EIR.

The Department published a Draft EIR for the project on May 10, 2017, and circulated the Draft EIR to local, state, and federal agencies and to interested organizations and individuals for public review. On May 10, 2017, the Department also distributed notices of availability of the Draft EIR; published notification of its availability in a newspaper of general circulation in San Francisco; posted the notice of availability at the San Francisco County Clerk's office; and posted notices at locations within the project area. The Planning Commission held a public hearing on June 15, 2017, to solicit testimony on the Draft EIR during the public review period. A court reporter, present at the public hearing, transcribed the oral comments verbatim, and prepared written transcripts. The Department also received written comments on the Draft EIR, which were sent through mail, fax, hand delivery, or email. The Department accepted public comment on the Draft EIR until June 26, 2017.

The San Francisco Planning Department then prepared the Comments and Responses to Comments ("RTC") on Draft EIR document. The Final EIR (FEIR) document was published on October 4, 2017, and includes copies of all of the comments received on the Draft EIR and written responses to each comment.

The Commission reviewed and considered the Final Environmental Impact Report (FEIR) for the Project and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

By Motion No. 20034, the Planning Commission approved California Environmental Quality Act (CEQA) Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2015-005848CUA, for approval of the Project, which findings are incorporated by reference as though fully set forth herein. The CEQA Findings included adoption of a Mitigation Monitoring and Reporting



Program (MMRP) as Attachment B, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval.

The Planning Department Commission Secretary is the custodian of records, located in the File for Case No. 2015-005848CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

On October 19, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-005848CUA.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-005848CUA, 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 project site occupies approximately 97,617 square feet, or 2.2 acres, on the block bounded by Market, 12th, Otis, and Brady Streets located within the boundaries of Market & Octavia Area Plan. Most of the site is located within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District, while the southwestern portion of the site, occupying approximately 20,119 square feet is in a P (Public) Zoning District. The portions of the project site north of Stevenson Street and east of Colusa Place are located within an 85-X Height and Bulk District, while the portion of the project site south of Colton Street is in a 68-X Height and Bulk District, and the portion of the project site in the P (Public) Zoning District is in an Open Space (OS) Height and Bulk District.

The project site is currently occupied by four surface parking lots containing 242 parking spaces, an approximately 15-foot-tall Bay Area Rapid Transit (BART) ventilation structure for the below-grade BART tunnel,<sup>1</sup> as well as three buildings: the Civic Center Hotel, the United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (UA) Local 38 building, and the Lesser Brothers Building, which is currently occupied by a variety of retail tenants.

3. **Surrounding Properties and Neighborhood.** The project site is located in an area that is mixed-use in character with a variety of residential uses and commercial establishments, including an automobile-oriented businesses, urgent care medical services, and residential buildings with ground-floor, neighborhood-serving retail. Several community facilities, including the San

<sup>1</sup> The BART ventilation structure is located on a separate lot (3505/034), which is owned by BART.

Francisco Conservatory of Music, the International High School and the Chinese American International School, and the San Francisco Law School are located north of the project site near Market Street, while the City College of San Francisco has an auditorium and administrative offices along Gough Street, west of the project site.

On the north side of Market Street across from the UA Local 38 Building (1621 Market Street) and the Lesser Brothers Building (1629-1645 Market Street) on the project site is a recently constructed five-story (approximately 60 feet tall) building with residential uses above a Golden Gate Urgent Care facility located on the ground floor, and a three-story (approximately 45 feet tall), masonry-clad residential building with a Pilates studio on the ground-floor. On the north side of Market Street across from the Civic Center Hotel (1601 Market Street) is a six-story (approximately 75 feet tall), brick-clad residential building with ground-floor retail, including two cafes, a bicycle shop, and a small workout/training facility. An approximately 30-foot-tall Honda Dealership and Service Center is located east of the Civic Center Hotel across 12th Street at 10 South Van Ness Avenue. The Ashbury General Contracting & Engineering business is located in a two-story (approximately 35 feet tall) stucco building located south of the Civic Center Hotel across Stevenson Street. A one-story rear portion (approximately 20 feet tall) of a three-story, masonry-clad vacant building forms the southern boundary of the parking lot south of Stevenson Street on the project site, as well as the western boundary of the parking lot bounded by Colton Street to the north, Colusa Place to the east, and Chase Court to the south. The southern boundary of this parking lot is formed by two one-story masonry (approximately 20 feet tall) buildings containing the City Ballet School, LLC and an auto service center. A two-story, wood shingle-clad residence forms the eastern boundary of this parking lot and is located south of Colton Street across from the project site. A one-story (approximately 20 feet tall), wood-clad building containing a full-service sign shop is also located south of Colton Street across from the project site. A five-story (approximately 60 feet tall), brick-clad building containing a hair salon and a clothing and accessories shop on the ground floor and residential uses above is located west of the project site across Brady Street.

4. **Project Description.** The Project includes the demolition of the existing UA Local 38 Building, demolition of the majority of the Lesser Brothers Building, and rehabilitation of the Civic Center Hotel, as well as the demolition of the 242-space surface parking lots on the project site. The Project would construct a total of five new building on the project site, including a new UA Local 38 building, and a 10-story addition to the Lesser Brothers Building with ground-floor retail/restaurant space at the corner of Brady and Market Streets ("Building A"). A new 10-story residential building with ground-floor retail/restaurant space ("Building B") would be constructed on Market Street between the new UA Local 38 building and Building A. A nine-story residential building would be constructed at the end of Colton Street and south of Stevenson Street ("Building D"). The five-story Civic Center Hotel would be rehabilitated to contain residential units and ground-floor retail/restaurant space ("Building C"), and a new six-story Colton Street Affordable Housing Building would be constructed south of Colton Street as part of the Project. Overall, the Project will include construction of 455,900 square feet of residential use containing up to 484 residential units (including market rate and on-site affordable housing units) and up to 100 affordable units in the Colton Street Affordable Housing Building, for a total of up to 584 dwelling units. The residential unit breakdown for the 484 units would consist of approximately 131 studio units (27.1 percent), 185 one-bedroom units (38.2 percent), and 168 two-bedroom units (34.7 percent). In addition, the Project will include 32,100

square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. In addition, the Project would include construction of a two-level, below-grade garage with up to 316 parking spaces (some of which may include the use of stackers) accessible from Brady and Stevenson Streets. As part of the project, the Project Sponsor will develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.

5. **Public Comment.** The Department has not received any public correspondence in support or in opposition to the Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 752 defines the permitted uses within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District. Per Planning Code Section 752, residential, retail and institutional uses as principally permitted uses.

*The Project would provide up to 584 residential units, including up to 100 units in the Colton Street Affordable Housing Building and an additional 12 percent of the remaining residential units designated as affordable housing, construct a new UA Local 38 building, and provide 6,950 square feet of retail sales and service use and 6,050 square feet of eating and drinking uses. Therefore, the proposed uses comply with Planning Code Section 752.*

- B. **Non-Residential Use Size.** Planning Code Section 121.2, the project is required to obtain Conditional Use Authorization for a non-residential use size of 4,000 square feet or larger.

*The Project includes the demolition of the existing 24,100 square foot UA Local 38 Building and construction of a new 32,095 square foot UA Local 38 Building (an institutional use); therefore, the Project is requesting Conditional Use Authorization from the Planning Commission to establish a non-residential use size larger than 4,000 square feet in the NCT-3 Zoning District.*

- C. **Development of Large Lots in the NCT-3 Zoning District.** Planning Code Section 121.1, the project is required to obtain Conditional Use Authorization from the Planning Commission for new development on a lot larger than 10,000 square feet.

*The Project site occupies approximately 97,617 square feet, or 2.2 acres, therefore the Project is requesting Conditional Use Authorization from the Planning Commission for development on a large lot in the NCT-3 Zoning District.*

- D. **Rear Yard.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*Currently, the Project does not provide a rear yard according to the requirements specified in the Planning Code, and is seeking a modification of this requirement in the PUD. The Project provides open space through a series of private and public open spaces and landscaped areas, including common roof decks (4,450 sq. ft.), private ground floor open space (1,151 sq. ft.), and common ground floor open*

space (4,957 sq. ft.). The Project also includes additional open space through a series of inner courts (10,474 sq. ft.). Furthermore, the Project provides a privately owned, publicly accessible open space with frontage on Brady and Colton Streets and direct access from Market and 12<sup>th</sup> Streets (7,839 sq. ft.); however, this space is not included in the overall open space calculation, since the Project Sponsor is requesting in-kind credit for the construction of this open space, as outlined in the Development Agreement (See Case No. 2015-005848DVA).

Overall, the Project provides more than 33,500 square feet of open space, including the privately owned, publicly accessible open space utilized for in-kind credit. Since the Project does not provide a code-complying rear yard, the Project is seeking a modification to the rear yard requirement as part of the Planned Unit Development. The Project occupies the majority of the block bounded by Market, Brady, 12<sup>th</sup>, Colton and Stevenson Streets. The subject block does not currently possess a pattern of mid-block open space, since the majority of the project site is currently occupied by three existing buildings and surface parking lots. However, the new privately owned, publicly accessible open space will create new open space.

- E. **Usable Open Space.** Per the 1629 Market Street SUD, a minimum of 36 square feet of private or common open space is required per dwelling unit.

Common open space within this SUD is exempt from the 45-degree requirements of Planning Code Section 135(g)(2), and projections of portions of adjacent residential structures over such open space are considered permitted obstructions under Planning Code Sections 135(g)(2) and 136, provided that each such project leaves at least 7 1/2 feet of headroom.

The Project includes open space through a roof deck on Building A (measuring 2,950 sq ft), a roof deck on Building D (measuring 1,500 sq ft), private stoops along Brady Street (measuring 1,163 sq ft), an inner court around Building B, C and the new UA Local 38 Building (measuring 2,230 sq ft), an inner court behind Building D (measuring 743 sq ft), an inner court behind the Colton St Affordable Housing Project (measuring 608 sq ft), a publicly-accessible mid-block passage between Building A and B (measuring 6,645 sq ft), and open space north of the new Mazzola Gardens (collectively measuring 4,043 sq ft). All common open space complies with Planning Code Section 135's dimensional requirements as specifically modified by the 1629 Market Street SUD. In total, the Project provides 21,032 sq ft of useable open space; therefore, the Project meets the requirements for open space at 36 square feet per dwelling unit.

- F. **Permitted Obstructions.** Planning Code Section 136 outlines the requirements for features, which may be permitted over street, alleys, setbacks, yards or useable open space.

Currently, the Project includes bay windows and projections in Buildings A and B, which project over the street and useable open space, and projections at Building D which project over usable open space, do not conform to the dimensional requirements of the Planning Code. Therefore, the Project is seeking a modification of this requirement under the PUD.

- G. **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 at least 20 feet wide, side yard or rear yard must be at least 25 feet in

width, or an open area (either inner court or a space between separate buildings on the same lot) must be no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located.

*The Project organizes the dwelling units to have exposure on Market, Brady 12<sup>th</sup>, Stevenson and Colton Streets and Colusa Place or along an inner court or open space between buildings. As proposed, 36 dwelling units in Building D do not meet the dwelling unit exposure requirements of the Planning Code; therefore, the Project does not comply with Planning Code Section 140 and is seeking a modification of this requirement under the PUD.*

- H. **Off-Street Parking.** Planning Code Section 151.1 states that off-street parking is not required in the NCT-3 Zoning District. Rather, Planning Code Sections 151.1 permits a maximum of .50 off-street parking spaces per residential dwelling unit and a 1 space for every 1,500 square feet of institutional and retail uses.

*The Project provides 316 off-street parking spaces, including 4 car share-share spaces where a maximum of 323 spaces is permitted; therefore, the Project complies with Planning Code Section 151.1.*

- I. **Bicycle Parking.** Planning Code Section 155.2. requires 100 Class 1 spaces plus one Class 1 space for every four Dwelling Units over 100 for buildings containing more than 100 dwelling units and 1 Class 2 space for every 20 units; a minimum of two spaces or one Class 1 space for every 5,000 square feet of Occupied Floor Area for institutional uses and a minimum of two Class 2 spaces for any use greater than 5,000 square feet of Occupied Floor Area; one Class 1 space for every 7,500 square feet of Occupied Floor Area for retail sales and service uses and one Class 2 space for every 2,500 square feet of Occupied Floor Area; one Class 1 space for every 7,500 square feet of Occupied Floor Area for eating and drinking uses and one Class 2 space for every 750 square feet of Occupied Floor Area eating and drinking uses.

*The Project includes 584 dwelling units, 6,950 square feet of retail, 6,050 square feet of eating and drinking uses and 32,095 square feet of institutional uses; therefore, the Project is required to provide 221 Class 1 bicycle parking spaces and 28 Class 2 bicycle parking spaces for residential uses; two Class 1 and two Class 2 bicycle space for retail uses; 1 Class 1 and eight Class 2 bicycle parking spaces for eating and drinking uses; and six Class 1 bicycle spaces and two Class 2 bicycle parking spaces for the institutional uses. The Project will provide two-hundred and thirty (230) Class 1 bicycle parking spaces and forty (40) Class 2 bicycle parking spaces, which meets the requirement. Therefore, the Project complies with Planning Code Section 155.2*

- J. **Off-Street Loading.** Planning Code Section 152 requires three (3) off-street loading spaces for uses greater than 500,000 square feet, plus one (1) for each additional 400,000 square feet. Further, these loading spaces must meet the dimensional requirements outlined in Planning Code Section 154.

*The Project is proposing five off-street loading spaces, four 20-foot long spaces in the underground parking garage and a designated 25-foot long on-site move-in/move-out loading space adjacent to Building D. Move-in/move-out loading for Buildings A and B will occur in the underground parking*

*garage off-street loading spaces. The off-street loading spaces do not meet the Planning Code Section 154 dimensional requirements, but would be supplemented by on-street loading zones on Brady and 12th Streets, thus ensuring sufficient loading space to serve the residential, institutional, and retail/restaurant uses. The Project does not comply with the off-street loading dimensional requirements in Planning Code Sections 152 and 154 and is seeking a modification of these requirements under the PUD.*

- K. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; 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; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

Per Planning Code Section 145.1(b)(2)(A), residential uses are considered active uses above the ground floor; on the ground floor, residential uses are considered active uses only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units that provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines.

*Overall, the Project meets the majority of the requirements outlined in Planning Code Section 145.1. However, the Project provides a garage entrance along Stevenson Street, which measures 23-ft wide. Per Planning Code Section 145.1, new garage entrances are limited to 20-ft wide; therefore, the Project is seeking a modification of this requirement under the PUD.*

- L. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 61 points.

*The Project submitted a completed Environmental evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a target of 30.5 points. As currently proposed, the Project will achieve its required 30.5 points through the following TDM measures:*

- *Improve Walking Conditions (Option B)*
- *Bicycle Parking (Option A)*
- *Bicycle Repair Station*
- *Car-share Parking and Membership (Option A)*
- *Delivery Supportive Amenities*
- *Family TDM Amenities – Residential Use (Option A)*
- *Multimodal Wayfinding Signage*
- *Real Time Transportation Information Displays*

- Tailored Transportation Marketing Services (Option A)
- On-site Affordable Housing (Option C)
- Unbundle Parking: Location C
- Parking Supply (Option C)

M. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

*Overall, the Project provides a dwelling unit mix consisting of approximately 131 studio units (27.1 percent), 185 one-bedroom units (38.2 percent), and 168 two-bedroom units (34.7 percent). Excluding the Colton Street Affordable Housing Building and the rehabilitated Civic Center Hotel ("Building C"), 40 percent of the remaining residential units would be two-bedroom units. Since the Project does not provide the required dwelling unit mix for the entirety of the Project, the Project is seeking an exception from this requirement.*

N. **Measurement of Height.** Planning Code Section 260(a)(1)(B) requires that for sites such as the Project site, where a lot slopes down from the street, the point at which building height is measured be taken at curb level, at the centerpoint of the building or building step. That 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. After that 100 foot line, the height limit is considered in relation to the opposite (lower) end of the lot, measured pursuant to Planning Code Section 260(a)(1)(C). Planning Code Section 260(a)(1)(C) which requires that on lots sloping upward from the centerline of the building or building step, the point at which building height is measured be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section.

*The Project seeks a modification of the Planning Code Section 260(a)(1)(B) requirement for Buildings A and B, which would permit the Market Street measurement point to be used for height measurement only for the first 100 feet of lot depth. Compliance with this requirement would eliminate approximately 50% of 9th floor dwelling units in Buildings A and B. Accordingly, the Project seeks the following minor deviations from the provisions for measurement of height: at Building A, allow the Market Street point of measurement to be used for a lot depth of up to 180 feet; at Building B, allow for the Market Street point of measurement to be used for a lot depth of up to 185 feet.*

O. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

P. **Market & Octavia Infrastructure Impact Fee.** Per Planning Code Section 416, the Project is subject to the Market & Octavia Infrastructure Impact Fee.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

*The Project will satisfy a portion of this fee with an in-kind contribution of publicly-accessible open space, as set forth in the Development Agreement.*

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

*The Project will meet the TSF requirements that apply under Section 411A based on the Environmental Evaluation Application submittal date of July 10, 2015, as set forth in the Development Agreement*

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

*The Project will comply with Section 414A, as set forth in the Development Agreement.*

- S. **Inclusionary Affordable Housing.** 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 any housing project that consists of 10 or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with 10 or more units, even if the development is on separate but adjacent lots. For any development project that submitted a complete Environmental Evaluation application on or prior to January 12, 2016, affordable units in the amount of 14.5 percent of the number of units shall be constructed on-site.

*The Development Agreement outlines terms for the Project's affordable inclusionary housing requirements. At buildout, approximately 26-28% of the Project's units will be affordable to low- and very low-income residents through a combination of on-site affordable rental units and the Solton Street Affordable Housing building's approximately 100 units, including integrated community and social service space.*

7. **Planning Code Section 121.1** establishes criteria for the Planning Commission to consider when reviewing applications for Developments of Large Lots in Neighborhood Commercial Districts. On balance, the project complies with said criteria in that:

- a) The mass and facade of the proposed structure are compatible with the existing scale of the district.

*Overall, the Project would result in six buildings, including the rehabilitation of the Civic Center Hotel and the reuse of a portion of the Lesser Brothers Building. The new construction rises to 85-ft tall, and is compatible with the scale and mass of new buildings found along Market Street. The Project would rehabilitate the Civic Center Hotel and retain all of its exterior character-defining features. The Project integrates new construction in a manner that provides a physical separation and a visual buffer between the Civic Center Hotel and adjacent new construction. The Project would retain the entire 140-foot-long Market Street facade of the Lesser Brothers Building, which is the building's primary facade and only facade with ornamentation, including the following character-*



*defining features: the façade's single-story height, storefronts divided by piers and capped by wood-frame transoms, stucco-clad and cast cement frieze and cornice, and tile-clad pent roof. Although the Lesser Brothers Building's single-story height and massing would be eliminated, the Market Street façade and portions of the Brady Street façade and newly exposed east façade would remain visible as a single-story element. The retained façades would be incorporated into the new 85-foot-tall structure containing mixed residential and retail/restaurant uses, with a 10-foot setback, irregularly-spaced, multi-story rectangular bay windows and a new material palette providing contrast with the historic façades, while aligning rectangular bays with storefronts in the retained façades to create a geometric relationship between old and new construction. The Project's collection of buildings provide an appropriate scale and mass for this portion of Market Street with the recognition of the lower-scale buildings found along Brady and Colton Streets.*

- b) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

*The Project retains the entire 140-foot-long Market Street facade of the Lesser Building and will rehabilitate the existing Civic Center Hotel. The new buildings will incorporate design and architectural treatments with various vertical and horizontal elements and a pedestrian scale ground floor which is consistent with the design features of adjacent facades and of those in the district along Market Street. The new buildings' character ensures the best design of the times with high-quality building materials (including board textured concrete, cement plaster, metal cladding, metal and glass guardrails, metal fins and brick tile) that relate to the surrounding structures that make-up the character of the neighborhood while acknowledging and respecting the positive attributes of the older buildings. Overall, the Project offers an architectural treatment, which provides for contemporary, yet contextual, architectural design that appears consistent and compatible with the surrounding neighborhood.*

- 8. Planning Code Section 121.2 establishes criteria for the Planning Commission to consider when reviewing applications for non-residential use size in Neighborhood Commercial Districts. On balance, the project does comply, on balance, with said criteria in that:

- a) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The existing 24,100 gsf UA Local 38 Building will be demolished and replaced with a new 32,095 gsf UA Local 38 Building; thus, resulting in an additional 7,995 gsf. The new facility will provide updated meeting and office space for UA Local 38, which is an institutional use. Therefore, the larger use will not foreclose the location of other needed neighborhood-serving uses in the area. As part of the larger Project, retail and eating and drinking uses are proposed on other parts of the project site.*

- b) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The existing 24,100 gsf UA Local 38 Building was constructed in 1923. The new 32,095 gsf building will provide updated meeting and office space for UA Local 38 to accommodate their current needs. The new, updated and enlarged building will allow the organization to remain in the neighborhood and continue to serve its members in the community as it has done for many years.*

- c) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The design and scale of the new UA Local 38 Building has been designed to relate to the existing historic buildings and new buildings that are included in the Projects overall scope. The height, bulk and massing of the new building is consistent with the existing Civic Center Hotel, in which it is adjacent to and has been designed in a classic contemporary style which will contribute to and respect the existing context of the district.*

9. Planning Code Section 207.6 establishes criteria for the Planning Commission to consider when reviewing applications for dwelling unit mix in Neighborhood Commercial Transit Districts. On balance, the project does comply, on balance, with said criteria in that:

- a) The project demonstrates a need or mission to serve unique populations, or

*Portions of the Project include market-rate housing with on-site inclusionary affordable housing units in Buildings A, B, C and D. The Colton Street Affordable Housing Building will be a 100% affordable housing project with supportive housing services. Supportive housing is much needed throughout the City.*

- b) The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements:

*The Project will comply with Planning Code Section 207.6's dwelling unit mix criteria in Buildings A, B, and D. The Colton Street Affordable Housing Building is exempt from the applicable dwelling unit mix criteria as a 100% affordable building. The Civic Center Hotel (Building C) was determined to be eligible for the California Register as a historic building, due in part to the building's fenestration pattern of regularly punched, double-hung wood windows for SRO units; this pattern will be retained as part of the building's adaptive reuse. This fenestration pattern, along with the need to preserve the building's other historic features creates a physical constraint making it unreasonable to fulfill the requirements of Planning Code Section 207.6, as fulfillment of those requirements would entail construction of a large number of one and two bedroom units that vary significantly in dimension and layout from the existing units within the building.*

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

- 1) 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 Project will demolish the existing UA Local 38 Building and partially demolish the existing retail space in order to construct a new mixed-use development with five new buildings, including 584 residential units, approximately 157 (26-28 percent) of which will be affordable to low- and very low-income residents, and a new UA Local 38 facility. These units include 57 inclusionary units and up to*

*100 units in a stand-alone supportive housing building for formerly homeless individuals which will replace the Single Room Occupancy (SRO) units from the Civic Center Hotel. The Project will also include ground-floor retail and other active commercial uses.*

*The Project is necessary and desirable in that it will create a new mixed-used infill development on Market Street with a scale and stature that appropriately preserves the diversity and vitality of the neighborhood, while also maintaining and contributing to the important aspects of the existing neighborhood, such as providing new housing opportunities and minimizing displacement. Housing is a top priority for the City and County of San Francisco. The size and intensity of the proposed development is consistent with the policies and objectives of the Market & Octavia Area Plan and is necessary and desirable for this neighborhood and the surrounding community because it will provide new opportunities for housing and add new site amenities that will contribute to the character of the surrounding neighborhood, including a new system of parks and pedestrian connections to and through the site. The Project will also replace an underutilized site and adaptively reuse and rehabilitate a notable historic resource (Civic Center Hotel) while also providing new public amenities, including landscaping, sidewalk improvements and bicycle parking. The Project will also include the required 1:1 replacement units for the SRO dwelling units, which are being removed from the Civic Center Hotel. The Project is consistent with the neighborhood uses, which include a mix of ground floor commercial uses with residential above, educational facilities, multi-family residential building and commercial uses. The influx of new residents will contribute to the economic vitality of the existing neighborhood by adding new patrons for the nearby retail uses. In summary, the Project is an appropriate urban invention and infill development.*

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project is an infill development that replaces existing buildings and surface parking lots with a new mixed-use development that is generally consistent with the Market & Octavia Area Plan and NCT-3 Zoning District. The site is substantial in size at approximately 100,000 square feet. The Project provides an appropriate residential density at this transit-rich location while also introducing new pedestrian connections, hard- and soft-scape open space, and allowing for a scale of development that is consistent with existing and planned development in the area. The shape and arrangement of structures has been carefully crafted to allow for a consistent street wall along Market and 12<sup>th</sup> Streets, and active ground floor spaces along the site's perimeter, with an appropriate variation in building design, texture and scale. The arrangement and sculpting of buildings is also designed to frame the network of pedestrian and visual pathways through the site and to its major open spaces, creating a sense of permeability and connectivity with the surrounding neighborhood.*

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

*The Project provides a total of 316 spaces, three on-site loading areas (one on 12<sup>th</sup> Street and two on Brady Street) and 230 Class 1 and 40 Class 2 bicycle parking spaces, as permitted by the Planning Code. The Project provides a parking supply that is consistent with the Market & Octavia Area Plan's goals to improve the pedestrian realm and promote transit use and is adequate to serve the site given its transit-rich location on Market Street. Additionally, a compliant TDM program will be incorporated into the Project. The Project is in close proximity to numerous public transit options given the proximity to the Market & Van Ness Muni Station, and the various bus routes along Market Street.*

*The Project will provide new pedestrian connection to and through the site. Parking garage access will be from Brady Street. Stevenson Street will be treated as a shared "green street" with paving and landscaping to encourage pedestrian connection between 12<sup>th</sup> Street and the site's open space, in addition to vehicular garage access. The Project also includes three on-street loading zones, one on 12<sup>th</sup> Street and two on Brady Street. These loading zones function in concert with the streetscape and sidewalk plans for both streets.*

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

*The Project will comply with Title 24 standards for noise insulation. The Project will also be subject to the standard conditions of approval for lighting and construction noise. Construction noise impacts would be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended November 2008). The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the Project would be required to follow specified practices to control construction dust and to comply with this ordinance. As a mixed-use residential development, Project operations are not expected to create any noxious or offensive emissions. Overall, the Project is not expected to generate dust or odor impacts.*

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

*The Project will create a series of new north/south and east/west pedestrian connections, including substantial new landscaping around and throughout the site, and major new publicly accessible open space. The open space plan and landscape design includes features such as plaza and garden elements, drought resistant plantings at modest heights to retain sight lines, incorporation of natural elements, and a sculptural installation or landscape wall around the existing BART vent as a visual anchor. The Project Sponsor will use commercially reasonable efforts to enter into an agreement with BART regarding proposed improvements on the BART Parcel, which BART would continue to own; all improvements on the BART Parcel would be subject to BART's operational needs and permitting requirements. Lighting, signs and all other project elements will be consistent with the City's Better Streets Program.*

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

*The Project will generally comply with the provisions of the Planning Code, with amendments to the Planning Code and General Plan (Market & Octavia Plan) identified and addressed in the Legislative Amendment application. As amended, the Project will be consistent with the General Plan, including the Market & Octavia Area Plan, and particularly plans and policies related to locating density near transportation, creating new housing, including affordable/supportive housing, providing new publicly accessible private open space, creating new pedestrian connections to and through the neighborhood, and implementing streetscape improvements.*

- 4) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The Project is consistent with the stated purposes of NCT-3 Districts in that the intended use is a moderate to high density mixed-use project that will support neighborhood-serving commercial uses on the ground floor with housing above and will maximize residential and commercial opportunities on or near major transit service. As described in Planning Code Section 754, the NCT-3 Zoning Districts are described as follows:*

*NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of NC and transit streets to preserve and enhance the pedestrian-oriented character and transit function.*

*NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings may range in height, with height limits varying from four to eight stories.*

*NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.*

*A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, and financial service uses generally are permitted with certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.*

*Housing development in new buildings is encouraged above the second story.*

11. Planning Code Section 304 establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

i. Rear Yard:

- a) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and

*Since the Project does not provide a code-complying rear yard, the Project is seeking a modification of the rear yard requirement defined in Planning Code Section 134. The Commission finds this modification warranted, since the Project provides for a comparable amount of open space accessible to residents of the development, in lieu of the required rear yard. The Project provides open space through a series of private and public open spaces and landscaped areas, including common roof decks (4,450 sq. ft.), private ground-floor open space (1,151 sq. ft.), and common ground-floor open space (4,957 sq. ft.). The Project also includes additional open space through a series of inner courts (10,474 sq. ft.); under the 1629 Market Street SUD, these spaces count toward the usable open space notwithstanding technical non-compliance with certain requirements of Planning Code Section 135(g)(2). Furthermore, the Project provides a privately owned, publicly accessible open space with frontage on Brady and Colton Streets and direct access from Market and 12<sup>th</sup> Streets (7,839 sq. ft.), which is not included in the overall tabulation because it will be separately credited as an in-kind agreement.*

- b) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and

*The Project site, which occupies almost the entire block, has been carefully designed in a manner that will not significantly impede the access to light and air for the adjacent properties.*

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

*The subject block does not possess a strong pattern of mid-block open space; therefore, the Project does not impact the pattern of mid-block open space*

- ii. Permitted Obstructions: *The Project includes bay windows and projections over the street and useable open space, which do not meet the dimensional requirements of the Planning Code. Specifically, Buildings A, B and D possess projections, which do not conform to the dimensional requirements of the Planning Code. Overall, the Commission finds this modification to be acceptable given the unique design and high quality materials of the Project.*
- iii. Dwelling Unit Exposure: *In order to meet exposure requirements, residential units must face a public street or alley at least 20 feet in width, side yard at least 25 feet in width, or a rear yard meeting the requirements of the Planning Code; provided, that if such windows are on an outer court whose width is less than 25 feet, the depth of such court shall be no greater than its width. As proposed, approximately five percent of the units do not meet the exposure requirements for which an exception has been requested. Overall, the Commission finds this exception to be acceptable given the unique design and configuration of the Project, along with the available common and publicly-accessible open space available to Project residents.*
- iv. Off-Street Loading: *Because the Project's five off-street loading spaces do not comply with the off-street loading dimensional requirements in Planning Code Sections 152 and 154, the Project seeks a modification of these requirements under the PUD. The Project is proposing five off-street loading spaces, four 20-foot long spaces in the underground parking garage and a designated 25-foot long on-site move-in/move-out loading space adjacent to Building D. Move-in/move-out loading for Buildings A and B will occur in the underground parking garage off-street loading spaces. The off-street loading spaces do not meet the Planning Code Section 154 dimensional requirements, but would be supplemented by on-street loading zones on Brady and 12th Streets, ensuring sufficient loading space to serve the residential, institutional, and retail/restaurant uses.*
- v. Street Frontage: *The Project provides a garage entrance along Stevenson Street, which measures 24 feet wide, and therefore seeks a modification of the Planning Code Section 145.1 requirement limiting new garage entrances to a 20-foot width. The Commission finds this modification to be acceptable given that Stevenson Street is located within the block, rather than on the 12th, Market, or Brady perimeter streets, and because the modification will allow*

*for larger vehicles with greater turning radii to more easily access the off-street loading spaces provided in the underground garage.*

- vi. Measurement of Height: *The Project seeks an exception in the form of the following minor deviations from the Planning Code Section 260(a)(1)(B) provisions for measurement of height at Buildings A and B: at Building A, allow the Market Street point of measurement to be used for a lot depth of up to 180 feet; at Building B, allow for the Market Street point of measurement to be used for a lot depth of up to 185 feet. Without these minor deviations, approximately 50% of 9th floor dwelling units in Buildings A and B would be eliminated, reducing the overall number of units and a corresponding number of inclusionary affordable housing units. These deviations are minor and do not depart from the purposes or intent of Planning Code 260, and would be minor enough in nature not to constitute an effective height reclassification. Given the above, the Commission finds this exception to be acceptable given the Project site's configuration and the desire to provide ample market-rate and inclusionary affordable housing units at the Project site.*

- B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

*The Project complies with the objectives and policies of the General Plan (See Below) and the Market & Octavia Area Plan.*

- 2) Provides off-street parking adequate for the occupancy proposes.

*The Project provides 316 off-street parking spaces, including 4 car-share spaces, which is below the maximum permitted per the Planning Code.*

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

*The Project would provide approximately 33,500 square feet of open space, distributed across publicly-accessible and common residential open space. The proposed Special Use District would set the ratio of usable open space per dwelling unit at 36 square feet, and the Project would comply with that requirement.*

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

*There are no residential density limits by lot area in the NCT-3 Zoning District. Density is restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of the Planning Codes, as well as by applicable design*



*guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. Therefore, the Project does not seek any additional density through the PUD.*

- 5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

*The Project is not located in an R District.*

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

*The Project would rezone a portion of the site from a 40 foot to a 68 foot height district to accommodate sufficient density at the Supportive Housing Building. In addition, the proposed Special Use District would modify Planning Code Section 261.1 restrictions on height limits for narrow streets and alleys. Minor deviations from the provisions for measurement of height are sought through the PUD to accommodate the height of the "A" and "B" Buildings, and would be consistent with the purposes and intent of the Planning Code's height limit provisions.*

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

*In the NCT-3 District, floor area ratio limits apply only to non-residential uses. The approximately 45,000 square feet of non-residential uses are well within the applicable 3.6 to 1 floor area ratio limit.*

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

*The Project is located within a NC District, and has requested Conditional Use Authorization from the Planning Commission to establish a non-residential use (UA Local 38) greater than larger than 4,000 sq. ft. in the NCT-3 Zoning District, per Planning Code Sections 121.2 and 752. The Project's first-floor retail/restaurant uses are permitted in the NCT-3 District, as are the first-floor and upper-floor residential uses and the multi-floor UA Local 38 uses.*

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site,

continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

*The Project creates new publicly-accessible north/south and east/west connections to and through the site, facilitating access to publicly-accessible open space, creating passageways through the site breaking down its scale, creating a pattern of block size, streets and alleys that is consistent with the surrounding neighborhood and contemporary urban design, and fostering beneficial pedestrian and vehicular circulation to and through the site.*

- 10) Provide street trees as per the requirements of Section 138.1 of the Code.

*The Project would retain or replace the existing 29 street trees along 12th, Market, Brady, and Colton Streets, and would plant an additional 39 trees, for a total of up to 68 street trees in compliance with Planning Code Section 138.1. Per Planning Code Section 138.1(c)(1), the Department of Public Works is responsible for reviewing and guiding any new street trees present on the project site. If any underground utilities or other barriers prevent a street tree from being planted, the Project would comply with Section 138.1's requirements pursuant to Section 138.1(c)(2)(C)(iii).*

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

*The Project is not subject to the requirements of Planning Code Section 132(g) and (h); however, the Project does provide new streetscape elements, including new street trees, new landscape areas and new sidewalk paving around the Project site.*

12. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan, as adopted in Planning Commission Motion No. 20038 and incorporated by reference as though fully set forth herein.

13. **Planning Code Section 101.1(b).** The Project is, on balance, consistent with the Findings of Planning Code Section 101.1(b), as adopted in Planning Commission Motion No. 20038 and incorporated by reference as though fully set forth herein.

14. **First Source Hiring** The Project is subject to the requirements of the First Source Hiring Program and the Local Business Enterprise program under Chapters 83 and 14B, respectively of the Administrative Code, as well as additional operational period commitments agreed to by the Project Sponsor, in each case under the terms and conditions set forth in the Development Agreement.

*See the Development Agreement for the detailed provisions regarding First Source and Local Business Enterprise requirements that will apply to the Project*

15. 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, as adopted in

Planning Commission Motion No. 20038 and incorporated by reference as though fully set forth herein.

16. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City for the reasons set forth in this Motion above.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-005848CUA**, under Planning Code Sections 121.1, 121.2, 207.6, 303, 304 and 752, for: 1) development on a lot larger than 10,000 square feet; 2) modification of the dwelling unit mix requirements; and, 3) establishment of a non-residential use larger than 4,000 square feet in the NCT-3 Zoning District, for the 1629 Market Street Mixed-Use Project. Under the PUD, the Commission must also grant modifications from the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) permitted obstructions (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); 4) street frontage (Planning Code Section 145.1); 5) off-street loading (Planning Code Section 152); and, 6) measurement of height (Planning Code Section 260), within the Public (P) and NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning Districts and a OS, 68-X and 85-X Height and Bulk Districts. The following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 31, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 20038. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

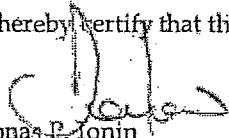
**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a)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

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

Motion No. 20038  
October 19, 2017

CASE NO. 2015-005848CUA  
1629 Market Street

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 19, 2017.

  
Jonas P. Tonin  
Commission Secretary

AYES: Fong, Johnson, Koppel and Richards

NAYS: None

ABSENT: Hillis, Melgar, and Moore

ADOPTED: October 19, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow: 1) development on a lot larger than 10,000 square feet; 2) modification of the dwelling unit mix requirement; and 3) establishment of a non-residential use (Plumbers' Hall) larger than 4,000 square feet in the NCT-3 Zoning District, with modifications for: rear yard, dwelling unit exposure, permitted obstructions, street frontage, off-street loading and measurement of height, located at 1629 Market Street, Assessors Block 3505/001,007,008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A & 035, pursuant to Planning Code Sections 134, 136, 135, 140, 207.6, 260 and 731.93 within the Public (P) and NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning Districts and a 40-X and 85-X Height and Bulk Districts; in general conformance with plans, dated August 31, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-005848CUA and subject to conditions of approval reviewed and approved by the Commission on October 19, 2017 under Motion No. 20038. 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 October 19, 2017 under Motion No 20038.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20038 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

### RELATIONSHIP TO DEVELOPMENT AGREEMENT

In the case of any conflict between this Conditional Use Authorization, the Development Agreement shall prevail.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for the term of the Development Agreement.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after expiration or earlier termination of the Development Agreement, 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](http://www.sf-planning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued for a building, construction must commence within the timeframe required by the Department of Building Inspection for such building and be continued diligently to completion.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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 the Development Agreement with respect to 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](http://www.sf-planning.org)*

6. **Mitigation Measures.** Mitigation measures described in the MMRP (Case No. 2015-005848ENV) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation as applicable to each building or component of the project is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Additional Authorizations.** The Project Sponsor must obtain a Planning Code Text Amendment and Zoning Map Amendment to establish the 1629 Market Street Special Use District and an amendment to the Zoning Map No. 07 and Height & Bulk District Map No. 07 to realign the zoning to the adjusted parcel boundaries and increase the height and bulk of Block 3505 Lots 027 and 028 from 40-X to 68-X, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply, where not inconsistent with the Development Agreement.

This approval is contingent on, and will be of no further force and effect until the date that the San Francisco Board of Supervisor has approved by resolution approving the Zoning Map Amendment, Planning Code Text Amendment and General Plan Amendment.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

#### ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

**Chapter 116 Residential Projects.** The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on May 25, 2017. These conditions state:

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



of communication should be created to ongoing building management throughout the occupation phase and beyond.

#### DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

14. **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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

15. **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](http://www.sf-planning.org)*

16. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

17. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

18. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be

designed to complement, not compete with, the existing architectural character and architectural features of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)*

19. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department 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 effects 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>*

## PARKING AND TRAFFIC

20. **Parking for Affordable Units.** 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, with the exception of the Colton Street Affordable Housing Building units, for which no parking is provided. Each unit within the Project, with the exception of the Colton Street Affordable Housing Building units, 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.sfplanning.org](http://www.sfplanning.org).*

21. **Car Share.** Pursuant to Planning Code Section 166, no fewer than four (4) 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](http://www.sf-planning.org)*

22. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 270 bicycle parking spaces (221 Class 1 and 28 Class 2 spaces for the residential portion of the Project and two (9 Class 1 and 12 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

23. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than three-hundred and sixteen (316) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

24. **Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide five (5) off-street loading spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

25. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

26. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section I.61.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

27. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program set forth in the Development Agreement. Following expiration or earlier termination of the Development Agreement, the provisions of Administrative Code Chapter 83 regarding development projects shall apply.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

28. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A, as set forth in the Development Agreement. Based on the Project's Environmental Evaluation Application date of July 10, 2015, and pursuant to Planning Code Section 411A(d)(2), residential uses subject to the TSF shall pay 50% of the applicable residential TSF rate, and the non-residential uses subject to the TSF shall pay the applicable Transit Impact Development Fee (TIDF) rate.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

30. **Market Octavia Community Improvements Fund.** The Project is subject to the Market and Octavia Community Improvements Fee, as applicable, pursuant to Planning Code Section 421.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

#### **MONITORING - AFTER ENTITLEMENT**

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

#### **OPERATION**

33. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

34. **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>*
  
35. **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](http://www.sf-planning.org)*
  
36. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MITIGATION MONITORING AND REPORTING PROGRAM

### MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<b>Cultural Resources</b>				
<p>Mitigation Measure M-CR-1a – HABS Documentation. To document the Lesser Brothers Building more thoroughly than has been done to date, prior to the start of demolition activities, the project sponsor shall cause to be prepared documentation in accordance with the Historic American Buildings Survey (HABS), a program of the National Park Service. The sponsor shall ensure that documentation is completed according to the HABS standards. The photographs and accompanying HABS Historical Report shall be maintained on-site, as well as in the appropriate repositories, including but not limited to, the San Francisco Planning Department, San Francisco Architectural Heritage, the San Francisco Public Library, and the Northwest Information Center of the California Historical Resources Information System. The contents of the report shall include an architectural description, historical context, and statement of significance, per HABS reporting standards. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the <i>Secretary of the Interior's Professional Qualification Standards</i> (36 Code of Federal Regulations, Part 61). HABS documentation shall provide the appropriate level of visual documentation and written narrative based on the importance of the resource (types of visual documentation typically range from producing a sketch plan to developing measured drawings and view camera (4x5) black and white photographs). The appropriate level of HABS documentation and written narrative shall be determined by the Planning Department's Preservation staff. The report shall be reviewed by the Planning Department's Preservation staff for completeness. In certain instances, Department Preservation staff may request HABS-level photography, a historical report, and/or measured architectural drawings of the existing building(s).</p>	<p>Project sponsor and qualified historic preservation professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the <i>Secretary of the Interior's Professional Qualification Standards</i> (36 Code of Federal Regulations, Part 61).</p>	<p>Prior to the issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection in connection with Lesser Brothers Building at 1629-1645 Market Street</p>	<p>Planning Department Preservation Technical Specialist to review and approve HABS documentation</p>	<p>Considered complete upon submittal of final HABS documentation to the Preservation Technical Specialist and determination from the Preservation Technical Specialist that documentation is complete.</p>

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>Mitigation Measure M-CR-1b – Interpretive Display. Prior to the start of demolition, the project sponsor shall work with Planning Department Preservation staff and another qualified professional to design a publicly accessible interpretive display that would memorialize the Lesser Brothers Building, which would be effectively demolished under the proposed project. The contents of the interpretative display shall be approved by Planning Department Preservation staff, and may include the history of development of the project site, including the non-historic Local 38 union hall building and the Civic Center Hotel (and possibly buildings demolished previously), and/or other relevant information. This display could take the form of a kiosk, plaque, or other display method containing panels of text, historic photographs, excerpts of oral histories, and maps. The development of the interpretive display should be overseen by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the <i>Secretary of the Interior's Professional Qualification Standards</i> (36 Code of Federal Regulations, Part 61). An outline of the format, location and content of the interpretive display shall be reviewed and approved by Planning Department Preservation staff prior to issuance of a demolition permit or site permit. The format, location and content of the interpretive display must be finalized prior to issuance of the Architectural and Mechanical, Electrical, and Plumbing (MEP) Addendum for the Building A project component.</p>	<p>Project sponsor and qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards</p>	<p>Interpretative display to be installed prior to the issuance of a Certificate of Occupancy for Building A</p>	<p>Planning Department Preservation Technical Specialist to review and approve interpretive display</p>	<p>Considered complete upon installation of display</p>
<p>Mitigation Measure M-CR-1c – Protect On-Site Historical Resources from Construction Activities. The project sponsor shall incorporate into construction contracts a requirement that the construction contractor(s) use feasible means to avoid damage to on-site historical resources (portion of the Lesser Brothers Building to be retained and Civic Center Hotel). Such methods may include staging of equipment and materials as far as feasible from historic buildings to avoid direct damage; using techniques in demolition, excavation, shoring, and construction that create the minimum feasible vibration (such as using concrete saws instead of jackhammers or hoe-rams to open excavation trenches, the use of non-vibratory rollers, and hand excavation); maintaining a buffer zone when possible between heavy equipment and historic resource(s); and enclosing construction scaffolding to avoid damage from falling objects or debris. These construction specifications shall be submitted to the Planning Department along with the Demolition and Site Permit Applications. To promote proper coordination of construction logistic activities intended to avoid damage to both adjacent and on-site historical resources, the methods proposed in M-CR-1c should be coordinated with those proposed in M-CR-4a, Protect Adjacent Historical Resources from Construction Activities.</p>	<p>Project sponsor and/or its Construction Contractor</p>	<p>Construction specifications to be developed prior to the issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection</p>	<p>ERO and/or Planning Department Preservation Technical Specialist to review construction specifications.</p>	<p>Considered complete upon acceptance by Planning Department of construction specifications to avoid damage to on-site historic buildings</p>

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>Mitigation Measure M-CR-1d – Vibration Monitoring Program for On-Site Historical Resources. The project sponsor shall retain the services of a qualified structural engineer and preservation architect that meet the Secretary of the Interior’s Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the on-site historical resources (portion of the Lesser Brothers Building to be retained and Civic Center Hotel) prior to any ground-disturbing activity. The Pre-Construction Assessment shall be prepared to establish a baseline, and shall contain written and/or photographic descriptions of the existing condition of the visible exteriors of the adjacent buildings. The structural engineer and/or preservation architect shall also develop and the project sponsor shall adopt a Vibration Management and Monitoring Plan to protect the on-site historical resources against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each building shall be determined by the structural engineer and/or preservation architect for the project. The Vibration Management and Monitoring Plan shall document the criteria used in establishing the maximum vibration level for the project. The Vibration Management and Monitoring Plan shall include vibration monitoring and regular periodic inspections at the project site by the structural engineer and/or historic preservation consultant throughout the duration of the major structural project activities to ensure that vibration levels do not exceed the established standard. The Pre-Construction Assessment and Vibration Management and Monitoring Plan shall be submitted to the Planning Department Preservation staff prior to issuance of any construction permits. Should damage to either of the on-site historical resources be observed, construction shall be halted and alternative techniques put in practice, to the extent feasible, and/or repairs shall be completed as part of project construction. A final report on the vibration monitoring of the portion of the Lesser Brothers Building to be retained shall be submitted to Planning Department Preservation staff prior to the issuance of a Certificate of Occupancy for the addition to that building, and a final report on the vibration monitoring of the Civic Center Hotel shall be submitted to Planning Department Preservation staff prior to the issuance of a Certificate of Occupancy for that building following its rehabilitation.</p>	<p>Project sponsor, structural engineer, and preservation architect</p>	<p>Pre-Construction Assessment and Vibration Management and Monitoring Plan to be completed prior to issuance of site permit, demolition permit, or any other construction permit from the Department of Building Inspection. Monitoring to occur during the period of major structural project construction activity, including demolition and excavation</p>	<p>Planning Department Preservation Technical Specialist shall review and approve the Vibration Management and Monitoring Plan.</p>	<p>Considered complete upon submittal to Planning Department of post-construction report on vibration monitoring program and effects, if any, on on-site historical resources, after all major structural project construction activity, including demolition and excavation, has occurred on the site.</p>



**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>Mitigation Measure M-CR-4a – Protect Adjacent Historical Resources from Construction Activities. The project sponsor shall incorporate into construction contracts a requirement that the construction contractor(s) use feasible means to avoid damage to adjacent historical resources at 42 12th Street and 56-70 12th Street. Such methods may include staging of equipment and materials as far as feasible from historic buildings to direct damage; using techniques in demolition, excavation, shoring, and construction that create the minimum feasible vibration (such as using concrete saws instead of jackhammers or hoe-rams to open excavation trenches, the use of non-vibratory rollers, and hand excavation); maintaining a buffer zone when possible between heavy equipment and historic resource(s); and enclosing construction scaffolding to avoid damage from falling objects or debris. These construction specifications shall be submitted to the Planning Department along with the Demolition and Site Permit Applications. To promote proper coordination of construction logistic activities intended to avoid damage to both adjacent and on-site historical resources, the methods proposed in M-CR-4a should be coordinated with those proposed in M-CR-1c.</p>	<p>Project sponsor and/or its Construction Contractor</p>	<p>Construction specifications to be developed prior to the issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection in connection with Building D</p>	<p>ERO and/or Planning Department Preservation Technical Specialist to review construction specifications</p>	<p>Considered complete upon acceptance by Planning Department of construction specifications to avoid damage to adjacent historic buildings</p>
<p>Mitigation Measure M-CR-4b – Vibration Monitoring Program for Adjacent Historical Resources. The project sponsor shall retain the services of a qualified structural engineer and preservation architect that meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the adjacent historical resources at 42 12th Street and 56-70 12th Street. Prior to any ground-disturbing activity, the Pre-Construction Assessment shall be prepared to establish a baseline, and shall contain written and/or photographic descriptions of the existing condition of the visible exteriors of the adjacent buildings and in interior locations upon permission of the owners of the adjacent properties. The Pre-Condition Assessment shall determine specific locations to be monitored, and include annotated drawings of the buildings to locate accessible digital photo locations and location of survey markers and/or other monitoring devices (e.g., to measure vibrations). The Pre-Construction Assessment shall be submitted to the Planning Department along with the Site Demolition and/or Permit Applications.</p> <p>The structural engineer and/or preservation architect shall develop and the project sponsor shall also adopt a Vibration Management and Monitoring Plan to protect the buildings at 42 12th Street and 56-70 12th Street against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each building shall be 0.2 inch/second, or a different level determined by the site-specific assessment made by the structural engineer and/or preservation architect for the project. The Vibration Management and Monitoring Plan should document the criteria used in establishing the maximum vibration level for the project. The Vibration Management and Monitoring Plan shall include continuous vibration</p>	<p>Project sponsor, structural engineer, and preservation architect</p>	<p>Pre-Construction Assessment and Vibration Management and Monitoring Plan to be completed prior to issuance of site permit, demolition permit, or any other construction permit from the Department of Building Inspection in connection with Building D. Monitoring to occur during the period of major structural project construction activity, including demolition and excavation</p>	<p>Planning Department Preservation Technical Specialist shall review and approve Vibration Management and Monitoring Plan.</p>	<p>Considered complete upon submittal to Planning Department of report on Vibration Management and Monitoring Plan and effects, if any, on adjacent historical resources, after all major structural project construction activity, including demolition and excavation.</p>

MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>monitoring throughout the duration of the major structural project activities to ensure that vibration levels do not exceed the established standard. The Vibration Management and Monitoring Plan shall be submitted to the Planning Department Preservation staff prior to issuance of any construction permits.</p> <p>Should vibration levels be observed in excess of the standard, or if damage to either of the buildings at 42 12th Street and 56-70 12th Street is observed, construction shall be halted and alternative techniques put in practice, to the extent feasible. The structural engineer and/or historic preservation consultant shall conduct regular periodic inspections of digital photographs, survey markers, and/or other monitoring devices during ground-disturbing activity at project site. The buildings shall be protected to prevent further damage and remediated to pre-construction conditions as shown in the Pre-Construction Assessment with the consent of the building owner. Any remedial repairs shall not require building upgrades to comply with current <i>San Francisco Building Code</i> standards. A final report on the vibration monitoring shall be submitted to Planning Department Preservation staff prior to the issuance of a Certificate of Occupancy for Building D.</p>				

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><b>Mitigation Measure M-CR-6 – Archeological Testing.</b> 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 or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the Planning Department archeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. 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 Environmental Review Officer (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) and (c).</p>	<p>Project sponsor and Planning Department archeologist or a qualified archeological consultant from the Planning Department pool (archeological consultant)</p>	<p>Archeological consultant shall be retained prior to issuance of site permit from the Department of Building Inspection</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.  Qualified archeological consultant will scope archeological testing program with ERO and Planning Department staff archeologist</p>	<p>Considered complete when archeological consultant has approved scope from the ERO for the archeological testing program</p>
<p><b>Consultation with Descendant Communities.</b> On discovery of an archeological site<sup>1</sup> associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative<sup>2</sup> of the descendant group and the ERO shall be contacted. The representative of the descendant group, shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.</p>	<p>Project sponsor and/or archeological consultant</p>	<p>Throughout the duration of ground-disturbing activities</p>	<p>Project sponsor and/or archeological consultant to submit record of consultation as part of Final Archeological Resources Report, if applicable</p>	<p>Considered complete upon submittal to ERO of Final Archeological Resources Report, if applicable</p>

<sup>1</sup> The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><i>Archeological Testing Program.</i> 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>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to any soils-disturbing activities on the project site.</p>	<p>Consultant 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.</p>	<p>Date ATP submitted to the ERO: _____</p> <p>Date ATP approved by the ERO: _____</p> <p>Date of initial soils disturbing activities: _____</p>

<sup>2</sup> An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the 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>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the Archeological Testing Program.</p>	<p>Archeological consultant shall submit report of the findings of the ATP to the ERO.</p>	<p>Date archeological findings report submitted to the ERO: _____</p> <p>ERO determination of significant archeological resource present? Y N</p> <p>Would resource be adversely affected? Y N</p> <p>Additional mitigation to be undertaken by project sponsor? Y N</p>

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><i>Archeological Monitoring Program.</i> 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"> <li>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, site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;</li> <li>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;</li> <li>The archeological monitor(s) shall be present on the project area 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;</li> <li>The archeological monitor shall record and be authorized to collect soil samples and artefactual/ecofactual material as warranted for analysis;</li> <li>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/construction activities and equipment until the deposit is evaluated. 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.</li> </ul> <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>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), at the direction of the ERO.</p>	<p>ERO &amp; archeological consultant shall meet prior to commencement of soils-disturbing activity. If the ERO determines that an Archeological Monitoring Program is necessary, monitor throughout all soils-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>Date AMP submitted to the ERO: _____</p> <p>Date AMP approved by the ERO: _____</p> <p>Date AMP implementation complete: _____</p> <p>Date written report regarding findings of the AMP received: _____</p>

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><i>Archeological Data Recovery Program.</i> If required based on the results of the ATP, an 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 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>If required, the scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <i>Field Methods and Procedures</i>—Descriptions of proposed field strategies, procedures, and operations.</li> <li>• <i>Cataloguing and Laboratory Analysis</i>—Description of selected cataloguing system and artifact analysis procedures.</li> <li>• <i>Discard and Deaccession Policy</i>—Description of and rationale for field and post-field discard and deaccession policies.</li> <li>• <i>Interpretive Program</i>—Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.</li> <li>• <i>Security Measures</i>—Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report</i>—Description of proposed report format and distribution of results.</li> <li>• <i>Curation</i>—Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul>	<p>Archeological consultant, as directed by the ERO</p>	<p>If there is a determination that an ADRP program is required, conduct ADRP throughout all soils-disturbing activities.</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</p> <p>Date: _____</p> <p>Date of scoping meeting for ARDP: _____</p> <p>Date Draft ADRP submitted to the ERO: _____</p> <p>Date ADRP approved by the ERO: _____</p> <p>Date ADRP implementation complete: _____</p>

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><i>Final Archeological Resources Report.</i> 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) 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 Archeological 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>	<p>Archeological consultant</p>	<p>Prior to the issuance of the last certificate of occupancy for the proposed project</p>	<p>ERO</p>	<p>Considered complete upon submittal to ERO and other repositories identified in mitigation measure of Final Archeological Resources Report</p>
<p><b>Mitigation Measure M-CR-7 – Inadvertent Discovery of Human Remains.</b> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and the ERO, and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.</p>	<p>Project sponsor, contractor, Planning Department’s archeologist or archaeological consultant, and ERO</p>	<p>Throughout the duration of ground-disturbing activities</p>	<p>Project sponsor to notify ERO, Coroner, and, if applicable, NAHC of any discovery of human remains</p>	<p>Considered complete upon completion of ground-disturbing activities</p>



**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><b>Mitigation Measure M-CR-8 – Tribal Cultural Resources Interpretive Program.</b> If the ERO determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p> <p>If the Environmental Review Officer (ERO), in consultation with the affiliated Native American tribal representatives and the Project Sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the Project Sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>	Project sponsor in consultation with tribal representative(s), as directed by the ERO	If directed by the ERO to implement an interpretive program, approval of interpretive plan prior to the issuance of the certificate of occupancy for the proposed building affecting the relevant Tribal Cultural Resource	ERO	Considered complete upon implementation of any required interpretive program
<b>4. Transportation and Circulation:</b>				
<p><b>Mitigation Measure M-C-TR-8a – Non-Peak Construction Traffic Hours.</b> To minimize the construction-related disruption of the general traffic flow on adjacent streets during the weekday AM and PM peak periods, truck movements and deliveries requiring lane closures should be limited to occur between 9:00 a.m. and 4:30 p.m. (Monday to Friday), outside of peak morning and evening weekday commute hours.</p>	Project sponsor and construction contractor	Throughout the construction period	SFMTA, on a complaint basis	Considered complete upon completion of project construction
<p><b>Mitigation Measure M-C-TR-8b – Construction Management Plan.</b> The project sponsor and/or its construction contractor shall propose a Construction Management Plan that includes measures to reduce potential conflicts between construction activities and pedestrians, transit and autos at the Project Site. The contractor shall supplement the standard elements of a construction traffic control/management plan with additional measures for Proposed Project construction, such as staggering start and end times, coordinated material drop offs, collective worker parking and transit to job site and other measures. Any such plan shall be reviewed by the TASC for consistency with the findings included herein and, where needed, additional measures may be imposed to minimize potentially significant construction traffic impacts.</p>	Project sponsor, construction contractor, SFMTA, SF Public Works, ISCOTT, as directed by the ERO	Prior to the issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection	SFMTA, SF Public Works, Planning Department.	Considered complete upon completion of project construction.

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><i>Alternative Transportation for Construction Workers.</i> Limited parking would be available for construction workers in the future open space portion of the Project Site. The location of construction worker parking shall be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking shall be discouraged. The project sponsor could provide additional on-site parking once the below grade parking garage is usable. To minimize parking demand and vehicle trips associated with construction workers, the construction contractor shall include in their contracts methods to encourage carpooling and transit access to the Project Site by construction workers. Construction workers should also be encouraged to consider cycling and walking as alternatives to driving alone to and from the Project Site.</p> <p><i>Proposed Project Construction Updates for Adjacent Businesses and Residents.</i> To minimize construction impacts on access for nearby institutions and businesses, the Proposed Project Sponsor shall provide nearby residences and adjacent businesses, such as through a website, with regularly-updated information regarding Proposed Project construction, including a Proposed Project construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures. At regular intervals to be defined in the Construction Management Plan, an email notice shall be distributed by the project sponsor or its contractor(s) that shall provide current construction information of interest to neighbors, as well as contact information for specific construction inquiries or concerns.</p> <p><i>Coordinate Construction with Nearby Projects.</i> To minimize construction impacts, the Project Sponsor shall coordinate construction activities and closures with nearby projects, such as 10 South Van Ness, One Oak, Better Market Street, and 1500 Mission, as specified in Mitigation Measure M-C-TR-8c – Cumulative Construction Coordination. The Project Sponsor's Construction Management Plan, which would be required for each development, would include a section that summarizes the coordination efforts.</p> <p><i>Maintain Local Circulation.</i> Comprehensive signage should be in place for all vehicle and pedestrian detours. If necessary, the Project Sponsor should provide a traffic control officer to direct traffic around the Project Site during detour periods. Pedestrian access should be preserved during construction detours as long as safe passage can be provided.</p>				

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>Mitigation Measure M-C-TR-8c – Cumulative Construction Coordination. If construction of the proposed project is determined to overlap with nearby adjacent project(s) as to result in temporary construction-related transportation impacts, and in addition to preparing its own Construction Management Plan as required by Mitigation Measure M-C-TR-8b, the project sponsor or its contractor(s) shall consult with various City departments such as the SFMTA and Public Works through ISCOTT, and other interdepartmental meetings as deemed necessary by the SFMTA, Public Works, and the Planning Department. This coordination shall address construction-related vehicle routing, detours, and maintaining transit, bicycle, vehicle, and pedestrian movements in the vicinity of the construction area for the duration of the construction period overlap. Key coordination meetings would be held jointly between project sponsors and contractors of other projects for which the City departments determine impacts could overlap. The coordination shall consider other ongoing construction in the project vicinity, including development and transportation infrastructure projects, and topics of coordination shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• <i>Restricted Construction Truck Access Hours</i>— Coordinate limitations on truck movements requiring lane closures to the hours between 9:00 a.m. and 4:30 p.m. (Monday-Friday), or other times if approved by the SFMTA, to minimize disruption to vehicular traffic, including transit, during the AM and PM peak periods.</li> <li>• <i>Construction Truck Routing Plans</i>—Identify optimal truck routes between the regional facilities and the various project sites, taking into consideration truck routes of other development projects and any construction activities affecting the roadway network.</li> <li>• <i>Coordination of Temporary Lane and Sidewalk Closures</i>—Coordinate lane closures with other projects requesting concurrent lane and sidewalk closures through the ISCOTT and interdepartmental meetings process above, to minimize the extent and duration of requested lane and sidewalk closures. Travel lane closures shall be minimized especially along transit and bicycle routes, so as to limit the impacts to transit service and bicycle circulation and safety.</li> <li>• <i>Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access</i>—The project sponsor/construction contractor(s) shall meet with Public Works, SFMTA, the Fire Department, Muni Operations and other City agencies to coordinate feasible measures to include in the Construction Management Plan required by Mitigation Measure M-C-TR-8b to maintain access for transit, vehicles, bicycles and pedestrians. This shall include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during</li> </ul>	<p>Project sponsor, construction contractor, SFMTA, SF Public Works, ISCOTT, as directed by the ERO</p>	<p>Prior to the issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection</p>	<p>SFMTA, SF Public Works, Planning Department.</p>	<p>Considered complete upon completion of project construction.</p>

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>construction of the project.</p> <ul style="list-style-type: none"> <li>• <i>Carpool, Bicycle, Walk and Transit Access for Construction Workers</i>—Coordinate efforts and methods to encourage carpooling, bicycling, walk and transit access to the various project sites by construction workers (such as providing secure bicycle parking spaces, participating in free-to-employee and employer ride matching program from www.511.org, participating in emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers).</li> <li>• <i>Coordinated Project Construction Updates for Adjacent Businesses and Residents</i>—Coordinate to the extent appropriate, notifications to nearby residences and adjacent businesses with regularly-updated information regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel lane closures, and lane closures.</li> </ul>				
<b>5. Noise</b>				
<p><b>Mitigation Measure M-NO-1 – Acoustical Assessment of Mechanical, Electrical, and Plumbing (MEP) Equipment.</b> Prior to issuance of the Architectural and MEP Addendum, the project sponsor shall submit an Acoustical Assessment that analyzes the potential noise impact to adjacent receptors from mechanical equipment and identifies acoustical treatments such as enclosures, acoustical louvers or baffling, as necessary, to achieve a 45 dB interior performance standard resulting from noise generated by mechanical, electrical, and plumbing equipment systems when locations and specifications of such systems are identified in the engineering plans.</p>	Project sponsor	Prior to issuance of the Architectural and MEP Addendum by the Department of Building Inspection	ERO, Department of Building Inspection	Considered complete upon issuance of Architectural and MEP Addendum
<p><b>Mitigation Measure M-NO-2 – Construction Noise Reduction.</b> Incorporate the following practices into the construction contract agreement documents to be implemented by the construction contractor:</p> <ul style="list-style-type: none"> <li>• Conduct noise monitoring at the beginning of major construction phases (e.g., demolition, excavation) to determine the need and the effectiveness of noise-attenuation measures. Measures needed to reduce activity that exceeds 86 dB at a distance of 50 feet or 73 dBA <math>L_{eq}</math> at the property line shall include plywood barriers, suspended construction blankets, or other screening devices to break line of sight to noise-sensitive receivers;</li> <li>• Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed;</li> </ul>	Project sponsor and construction contractor	During the construction period	Planning Department, Department of Building Inspection (as requested and/or on complaint basis), Police Department (on complaint basis).	Considered complete at the completion of project construction

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<ul style="list-style-type: none"> <li>• Notify the City and neighbors in advance of the schedule for each major phase of construction and expected loud activities;</li> <li>• Construction activity shall be limited to the hours of 7:00 a.m. to 8:00 p.m. per San Francisco Police Code Article 29. Construction outside of these hours shall be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Building Inspection that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses;</li> <li>• When feasible, select "quiet" construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures);</li> <li>• Locate stationary equipment, material stockpiles, and vehicle staging areas as far as practicable from all identified sensitive receptors. Avoid placing stationary noise generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (measured at 20 feet) from immediately adjacent neighbors;</li> <li>• All construction equipment is required to be in good working order and mufflers are required to be inspected proper functionality;</li> <li>• Prohibit unnecessary idling of equipment and engines;</li> <li>• During Phase 2 of construction, stationary equipment should be located internal to the project to the extent feasible to allow for the shielding provided by the Phase 1 buildings;</li> <li>• Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of five dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used where feasible; and</li> <li>• The project sponsor shall designate a point of contact to respond to noise complaints. The point of contact must have the authority to modify construction noise-generating activities to ensure compliance with the measures above and with the San Francisco Noise Ordinance.</li> </ul>				

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<b>6. Air Quality</b>				
<p>Mitigation Measure M-AQ-3 – Construction Air Quality. The project sponsor or the project sponsor's Contractor shall comply with the following:</p> <p><b>A. Engine Requirements.</b></p> <ol style="list-style-type: none"> <li>Electric construction equipment used during the Phase 1 construction period shall include air compressors, concrete/industrial saws, signal boards, pumps, cement and mortar mixers, and stationary cranes. Electric construction equipment used during the Phase 2 construction period shall include air compressors, concrete/industrial saws, signal boards, pumps, cement and mortar mixers, and stationary cranes.</li> <li>All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.</li> <li>Where access to alternative sources of power is reasonably available, portable diesel engines shall be prohibited.</li> <li>Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.</li> <li>The Contractor shall require that construction workers and equipment operators properly maintain and tune equipment in accordance with manufacturer specifications.</li> </ol> <p><b>B. Waivers.</b></p> <ol style="list-style-type: none"> <li>The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1), and that no air quality significance threshold used in this Initial Study would be</li> </ol>	<p>Project sponsor/ contractor(s)</p>	<p>Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection, with ongoing compliance with the Construction Emissions Minimization Plan throughout the construction period</p>	<p>ERO to review and approve Construction Emissions Minimization Plan; project sponsor and construction contractor to comply with, and document compliance with, Construction Emissions Minimization Plan as required by the ERO</p>	<p>Construction Emissions Minimization Plan considered complete upon ERO review and acceptance of Plan; measure considered complete upon completion of project construction and submittal to ERO of required documentation</p>

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance												
<p>exceeded.</p> <p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible or not commercially available; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If seeking a waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table M-AQ-3a-3, and submit documentation showing that no air quality significance threshold used in this Initial Study would be exceeded. No waivers shall be granted if an air quality significance threshold would be exceeded by doing so.</p> <p><b>TABLE M-AQ-3A-3 OFF-ROAD EQUIPMENT COMPLIANCE STEP-DOWN SCHEDULE</b></p> <table border="1"> <thead> <tr> <th>Compliance Alternative</th> <th>Engine Emission Standard</th> <th>Emissions Control</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Tier 2</td> <td>ARB Level 2 VDECS</td> </tr> <tr> <td>2</td> <td>Tier 2</td> <td>ARB Level 1 VDECS</td> </tr> <tr> <td>3</td> <td>Tier 2</td> <td>Alternative Fuel*</td> </tr> </tbody> </table> <p>How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.</p> <p>*Alternative fuels are not a VDECS.</p>	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 2	ARB Level 2 VDECS	2	Tier 2	ARB Level 1 VDECS	3	Tier 2	Alternative Fuel*				
Compliance Alternative	Engine Emission Standard	Emissions Control														
1	Tier 2	ARB Level 2 VDECS														
2	Tier 2	ARB Level 1 VDECS														
3	Tier 2	Alternative Fuel*														
<p>C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.</p> <p>1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine</p>																

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <p>2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.</p> <p>3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i> After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. Within six months of completion of construction activity, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>	<p align="center">Project sponsor</p>	<p align="center">Quarterly, after start of construction activities, and within six months of completion of construction activity</p>	<p align="center">Project sponsor/ contractor(s) and the ERO</p>	<p align="center">Considered complete on findings by ERO that Plan is being/was implemented</p>



**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<b>13. Geology and Soils</b>				
<p>Mitigation Measure M-GE-3a – Design Approval and Construction Monitoring for BART Subway Structure. Prior to issuance of the structural plan addendum to the site permit for the proposed project by DBI, the project sponsor shall submit such plans to BART for its review and approval to ensure that the plans comply with BART guidelines for the construction activity in the BART Zone of Influence (ZOI), including the <i>General Guidelines for Design and Construction Over or Adjacent to BART's Subway Structures</i>, and <i>Procedures for Permit and Plan Review</i>.</p> <p>The project sponsor and its structural engineer shall coordinate with BART to determine which of the following guidelines must be included in the plans to be submitted to BART for review:</p> <ul style="list-style-type: none"> <li>• Geologic Hazards Evaluation and Geotechnical Investigation reports, which shall include an engineering geology map, a site plan showing the location of subway structures and BART easement, a soil reworking plan, and the geological conclusion and recommendations;</li> <li>• Dewatering monitoring and recharging plans;</li> <li>• A vibration monitoring plan and/or movement and deformation monitoring plans for steel lined tunnels, including locations and details of instruments in subways;</li> <li>• A foundation plan showing the anticipated total foundation loads;</li> <li>• An excavation plan for area in the ZOI, showing excavation slope or shoring system; and</li> <li>• A description of the procedures and control of the soil compaction operation.</li> </ul> <p>The project sponsor and its consultant shall monitor the groundwater level in the BART ZOI, and piezometers shall be installed on the sidewalk adjacent to the site if requested by BART.</p>	Project sponsor	Prior to issuance of the structural plan addendum to the site permit from the Department of Building Inspection	BART, Department of Building Inspection	Considered complete on notification to Department of Building Inspection by BART that the foundation and dewatering plans are approved.

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p><b>Mitigation Measure M-GE-3b – Monitoring of Adjacent Structures in the Event of Dewatering.</b> If recommended by the final geotechnical report, the project sponsor would retain a qualified professional to monitor potential settlement and subsidence at permanent structures within 50 feet of the project site. The monitoring shall include, but not be limited to, the following tasks prior to dewatering:</p> <ul style="list-style-type: none"> <li>• Establish survey measurements of the exterior elevations of adjacent properties to monitor any movement or settlement of adjacent permanent structures during excavation;</li> <li>• Photograph and/or video the exterior the relevant structures to document existing conditions prior to commencement of dewatering. The photographic and/or video survey shall be adequate in scope to provide a legally binding “before and after” comparison of the conditions of the adjacent permanent structures; and</li> <li>• Install inclinometers and piezometers if necessary to monitor movement of the shoring system and to monitor groundwater levels, respectively, during excavation and construction.</li> </ul> <p>Upon start of construction, the qualified professional shall perform the following tasks:</p> <ul style="list-style-type: none"> <li>• Monitor the relevant structures weekly until dewatering and foundation construction and sealing work has been completed; and</li> <li>• In the event that there is more than one-half inch of lateral movement, or one-quarter inch of vertical movement, at an adjacent permanent structure within 50 feet of the project site, the qualified individual shall immediately notify the adjacent property owner, the project sponsor’s general contractor, the shoring and excavation subcontractor, and DBI, and the project sponsor shall instruct its contractor and subcontractor to stop work until such time that appropriate remedial steps have been completed.</li> </ul>	Project sponsor	If recommended by final geotechnical report, sponsor to retain qualified professional prior to the start of dewatering; monitoring to occur throughout foundation construction in both Phases 1 and 2.	ERO, Department of Building Inspection	Considered complete at the completion of Phase 2 foundation.

**MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>Mitigation Measure M-GE-6 – Inadvertent Discovery of Paleontological Resources. If potential vertebrate fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately and the monitor shall notify the City. The fossil should be protected by an “exclusion zone” (an area approximately five feet around the discovery that is marked with caution tape to prevent damage to the fossil). Work shall not resume until a qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the qualified paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. The qualified paleontologist may also propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations shall be consistent with SVP’s 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and currently accepted scientific practice, and shall be subject to review and approval by the City. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection [e.g., the University of California Museum of Paleontology], and may also include preparation of a report for publication describing the finds. The City shall ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.</p>	<p>Project sponsor, construction contractor, and, if required due to discovery of potential vertebrate fossil(s), qualified paleontologist</p>	<p>Throughout the duration of ground-disturbing activities</p>	<p>Project sponsor to notify ERO of any discovery of potential vertebrate fossil(s)</p>	<p>Considered complete upon completion of ground-disturbing activities</p>

**IMPROVEMENT MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<b>4. Transportation and Circulation</b>				
<p><b>Improvement Measure I-TR-2a – Monitoring and Abatement of Queues.</b> As an improvement measure to reduce the potential for queuing of vehicles accessing the project site, it should be the responsibility of the project sponsor to ensure that recurring vehicle queues or vehicle conflicts do not occur adjacent to the site. A vehicle queue is defined as one or more vehicles blocking any portion of adjacent sidewalks or travel lanes for a consecutive period of three minutes or longer on a daily and/or weekly basis.</p> <p>If recurring queuing occurs, the owner/operator of the facility should employ abatement methods as needed to abate the queue. Appropriate abatement methods would vary depending on the characteristics and causes of the recurring queue, as well as the characteristics of the parking and loading facility, the street(s) to which the facility connects, and the associated land uses (if applicable).</p> <p>Suggested abatement methods include, but are not limited to the following: redesign of facility to improve vehicle circulation and/or on-site queue capacity; employment of parking attendants; installation of LOT FULL signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available spaces; travel demand management strategies as discussed in the Transportation Demand Management (TDM) Program in the project description; and/or parking demand management strategies such as parking time limits, paid parking, time-of-day parking surcharge, or validated parking.</p> <p>If the Planning Director, or his or her designee, determines that a recurring queue or conflict may be present, the Planning Department should notify the project sponsor, successor owner/operator or garage operator, as applicable, in writing. Upon request, the owner/operator should hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant should prepare a monitoring report to be submitted to the Planning Department for review. If the Planning Department determines that a recurring queue or conflict does exist, the project sponsor should have 90 days from the date of the written determination to abate the recurring queue or conflict, to the satisfaction of the Planning Department.</p>	<p>Project sponsor, successor building owner(s)/operator(s), parking garage operator(s)</p>	<p>Ongoing during project operation</p>	<p>ERO or other Planning Department staff</p>	<p>Monitoring of the public right-of-way would be on-going by the owner/operator of off-street parking operations.</p>

**IMPROVEMENT MEASURES ADOPTED AS CONDITIONS OF APPROVAL**

Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>Improvement Measure I-TR-2b – Notification at Driveway. The Project Sponsor should provide visible/audible warning notification at the two driveway entrances to alert pedestrians to vehicles entering and exiting the driveway. Signage should be installed inside and outside the garage entrances, directing drivers to proceed with caution. Conditions at the driveways should be monitored during project occupancy to determine whether an additional audible warning signal(s) or detectable warning surfaces are necessary to supplement the visible warning signal. The final site design will ensure the proposed project driveways are designed appropriately for the visually impaired.</p>	Project sponsor	Prior to issuance of Certificate of Occupancy for building served by relevant driveway (Building A and Building B)	ERO and SFMTA	Considered complete upon installation of devices.
<p>Improvement Measure I-TR-6a – Consolidated Service Deliveries. Building management should work with delivery providers (UPS, FedEx, DHL, USPS, etc.) to coordinate regular delivery times and appropriate loading locations for each building, and retail tenants should be required to schedule their deliveries. The Project Sponsor will evaluate the benefits of consolidating residential deliveries for the market-rate buildings by providing package storage in the buildings that front a loading zone as a potential way to discourage short-term parking on Market Street. Management should instruct all delivery services that trucks bound for the project site are not permitted to stop on Market Street, to encroach in the transit-only or bicycle lanes on Market Street, or to impede the movement of transit vehicles, other vehicles or bicycles by restricting access to the right-turn-only lane on Market Street at 12th Street. Delivery service providers should be strongly encouraged to comply with the project site's loading procedures.</p>	Project sponsor or successor owner/ manager of residential building, TDM coordinator	Ongoing during project operation	Planning Department – TDM monitoring staff, SFMTA	Ongoing
<p>Improvement Measure I-TR-6b – Managed Move-In/Move-Out Operations. Building management should be responsible for coordinating and scheduling all move-in and move-out operations. To the extent possible, such operations requiring the use of on-street loading zones would occur during after-hours and on weekends. Tenants would be strongly encouraged to comply with building move-in/move-out operations.</p>	Project sponsor or successor owner/ manager of residential building, TDM coordinator	Ongoing during project operation	Planning Department – TDM monitoring staff SFMTA	Ongoing



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Executive Summary  
1629 Market Street Mixed-Use Project  
EIR Certification  
CEQA Findings  
General Plan Amendment  
Planning Code Text Amendment  
Zoning Map Amendment  
Development Agreement  
Conditional Use Authorization & Planned Unit Development**

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

HEARING DATE: OCTOBER 19, 2017  
UPDATED: OCTOBER 12, 2017

*Date:* October 12, 2017  
*Case No.:* 2015-005848CUA  
*Project Address:* 1601-1629 Market Street (aka 1629 Market St Mixed-Use Project)  
*Existing Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
P (Public) Zoning District  
OS, 40-X and 85-X Height and Bulk Districts  
*Proposed Zoning:* NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;  
P (Public) Zoning District  
OS, 68-X and 85-X Height and Bulk Districts  
*Block/Lot:* 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 035  
*Project Sponsor:* Strada Brady, LLC  
101 Mission Street, Suite 420  
San Francisco, CA 94105  
*Staff Contact:* Linda Ajello Hoagland – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
*Recommendation:* Approval with Conditions

**SUMMARY**

On October 19, 2017, the Planning Commission (“Commission”) will consider a series of approval actions related to the 1629 Market Street Mixed-Use Project (“Project”).

The Commission has previously reviewed the Project as part of: 1) informational hearing on May 4, 2017; 2) the Draft Environmental Impact Report (“DEIR”) on June 15, 2017; and, 3) Initiation of the General Plan Amendments on September 14, 2017. The following is a summary of actions that the Commission must consider at this public hearing, which are required to implement the Project:

1. Approval of the Amendments to the General Plan;

2. Approval of the Zoning Map Amendments;
3. Approval of the Planning Code Text Amendments to establish the 1629 Market Street Special Use District ("1629 Market St SUD");
4. Approval of the Conditional Use Authorization and Planned Unit Development ("CUA/PUD"); and,
5. Approval of the Development Agreement ("DA").

Staff from the Planning Department, the Mayor's Office of Economic and Workforce Development (MOEWD), Mayor's Office of Housing and Community Development (MOHCD) and other agencies have worked extensively with the developer, Strada Brady, LLC ("Strada"), to formulate a comprehensive planning approach and development for the project site.

## PROJECT DESCRIPTION

The Project includes the demolition of the existing UA Local 38 building, demolition of the majority of the Lesser Brothers Building, and rehabilitation of the Civic Center Hotel, as well as the demolition of the 242-space surface parking lots on the project site. The Project would construct a total of five new buildings on the project site, including a new UA Local 38 building, and a 10-story addition to the Lesser Brothers Building with ground-floor retail/restaurant space at the corner of Brady and Market Streets ("Building A"). A new 10-story residential building with ground-floor retail/restaurant space ("Building B") would be constructed on Market Street between the new UA Local 38 building and Building A. A nine-story residential building would be constructed at the end of Colton Street and south of Stevenson Street ("Building D"). The five-story Civic Center Hotel would be rehabilitated to contain residential units and ground-floor retail/restaurant space ("Building C"), and a new six-story Colton Street Affordable Housing Building would be constructed south of Colton Street as part of the Project. Overall, the Project will include construction of 455,900 square feet of residential use containing up to 484 residential units (including market rate and on-site affordable housing units) and up to 100 affordable units in the Colton Street Affordable Housing Building, for a total of up to 584 dwelling units. The residential unit breakdown for the 484 units would consist of approximately 131 studio units (27.1 percent), 185 one-bedroom units (38.2 percent), and 168 two-bedroom units (34.7 percent). In addition, the Project will include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. In addition, the Project would include construction of a two-level, below-grade garage with up to 316 parking spaces (some of which may include the use of stackers) accessible from Brady and Stevenson Streets. As part of the project, the Project Sponsor will develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.

## SITE DESCRIPTION AND PRESENT USE

The project site occupies approximately 97,617 square feet, or 2.2 acres, on the block bounded by Market, 12th, Otis, and Brady Streets located within the boundaries of Market & Octavia Area Plan. Most of the site is located within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District, while the southwestern portion of the site, occupying approximately 20,119 square feet is in a P (Public) Zoning District. The portions of the project site north of Stevenson Street and east of Colusa Place are located within an 85-X height and bulk district, while the portion of the project site south of Colton Street is in a 40-X height and bulk district, and the portion of the project site in the P (Public) Zoning District is in an Open Space (OS) height and bulk district.

The project site is currently occupied by four surface parking lots containing 242 parking spaces, an approximately 15-foot-tall Bay Area Rapid Transit (BART) ventilation structure for the below-grade BART tunnel,<sup>1</sup> as well as three buildings: the Civic Center Hotel at 1601 Market Street, the United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (UA) Local 38 Building at 1621 Market Street, and the Lesser Brothers Building at 1629-1645 Market Street, which is currently occupied by a variety of retail tenants.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character, including a variety of residential uses and commercial establishments. Said uses include automobile-oriented businesses, urgent care medical services, and residential buildings with ground-floor, neighborhood-serving retail. Several community facilities, including the San Francisco Conservatory of Music, the International High School and the Chinese American International School, and the San Francisco Law School are located north of the project site near Market Street, and the City College of San Francisco has an auditorium and administrative offices along Gough Street, west of the project site.

On the north side of Market Street across from the UA Local 38 building and the Lesser Brothers Building on the project site is a recently constructed five-story (approximately 60 feet tall) building with residential uses above a Golden Gate Urgent Care facility located on the ground floor, and a three-story (approximately 45 feet tall), masonry-clad residential building with a Pilates studio on the ground-floor. On the north side of Market Street across from the Civic Center Hotel is a six-story (approximately 75 feet tall), brick-clad residential building with ground-floor retail, including two cafes, a bicycle shop, and a small workout/training facility. An approximately 30-foot-tall Honda Dealership and Service Center is located east of the Civic Center Hotel across 12th Street at 10 South Van Ness Avenue. The Ashbury General Contracting & Engineering business is located in a two-story (approximately 35 feet tall) stucco building located south of the Civic Center Hotel across Stevenson Street. A one-story rear portion (approximately 20 feet tall) of a three-story, masonry-clad vacant building forms the southern boundary of the parking lot south of Stevenson Street on the project site, as well as the western boundary of the parking lot bounded by Colton Street to the north, Colusa Place to the east, and Chase Court to the south. The southern boundary of this parking lot is formed by two one-story masonry (approximately 20 feet tall) buildings containing the City Ballet School, LLC and an auto service center. A two-story, wood shingle-clad residence forms the eastern boundary of this parking lot and is located south of Colton Street across from the project site. A one-story (approximately 20 feet tall), wood-clad building containing a full-service sign shop is also located south of Colton Street across from the project site. A five-story (approximately 60 feet tall), brick-clad building containing a hair salon and a clothing and accessories shop on the ground floor and residential uses above is located west of the project site across Brady Street.

---

<sup>1</sup> The BART ventilation structure is located on a separate lot (3505/034), which is owned by BART.



## ENVIRONMENTAL REVIEW

On May 10, 2017, the Department published the 1629 Market Street Mixed-Use District Project Draft Environmental Impact Report (DEIR) for public review (Case No. 2015-005848ENV). The DEIR was available for public comment until June 26, 2017.

On June 15, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR.

On October 4, 2017, the Department published a Comments and Responses to Comments ("RTC") document, responding to comments made regarding the DEIR prepared for the Project.

On October 19, 2017 the Commission will consider certification of the Final Environmental Impact Report ("FEIR") for the Project, and will determine if it is adequate, accurate and complete.

In addition, on October 19, 2017, the Commission must adopt the CEQA Findings for the FEIR, prior to the approval of the Project (See Case No. 2015-005848ENV/GPA/PCA/MAP/DVA/CUA).

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 29, 2017	September 27, 2017	22 days
Posted Notice	20 days	September 29, 2017	September 29, 2017	20 days
Mailed Notice	20 days	September 29, 2017	September 29, 2017	20 days

## PUBLIC COMMENT

As of October 5, 2017, the Department has not received any public correspondence expressing either support or opposition to the Project.

## ISSUES AND OTHER CONSIDERATIONS

- General Plan Amendments. On September 14, 2017, the Commission adopted Resolution No. 19994 to initiate the General Plan Amendments for the Project. These amendments would: 1) amend Map No. 1, Map No. 3 and Policy 7.2.5 of the Market & Octavia Area Plan to reflect and permit implementation of the 1629 Market Street Mixed-Use Project.
- Planning Code Text Amendments. On September 5, 2017, Mayor Edwin Lee and Supervisor Jane Kim initiated the ordinance that would amend the Planning Code to establish the 1629 Market Street SUD, to realign the zoning and height and bulk districts to the updated block/lot pattern, to increase the height and bulk of Block 3505 Lots 027 and 028 from 40-X to 68-X, and to amend the Special Use District zoning map to include the 1629 Market Street SUD. The 1629 Market Street SUD modifies the Planning Code requirements for usable open space and bulk controls along narrow streets and alleys.

- Development Agreement (DA). The DA between the City of San Francisco and the developer, Strada Brady, LLC, will establish a set of committed public benefits for the Project. The Project's commitments to public benefits include:
  - *Open Space*: The Project would build and maintain a publicly-accessible private open space (to be known as the Mazzola Gardens Open Space), which will be used to satisfy the Market and Octavia Community Improvement Impact Fee through in-kind credit, as well as a mid-block open space passageway between Buildings A and B.
  - *Affordable Housing*: The Project would create a significant amount of affordable housing units, including approximately 100 dwelling units in the Colton Street Affordable Housing Building. This building will serve to replace the single-room occupancy (SRO) dwelling units currently located in the Civic Center Hotel, and would also serve as supportive housing for formerly homeless individuals. In addition, the Project is required to provide on-site affordable housing within the other four residential buildings (Building A, B, C and D) at a rate of twelve percent (12%). Overall, the Project will result in on-site affordable housing at 26-28% of total units.
- Conditional Use Authorization. Per Planning Code Sections 121.1, 121.2, 207.6 and 303, the Project is required to obtain Conditional Use Authorization for: 1) new development on a lot larger than 10,000 square feet in the NCT-3 Zoning District; 2) a non-residential use greater than 4,000 square feet (Plumbers' Hall); and, 3) dwelling unit mix for the new dwelling units in the Civic Center Hotel.
- Planned Unit Development Modifications: Since the project site is larger than a half-acre, the project is seeking approval as a Planned Unit Development (PUD), per Planning Code Section 304. Under the PUD, the Commission may grant modifications from certain Planning Code requirements for projects that produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. The project requests modifications from the Planning Code requirements for:
  - 1) **Rear Yard (Planning Code Section 134)** - The Project does not meet the rear yard requirement, though it does appear to provide open space similar to the amount of square footage associated with the rear yard requirement.
  - 2) **Permitted Obstructions (Planning Code Section 136)** - The Project includes permitted obstructions over the street and useable open space in Building B, which do not meet the dimensional requirements of Planning Code Section 136. Specifically, the project includes bay windows over the street and useable open space, both of which do not meet the dimensions specified in Planning Code Section 136.
  - 3) **Dwelling Unit Exposure (Planning Code Section 140)**. In order to meet exposure requirements, residential units must face a public street or alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; provided, that if such windows are on an outer court whose width is less than 25 feet, the depth of such court shall be no greater than its width. As proposed, approximately five percent of the units (or 36 dwelling units) do not meet the dwelling unit exposure requirements.
  - 4) **Street Frontage (Planning Code Section 145.1)** - The Project includes a garage entrance off of Stevenson Street, which measures more than 20-ft wide. Planning Code Section 145.1 limits garage entrances to a maximum of 20-ft wide.

- 5) **Off-Street Loading (Planning Code Section 152)** – The Project is requesting a modification to the dimension and size of off-street loading spaces.
- 6) **Measurement of Height (Planning Code Section 260)**. Given the site conditions and unique grade of the project site, the Project includes a modification to the measurement of height for Buildings A and B. This modification maintains the project within the 85-X Height and Bulk District, and does not result in a building height within the next class of height and bulk.

Since publication of the neighborhood notice, Department staff has determined that a modification to the open space requirements is not required. The Project meets the required amount of open space and the configuration, as outlined in the 1629 Market Street SUD. Overall, Department staff is generally in agreement with the proposed modifications given the overall project, its unique and superior design, and the large amount of public benefits.

- Open Space/Recreation and Parks Commission: The Project Sponsor would maintain ownership of the publicly-accessible open space. Therefore, Planning Code Section 295 (Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission) is not applicable to the project site. Further, the new development does not cast any shadow on properties owned and operated by the San Francisco Recreation and Park Commission.
- Development Impact Fees: The Project will be subject to development impact fees, including the Market & Octavia Community Improvement Impact Fee, Market & Octavia Inclusionary Affordable Housing Fee, Transportation Sustainability Fee, and Residential Child Care Impact Fee.
- October 12, 2017 Updates: Department staff has updated the draft motions and resolutions for the 1629 Market Street Project. These draft motions and resolutions should supplement the motions and resolutions provided to the Commission on October 5, 2017.

## REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must:

- 1) Certify the 1629 Market Street Mixed-Use Project Final Environmental Impact Report (FEIR) pursuant to the California Environmental Quality Act (CEQA);
- 2) Adopt findings under the California Environmental Quality Act (CEQA), including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP);
- 3) Recommend that the Board of Supervisors approval the General Plan Amendments pursuant to Planning Code Section 340 and adopt the findings of consistency with the General Plan and Priority Policies of Planning Code Section 101.1;
- 4) Recommend that the Board of Supervisors approval the Planning Code Text Amendments to establish the 1629 Market Street Special Use District, and the associated Zoning Map Amendments;
- 5) Recommend that the Board of Supervisors approve the Development Agreement (DA) for the Project; and,

- 6) Approve a Conditional Use Authorization and Planned Unit Development (PUD), pursuant to Planning Code Section 121.1, 121.2, 207.6, 303, 304 and 752, for: 1) development on a lot larger than 10,000 square feet; 2) modification of the dwelling unit mix requirement; and, 3) establishment of a non-residential use larger than 4,000 square feet in the NCT-3 Zoning District, for the 1629 Market Street Mixed-Use Project. Under the PUD, the Commission must also grant modifications from the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) permitted obstructions (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); 4) street frontage (Planning Code Section 145.1); 5) off-street loading (Planning Code Section 152); and, 6) measurement of height (Planning Code Section 260).

### BASIS FOR RECOMMENDATION

- The Project will provide new market-rate housing and supportive affordable housing, thus contributing to the City's housing goals—a top priority for the City of San Francisco.
- The Project will add an expanded institutional space, as well as residential and retail uses that will contribute to the employment base of the City and bolster the viability of the Market & Octavia Area.
- The Project will adaptively reuse a notable historic resource, Civic Center Hotel, and will add new housing opportunities within the Market & Octavia Area Plan.
- The site is currently underutilized, and the addition of new ground-floor retail spaces and publicly-accessibly open spaces will enliven the streetscape.
- The project is, on balance, consistent with the Goals, Policies, and Objectives of the General Plan.
- The Project complies with the First Source Hiring Program, as set forth in the Development Agreement.
- The Project will pay applicable development impact fees as set forth in the Development Agreement.
- The Project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

#### Attachments:

Draft Motion-Certification of Final EIR

- Included in the Planning Commission Packet for the Response to Comments for the DEIR

Draft Motion-CEQA Findings & MMRP

Draft Resolution-General Plan Amendment

Draft Resolution-Planning Code Text Amendment & Zoning Map Amendments

Draft Resolution-Development Agreement

Draft Motion-Conditional Use Authorization & Planned Unit Development

Draft Ordinances initiated by Board of Supervisors (File No. 170938 & 170939)

#### Exhibits:

- Parcel Map

**Executive Summary**  
**Hearing Date: October 19, 2017**

**CASE NO. 2015-005848ENV/GPA/PCA/MAP/DVA/CUA**  
**1629 Market Street Mixed-Use Project**

- Sanborn Fire Insurance Map
- Zoning Map
- Height & Bulk Map
- Aerial Photograph
- Site Photographs

**Project Sponsor Submittal**

- First Source Hiring Affidavit
- Anti-Discriminatory Housing Policy Affidavit
- Inclusionary Housing Program Affidavit
- Project Plans & Renderings

Zoning Use District Map No. 07

Height & Bulk District Map No. 07

Special Use District Map No. 07

Development Agreement between City and County of San Francisco & Strada Brady, LLC

Letter to John Rahaim, Development Agreement

Letter to Planning Commission, Development Agreement Meeting Summary

Planning Commission Resolution No. 19994

Public Correspondence (if any)

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary                     | <input checked="" type="checkbox"/> Project Sponsor Submittal:  |
| <input checked="" type="checkbox"/> Draft Motion                          | Drawings: <u>Existing Conditions</u>  |
| <input checked="" type="checkbox"/> Zoning District Map                   | <input checked="" type="checkbox"/> Check for Legibility  |
| <input checked="" type="checkbox"/> Height & Bulk Map                     | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Parcel Map                            | <input checked="" type="checkbox"/> Check for Legibility  |
| <input checked="" type="checkbox"/> Sanborn Map                           | <input checked="" type="checkbox"/> 3-D Renderings:   |
| <input checked="" type="checkbox"/> Aerial Photo                          | (New Construction or Significant Addition)  |
| <input checked="" type="checkbox"/> Site Photos                           | <input type="checkbox"/> Wireless Telecommunications Materials  |
| <input type="checkbox"/> Environmental Determination                      | <input type="checkbox"/> Health Dept. Review of RF levels   |
| <input checked="" type="checkbox"/> First Source Hiring Affidavit         | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Anti-Discriminatory Housing Affidavit | <input type="checkbox"/> Community Meeting Notice   |
|   | <input checked="" type="checkbox"/> Housing Documents   |
|   | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input checked="" type="checkbox"/> Anti-Discriminatory Housing Affidavit                             |

Exhibits above marked with an "X" are included in this packet

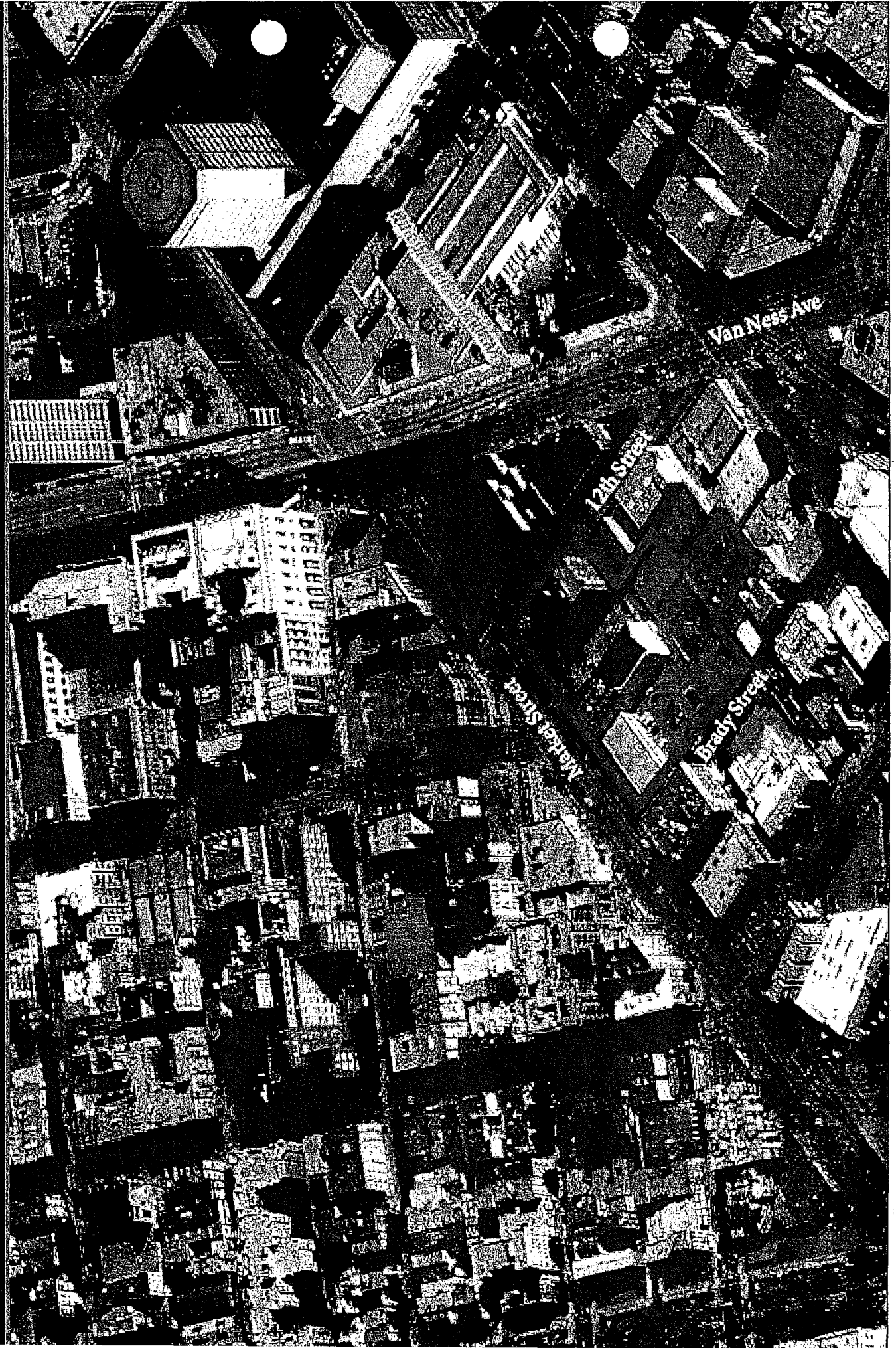
RS

Planner's Initials

**STRADA**  
INVESTMENT GROUP

# 1629 MARKET STREET

November 2017

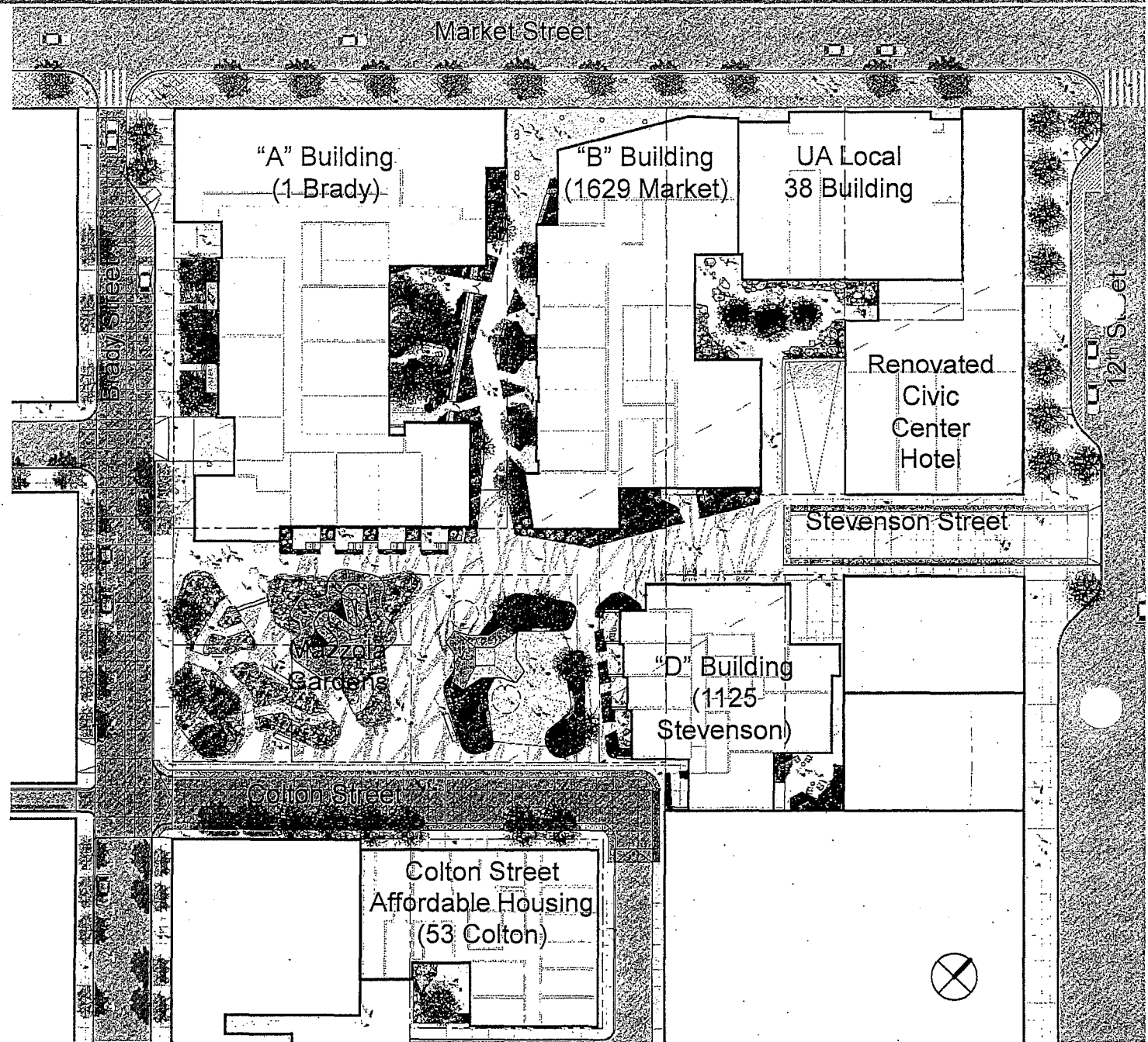


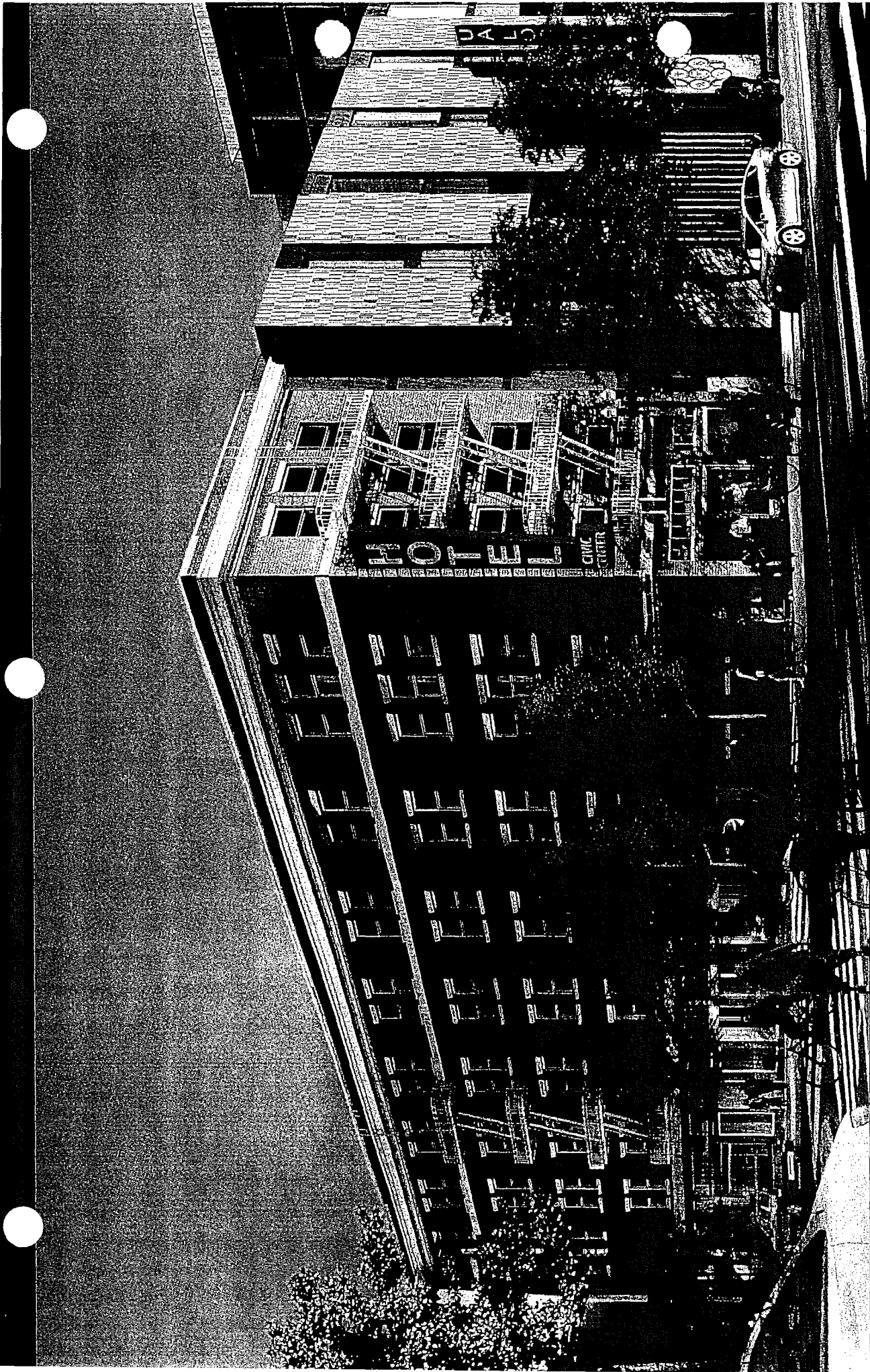




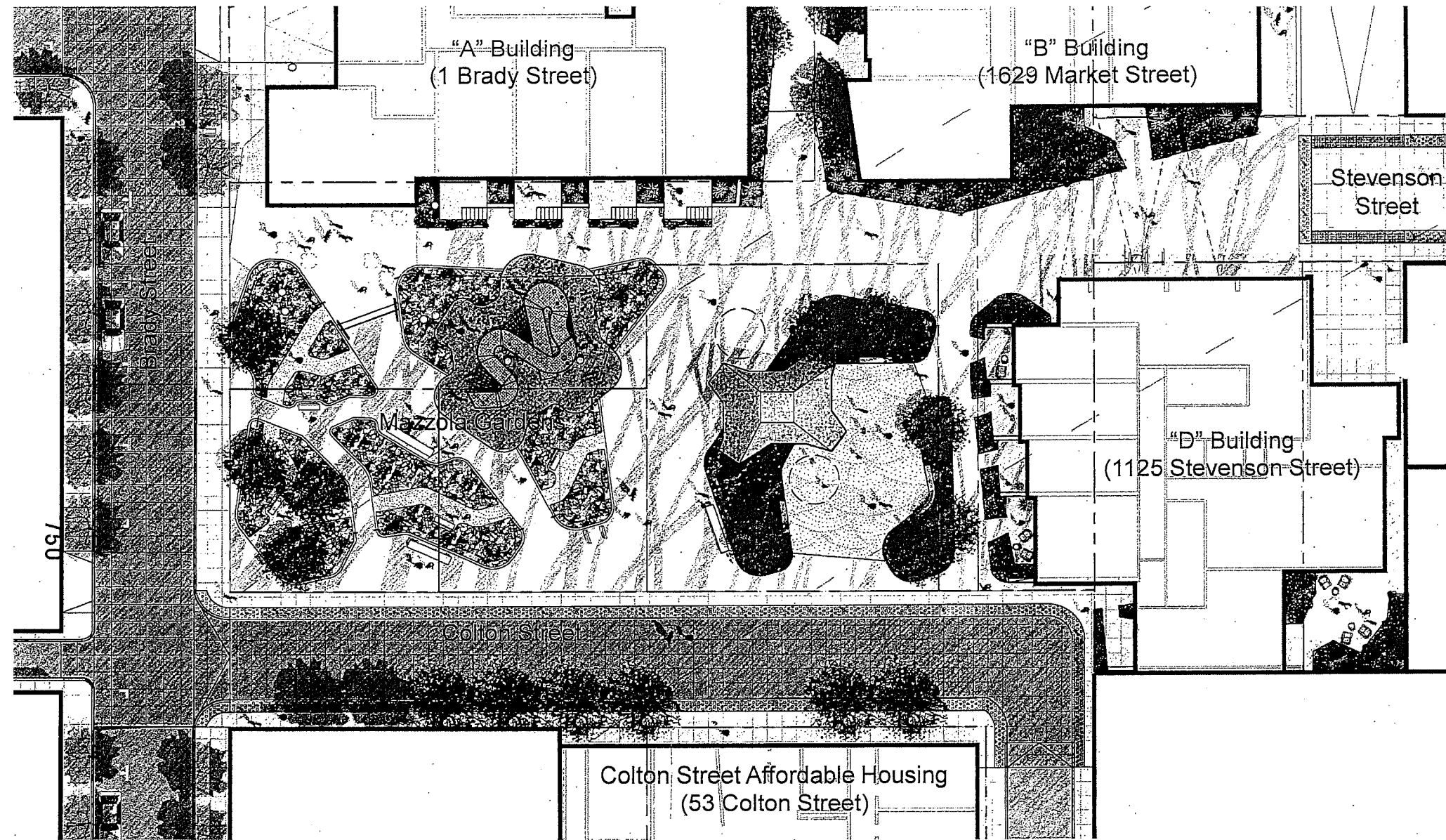
**Project  
Complies with  
Market-Octavia  
Plan**

- 584 Residential Units
- 26-28% Affordable
- 748 23,400 sf Public Open Space
- 13,000 sf ground-floor retail
- 32,100 sf Union Hall
- Restoration of Civic Center Hotel

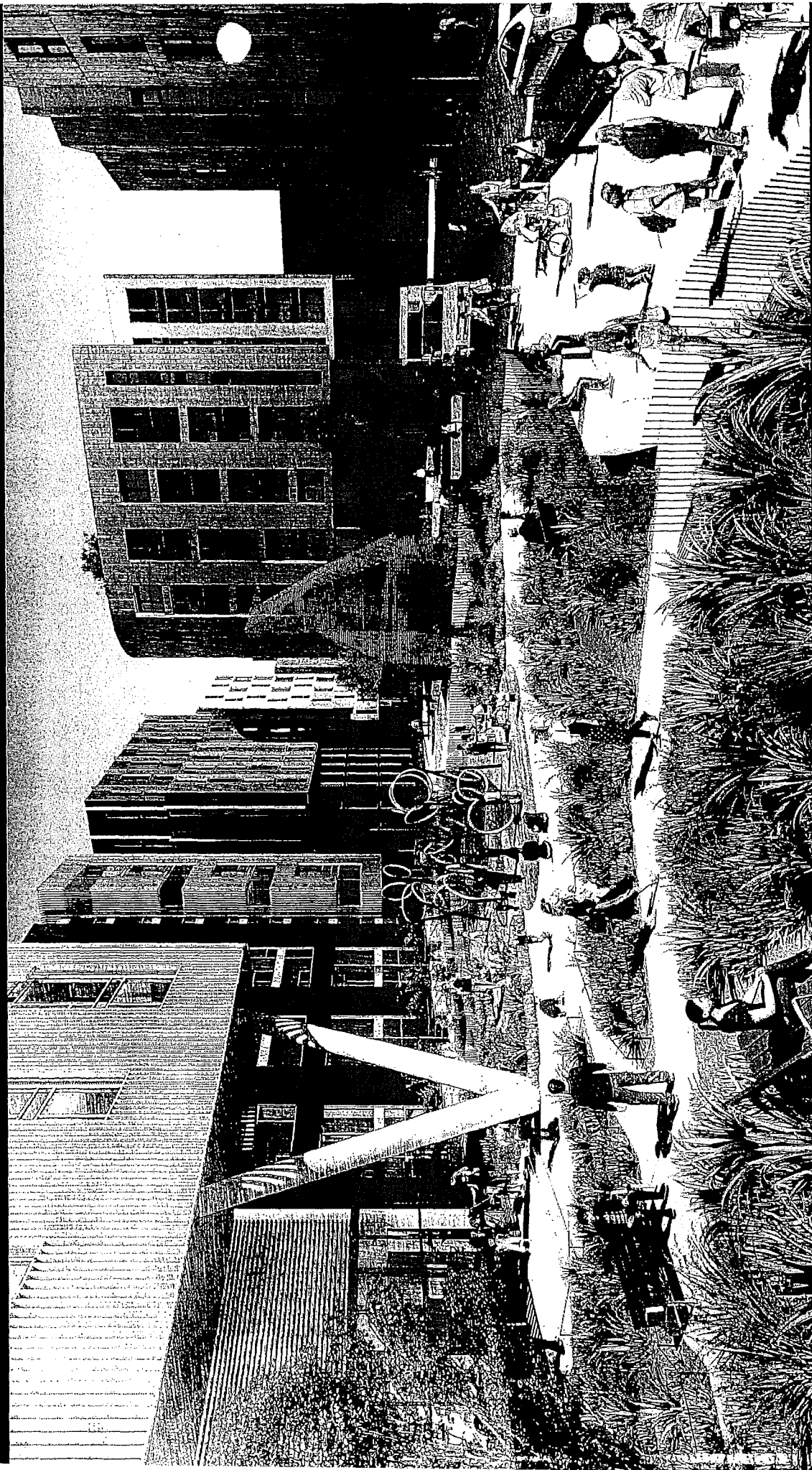




Civic Center Hotel



# Mazzola Gardens

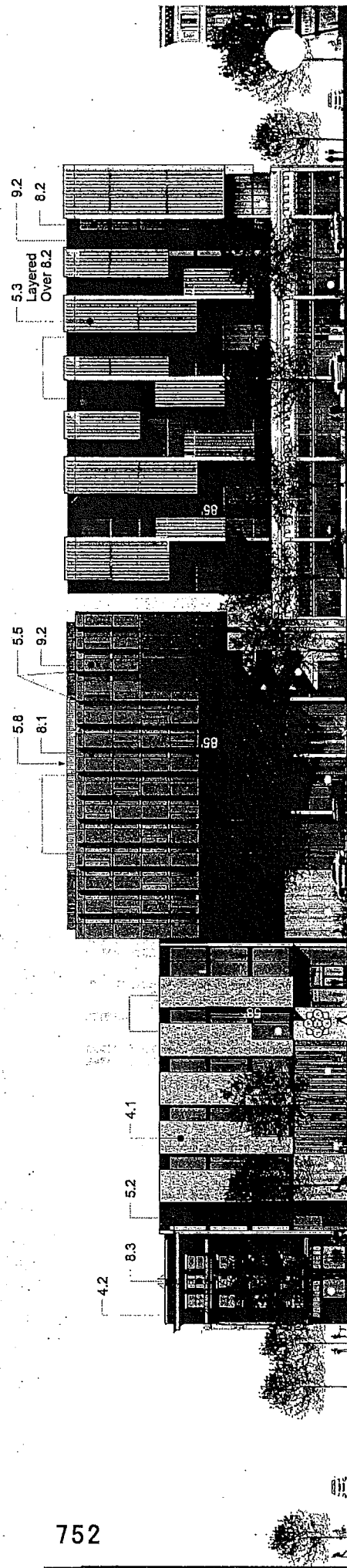


Mazzola Gardens

**MATERIAL LEGEND**

- 81.1 Beige Painted Parapet
- 81.2 Aluminum Window
- 82.1 Historic Painted Parapet
- 82.2 Storm Door Window
- 83.1 Historic Rubbed Reinfaced Concrete
- 83.2 Replacement Window to Match Original Item
- 84.1 Brick Tile
- 84.2 Replacement Storm and Transom to Match Original Item
- 85.1 Fiberglass Masonry
- 85.2 Glass Siderail
- 86.1 Historic Rubbed Reinfaced Concrete
- 86.2 Glazed Roll-Up Door
- 87.1 Structural Steel
- 87.2 Vinyl Window
- 88.1 Cement Plaster
- 88.2 Fiber Cement Board
- 89.1 Metal Fin
- 89.2 Extruded Vertical Slat Rainscreen
- 90.1 Vertical Aluminum Perforated Sunshades
- 90.2 Open-air Stair and Metal Guardrail
- 91.1 Custom Metal Gate
- 91.2 Metal Guardrail

752



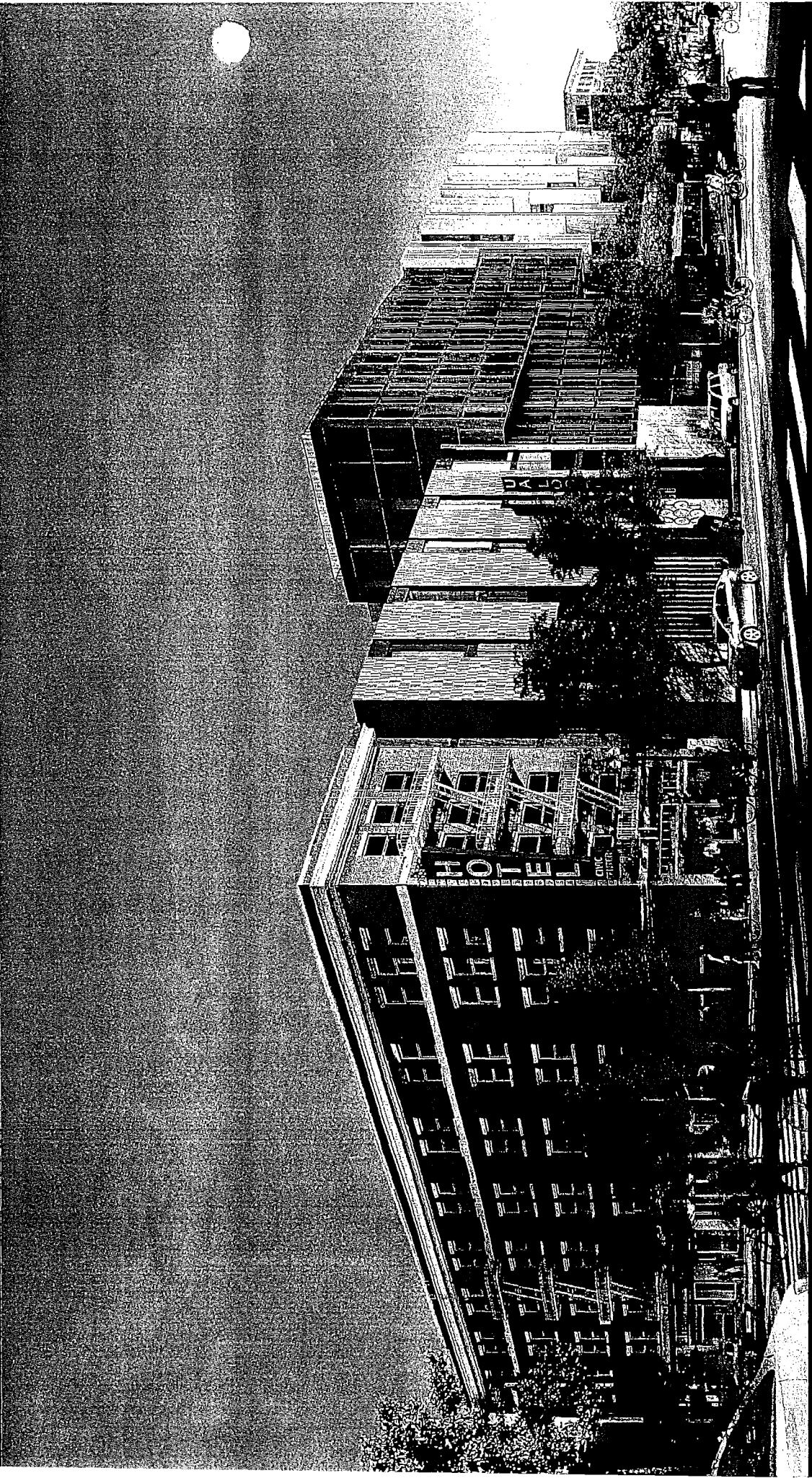
12th Street  
 8.4 3.1 8.2  
 UA Local 38 Building  
 C Building  
 (Renovated Civic Center Hotel)  
 Exterior Restored to Original  
 Historic Condition

3.1 8.2 5.6  
 B Building  
 (1629 Market Street)  
 Mid-Block Mews

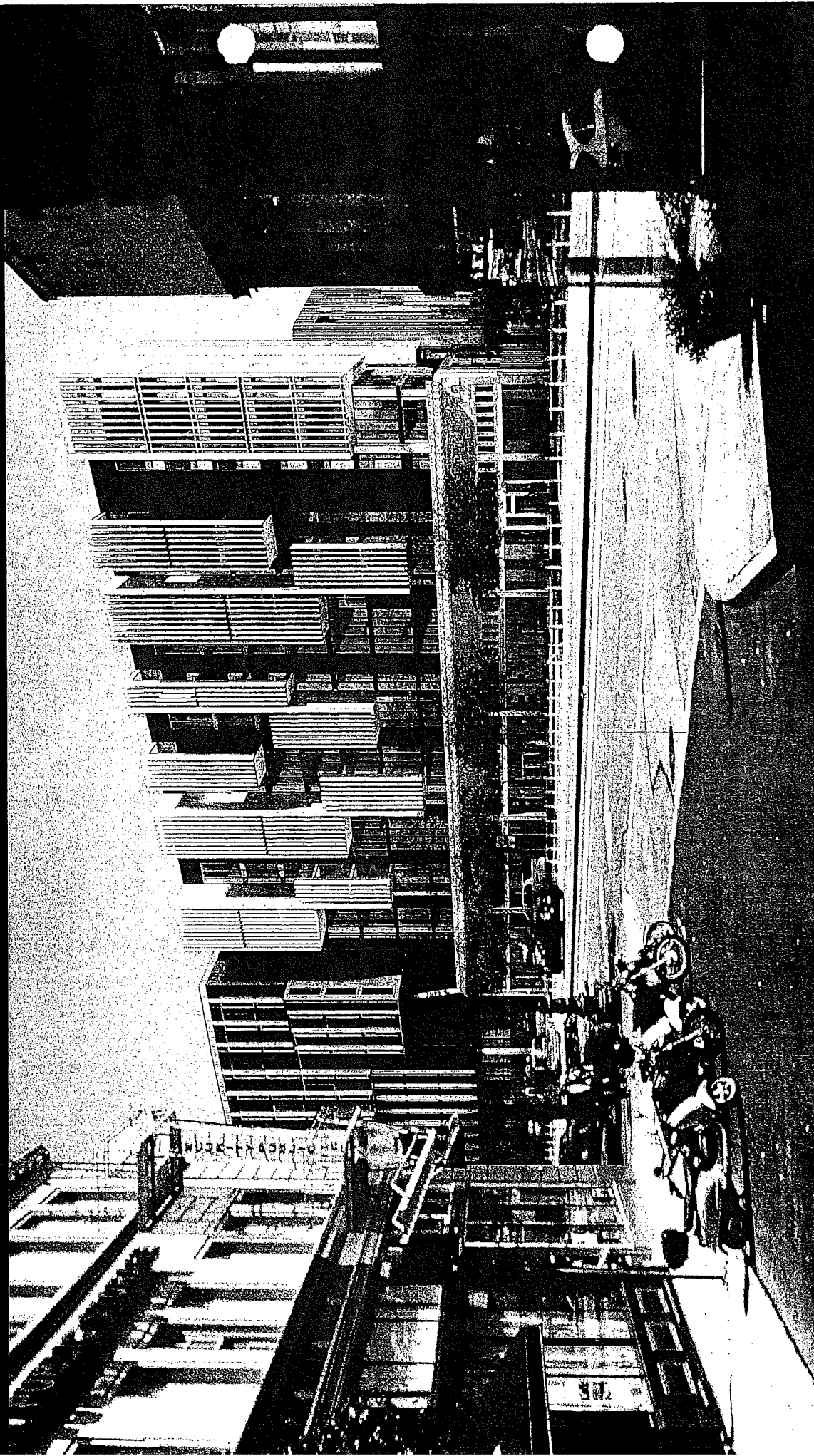
4.3 3.3 8.4 8.2  
 A Building  
 (1 Brady Street)

Brady Street

# Market Street Elevation



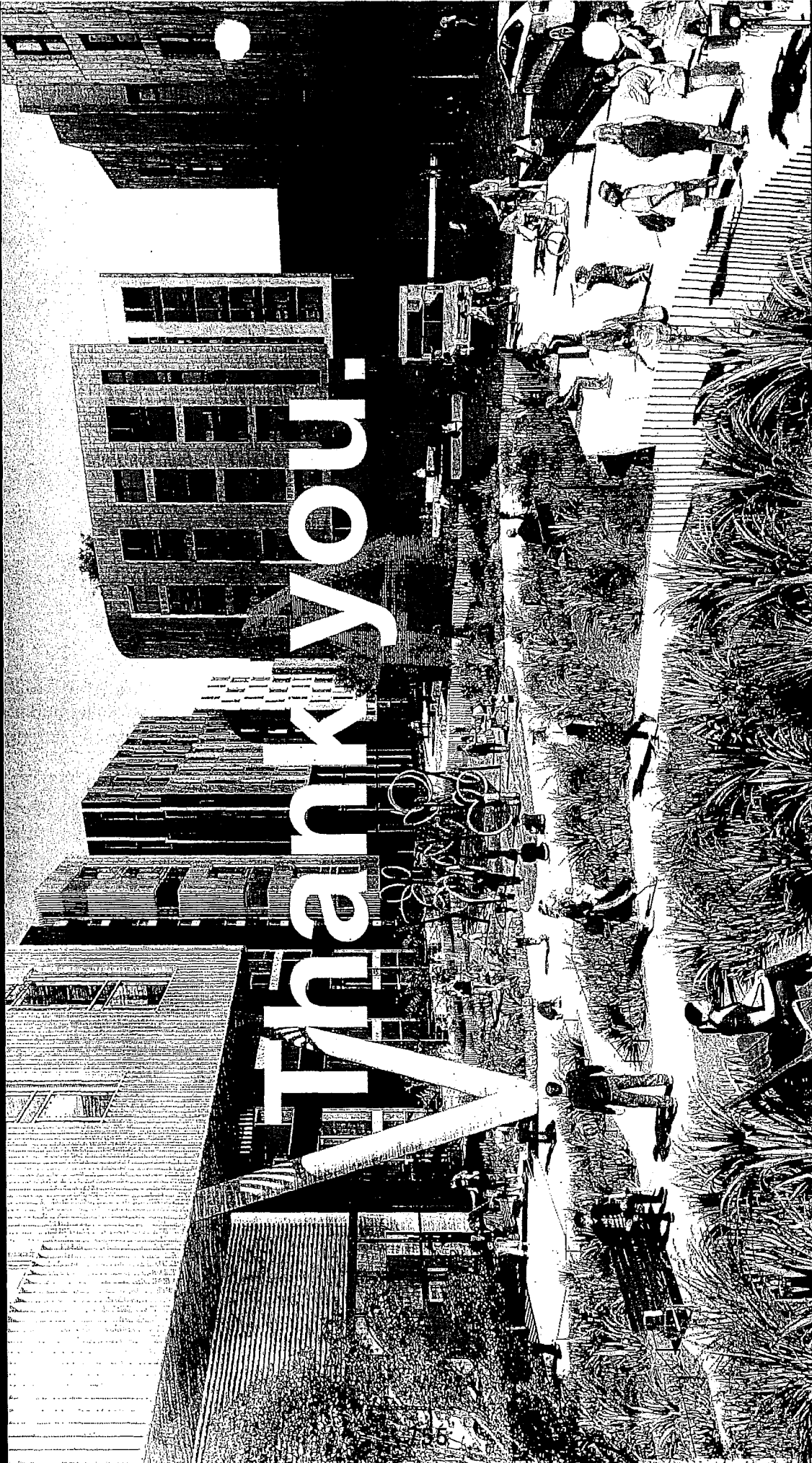
# 12<sup>th</sup> and Market Streets



View from Rose Alley



Thank you.



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

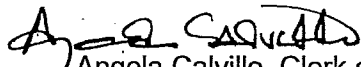
**Date:** November 27, 2017  
**Time:** 1:30 p.m.  
**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA  
**Subject:** 1629 Market Street Special Use District

**171134.** Ordinance amending the General Plan to revise Maps 1 and 3 and Policy 7.2.5 of the Market and Octavia Area Plan to reflect the 1629 Market Street Special Use District; adopting findings under the California Environmental Quality Act, and Planning Code, Section 340; and making findings of consistency with the General Plan, and Planning Code, Section 101.1.

**170938.** Ordinance amending the Planning Code and the Zoning Map to add the 1629 Market Street Special Use District; making findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

**170939.** Ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the development project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 41, and 56; and ratifying certain actions taken in connection therewith.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Wednesday, November 22, 2017.

  
Angela Calvillo, Clerk of the Board  
156

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

ALISA SOMERA
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 11/27/17 Land Use - 1629 Market Street SUD

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

11/17/2017

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 3072796

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE
NOVEMBER 27, 2017 - 1:30 PM

CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard - Subject: 1629 Market Street Special Use District. Files: 171134. Ordinance amending the General Plan to revise Maps 1 and 3 and Policy 7.2.5 of the Market and Octavia Area Plan to reflect the 1629 Market Street Special Use District; adopting findings under the California Environmental Quality Act, and Planning Code, Section 340; and making findings of consistency with the General Plan, and Planning Code, Section 101.1. 170938. Ordinance amending the Planning Code and the Zoning Map to add the 1629 Market Street Special Use District; making findings under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. 170939. Ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the development project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming

compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 41, and 56; and ratifying certain actions taken in connection therewith. In accordance with Administrative Code, Section 87.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda Information relating to this matter will be available for public review on Wednesday, November 22, 2017. - Angela Calvillo, Clerk of the Board



\* A 0 0 0 0 0 4 6 0 3 4 7 8 \*

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

**PROOF OF MAILING**

Legislative File Nos. 171134, 170938, 170939

Description of Items:

Public Hearing Notice - Land Use Transportation Committee - November 27, 2017

- General Plan Amendment - 1629 Market Street
- Planning Code, Zoning Map - 1629 Market Street Special Use District
- Development Agreement - Strada Brady, LLC - Market and Colton Streets

289 Notices Mailed

I, Brent Jalipa, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: November 17, 2017

Time: 8:25 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

SAN FRANCISCO EXAMINER • DAILY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • ENQUIRER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE - SAN BRUNO SUN • BOUTIQUE & VILLAGER

GOVERNMENT

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AGENCY

TRANSPORTATION COMMITTEE

NOVEMBER 27, 2017 - 1:30 PM

CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON

GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard - Subject: 1629 Market Street Special Use District.

File: 171134. Ordinance amending the General Plan to revise Maps 1 and 3 and Policy 7.2.5 of the Market and Octavia Area Plan to reflect the 1629 Market Street Special Use District; adopting findings under the California Environmental Quality Act, and Planning Code, Section 340; and making findings of consistency with the General Plan, and Planning Code, Section 101.1, 170938.

Senior and adults with disabilities face an ongoing struggle to maintain stable housing in San Francisco due to increasing rents and a limited supply of safe, affordable housing. These services are intended to prevent homelessness through identifying seniors and adults with disabilities in unstable housing situations and assisting them in stabilizing that housing through the use of subsidies and other resources or services.

The total available funding for these services is estimated to be \$750,000 annually. The source of funding for these services is local funds. Payment for all services provided in accordance with provisions under this grant shall be contingent upon the availability of funds. The City shall not be required to provide any default units of services nor does the City guarantee any minimum amount of funding for these services.

HSA reserves the right to make multiple or partial awards of grants through this RFP. Respondents may apply for this grant as a lead agency with collaborative partnership(s) in place. However, they must clearly identify roles of all partnerships named in their proposal.

The grant agreement shall have a tentative term from March 1, 2018 to June 30, 2020. In addition, the City shall have two (2) options to extend the term for a period of one (1) year each, for a total of four years and four months, subject to annual availability of funds, annual satisfactory contractor performance, and need. HSA has the sole, absolute discretion to exercise this option, and reserves the right to enter into grants of a shorter duration.

An RFP packet may be picked up at SFHSA, Office of Contract Management, 1650 Mission Street, Suite 300, on or after November 15, 2017. RFP packets are available on the Internet at <http://mission.sigov.org/OCABIDP011817011>. Select "Consultants and Professional Services" from the Category Drop Down

Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Wednesday, November 22, 2017 - Angela Cavillo, Clerk of the Board

Manu and look for RFP #776.

For further information, contact Tabir Shaikh at tabir.shaikh@sf.gov. Initial due date for responses is January 2, 2018 @ 9:00 PM.

San Francisco Fire Department Bureau of Fire Prevention Permit Hearing Calendar

Hearing Date: Thursday, 30 November, 2017

Address: DBA

NOTICE OF APPLICATION

Permit Type: High-Rised Storage

79191

60 DAY SHORE BLVD R

OLLING STOCK INC

ROLLING STOCK INC

Permit Type: Vehicle Repair Garage, Major, Operation

79089

155 14TH ST

JESUS ROJAS

RAUTOMOTIVE

79472

4420 MISSION ST

HENZO MARTIN

CLAUDIO'S AUTO REPAIR LLC

Total Applications: 3

Said applications will be heard on Thursday, 30 November, 2017 at 0900 hours in Room 109, 989 2nd Street, San Francisco

CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA IN AND FOR THE CITY AND COUNTY OF SAN FRANCISCO

UNITED FAMILY COURT Case Number: JD16-3360

In the Matter of: H.L.R.B., A Minor

To: JOHN DAVIS, Alleged Father; and any other person(s) claiming to be the parent(s) of said minor.

You are hereby notified that the San Francisco Juvenile Dependency Court has ordered a hearing pursuant to Welfare and Institutions Code Section 366.26, to determine whether your parental rights should be terminated and your child(ren) be freed from your custody and control for the purpose of having him adopted.

BY ORDER OF THIS COURT, you are hereby cited and required to appear before this Court on the day of January 16, 2018 at 8:45 a.m., at the Juvenile Dependency Court, 400 McAllister Street, Room 406, San Francisco, California, then and there to answer, if any you have, why said minor(s) should not be declared free from the custody and control of the parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.

If you appear on the above-mentioned date in the above-mentioned courtroom, the judge will advise you of the nature of the proceedings, the procedures, and possible consequences of the untitled action. The parent(s) of the minor(s) have the right to have an attorney present and, if the parent(s) cannot afford an attorney, the Court will appoint an attorney for the parent(s).

Date: October 16, 2017

CAT VALDEZ, Legal Assistant for Petitioner, Department of Children Services (415) 554-3835.

By: DAMON CARTER, Deputy Clerk

Manu and look for RFP #776.

For further information, contact Tabir Shaikh at tabir.shaikh@sf.gov. Initial due date for responses is January 2, 2018 @ 9:00 PM.

San Francisco Fire Department Bureau of Fire Prevention Permit Hearing Calendar

Hearing Date: Thursday, 30 November, 2017

Address: DBA

NOTICE OF APPLICATION

Permit Type: High-Rised Storage

79191

60 DAY SHORE BLVD R

OLLING STOCK INC

ROLLING STOCK INC

Permit Type: Vehicle Repair Garage, Major, Operation

79089

155 14TH ST

JESUS ROJAS

RAUTOMOTIVE

79472

4420 MISSION ST

HENZO MARTIN

CLAUDIO'S AUTO REPAIR LLC

Total Applications: 3

Said applications will be heard on Thursday, 30 November, 2017 at 0900 hours in Room 109, 989 2nd Street, San Francisco

CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA IN AND FOR THE CITY AND COUNTY OF SAN FRANCISCO

UNITED FAMILY COURT Case Number: JD16-3360

In the Matter of: H.L.R.B., A Minor

To: JOHN DAVIS, Alleged Father; and any other person(s) claiming to be the parent(s) of said minor.

You are hereby notified that the San Francisco Juvenile Dependency Court has ordered a hearing pursuant to Welfare and Institutions Code Section 366.26, to determine whether your parental rights should be terminated and your child(ren) be freed from your custody and control for the purpose of having him adopted.

BY ORDER OF THIS COURT, you are hereby cited and required to appear before this Court on the day of January 16, 2018 at 8:45 a.m., at the Juvenile Dependency Court, 400 McAllister Street, Room 406, San Francisco, California, then and there to answer, if any you have, why said minor(s) should not be declared free from the custody and control of the parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.

If you appear on the above-mentioned date in the above-mentioned courtroom, the judge will advise you of the nature of the proceedings, the procedures, and possible consequences of the untitled action. The parent(s) of the minor(s) have the right to have an attorney present and, if the parent(s) cannot afford an attorney, the Court will appoint an attorney for the parent(s).

Date: October 16, 2017

CAT VALDEZ, Legal Assistant for Petitioner, Department of Children Services (415) 554-3835.

By: DAMON CARTER, Deputy Clerk

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275503

The following person(s) is (are) doing business as:

Jazzcar, 360 1st Avenue #264, San Mateo, CA 94401

County of SAN MATEO

Classa Properties, LLC, 360 1st Avenue #264, San Mateo, CA 94401

This business is conducted by a limited liability company

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

Classa Properties, LLC

S/ Nolan Vay, Manager

This statement was filed with the County Clerk of San Mateo County on 10/23/2017.

Mark Church, County Clerk

Bezz De La Vega, Deputy Clerk

11/17, 11/24, 12/1, 12/8/17

NPEN-3072312#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275420

The following person(s) is (are) doing business as:

HYPERFACTIVE MONKEY, 1388 Broadway, Unit 468, Millbrae, CA 94030, County of San Mateo

James Lu, 1388 Broadway, Unit 468, Millbrae, CA 94030, County of San Mateo

This business is conducted by an individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 10/27/2017

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ Jerome Lu

This statement was filed with the County Clerk of San Mateo County on October 25, 2017

Mark Church, County Clerk

Glenn S. Changtin, Deputy Clerk

Original

11/17, 11/24, 12/1, 12/8/17

NPEN-3071228#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275421

The following person(s) is (are) doing business as:

THE HERWAY COMPANY, 35 Balhavan Court, Daly City, CA 94015, County of San Mateo

Gonzalo Yee, 35 Balhavan Court, Daly City, CA 94015

This business is conducted by an individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 04/07/2017

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ Gene Yen

This statement was filed with the County Clerk of San Mateo County on October 25, 2017

Mark Church, County Clerk

Glenn S. Changtin, Deputy Clerk

Original

11/17, 11/24, 12/1, 12/8/17

NPEN-3071228#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275524

The following person(s) is (are) doing business as:

Lead SV, 141 Myrtle St., Redwood City, CA 94062, County of San Mateo

Lead SV, LLC, 141 Myrtle St., Redwood City, CA 94062, California

This business is conducted by a Limited Liability Company

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 10/10/2017

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ Rudolph Jakob Heuser, CEO

This statement was filed with the County Clerk of San Mateo County on November 2, 2017

Mark Church, County Clerk

Bezz De La Vega, Deputy Clerk

Original

11/17, 11/24, 12/1, 12/8/17

NPEN-3072119#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275422

The following person(s) is (are) doing business as:

San Mateo Conference Center & Catering, Inc., 2400 Sand Hill Road, Ste. 204, Menlo Park, CA 94025, California

This business is conducted by a Corporation

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 06/01/2017

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ John Sakrisson, CEO

This statement was filed with the County Clerk of San Mateo County on November 2, 2017

Mark Church, County Clerk

Bezz De La Vega, Deputy Clerk

Original

11/17, 11/24, 12/1, 12/8/17

NPEN-3071218#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275435

The following person(s) is (are) doing business as:

HORN, 117 24th Ave., Apt. 1, San Mateo, CA 94403, County of San Mateo

Rachel Kohn, 117 24th Ave., Apt. 1, San Mateo, CA 94403

This business is conducted by an individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 04/07/2017

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ Gene Yen

This statement was filed with the County Clerk of San Mateo County on October 25, 2017

Mark Church, County Clerk

Glenn S. Changtin, Deputy Clerk

Original

11/17, 11/24, 12/1, 12/8/17

NPEN-3071216#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275590

The following person(s) is (are) doing business as:

THEO'S FINE WALLPAPER INSTALLATION 106 ROBLE PLACE, LA HONDA CA 94020, PO BOX 412, LA HONDA, CA 94020, County of SAN MATEO

THEODORE HEALEY 106 ROBLE PLACE, LA HONDA, CA 94020

This business is conducted by an Individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

Mark Church, County Clerk

Glenn S. Changtin, Deputy Clerk

Original

11/17, 11/24, 12/1, 12/8/17

NPEN-3069973#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275423

The following person(s) is (are) doing business as:

REINFORCED BAKERY 358 LAKELAVUE, EMERALD HILLS, CA 94062 - 3317 County of SAN MATEO

Kristina Jasitana, 358 Lakelavue Way, Emerald Hills, CA 94062 - 3317

This business is conducted by an individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

Mark Church, County Clerk

Glenn S. Changtin, Deputy Clerk

Original

11/17, 11/24, 12/1, 12/8/17

NPEN-3069514#

EXAMINER - BOUTIQUE & VILLAGER

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 274487

Name of person(s) abandoning the use of the Fictitious Business Name: Risa Zilant, Manager

Name of Business: Astor Home Rentals

Date of filing: July 31, 2017

Address of Principal Place of Business: 147 Laurel Street, Atherton, CA 94027

Aslor Real Estate, LLC, 147 Laurel Street, Atherton, CA 94027

The business was conducted by Limited Liability Company, S/ Rika Zilant, Manager of Astor Real Estate, LLC

This statement was filed with the County Clerk of San Mateo County on October 24, 2017.

Mark Church, County Clerk

Glenn S. Changtin, Deputy Clerk

Original

11/10, 11/17, 11/24, 12/1/17

NPEN-3070158#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 275288

The following person(s) is (are) doing business as:

1. RAYPOIND TECHNOLOGY, 2 YOUNG E-COMMERCE, 3. SHANGEN, 4. NATURAL MAISON, 5. CLE TECHNOLOGY, 6.

This statement was filed with the County Clerk of San Mateo County on October 23, 2017

Mark Church, County Clerk

Glenn S. Changtin, Deputy Clerk

Original

11/10, 11/17, 11/24, 12/1/17

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

September 11, 2017

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On September 5, 2017, Mayor Lee introduced the following legislation:

**File No. 170939**

**Ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the development project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B and 56; and ratifying certain actions taken in connection therewith.**

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Land Use and Transportation Committee  
Referral from the Board of Supervisors

- c: John Rahaim, Director of Planning
- Aaron Starr, Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Acting Environmental Review Officer
- AnMarie Rodgers, Senior Policy Advisor
- Laura Lynch, Environmental Planning
- Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Kate Hartley, Acting Director, Mayor's Office of Housing and Community Development  
John Rahaim, Director, Planning Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: September 11, 2017

SUBJECT: LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Mayor Lee on September 5, 2017:

**File No. 170939**

**Ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the development project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B and 56; and ratifying certain actions taken in connection therewith.**

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [erica.major@sfgov.org](mailto:erica.major@sfgov.org).

c: Eugene Flannery, Mayor's Office of Housing and Community Development  
Amy Chan, Mayor's Office of Housing and Community Development  
Scott Sanchez, Planning Department  
Lisa Gibson, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Planning Department  
Laura Lynch, Planning Department



OFFICE OF THE MAYOR  
SAN FRANCISCO



EDWIN M. LEE

*EW* *ML* TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Mayor Edwin M. Lee  
RE: Substitute Ordinance – File # 170939 - Development Agreement – Strada  
Brady LLC – Market and Colton Streets  
DATE: October 24, 2017

Attached for introduction to the Board of Supervisors is a substitute ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the Development Project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the City's General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the Impact Fees and Exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code Chapters 14B, 41 and 56, and ratifying certain actions taken in connection therewith.

I respectfully request that this item be heard in Land Use Committee on November 27, 2017.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2017 OCT 24 PM 4:57  
*EW*

OFFICE OF THE MAYOR  
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: *for* Mayor Edwin M. Lee *[Signature]*  
RE: Development Agreement – Strada Brady LLC – Market and Colton Streets  
DATE: September 5, 2017

---

Attached for introduction to the Board of Supervisors is an ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the Development Project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the City's General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the Impact Fees and Exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code Chapters 14B and 56, and ratifying certain actions taken in connection therewith.

Please note that this legislation is co-sponsored by Supervisor Kim.

I respectfully request this item be calendared in Land Use Committee.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2017 SEP -5 PM 4:27  
BY *[Signature]*