



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 20271

HEARING DATE: AUGUST 30, 2018

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*Record No.:* 2017-007542CUA/ENV/SHD/TDM/VAR  
*Project Address:* 635 FULTON STREET  
(and 807 Franklin Street, Record No. 2013.1224CUA)  
*Zoning:* RM-2 (Residential-Mixed, Moderate Density)  
50-X Height and Bulk District  
*Area Plan:* N/A  
*Block/Lot:* 0795/027 for 635 Fulton Street  
(and 0744/002 for 807 Franklin Street)  
*Project Sponsor:* 635 Fulton SF LLC  
c/o Kerman Morris Architects  
139 Noe Street  
San Francisco, CA 94114  
*Property Owner:* 635 Fulton SF LLC  
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 253 AND 303, TO MOVE THE EXISTING THREE-STORY MIXED USE BUILDING, CONTAINING A MORTUARY AND TWO DWELLING UNITS, APPROXIMATELY 14 FEET TO THE EASTERN EDGE OF THE PROJECT SITE, RELOCATE THE VACANT TWO-STORY OVER BASEMENT, SINGLE-FAMILY VICTORIAN HOME FROM 807 FRANKLIN STREET TO THE WEST SIDE OF THE MORTUARY/RESIDENTIAL BUILDING, CONSTRUCT ONE-STORY VERTICAL ADDITIONS AND HORIZONTAL REAR ADDITIONS TO BOTH BUILDINGS, CONVERT THE MORTUARY USE TO RESIDENTIAL USE, AND RECONFIGURE BOTH BUILDINGS TO ADD 14 NEW DWELLING UNITS, RESULTING IN A TOTAL OF 17 DWELLING UNITS, 32 CLASS 1 BICYCLE PARKING SPACES, AND NO VEHICLE PARKING SPACES, TOTALING APPROXIMATELY 21,000 SQUARE FEET. THE PROPOSAL IS SEEKING CONDITIONAL USE AUTHORIZATION FOR A BUILDING HEIGHT OVER 40 FEET WITH MORE THAN 50 FEET OF STREET FRONTAGE ON THE FRONT FACADE. THE PROPOSAL IS ALSO SEEKING A VARIANCE TO THE REAR YARD REQUIREMENT (SECTION 134). THE SUBJECT PROPERTY IS LOCATED AT 635 FULTON STREET, LOT 027 IN ASSESSOR'S BLOCK 0795, WITHIN AN RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## **PREAMBLE**

On October 24, 2017, 635 Fulton SF LLC (hereinafter "Project Sponsor") filed Application No. 2017-007542CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to move the existing three-story mixed use building, containing a mortuary and two dwelling units, approximately 14 feet to the eastern edge of the project site, relocate the vacant two-story over basement, single-family Victorian home from 807 Franklin Street to the west side of the mortuary/residential building, construct one-story vertical additions and horizontal rear additions to both buildings, convert the mortuary use to residential use, and reconfigure both buildings to add 14 new dwelling units, resulting in a total of 17 dwelling units, 32 Class 1 bicycle parking spaces, and no vehicle parking spaces, totaling approximately 21,000 square feet (hereinafter "Project") at 635 Fulton Street, Block 0795 Lot 027 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records, the File for Record No. 2017-007542ENV is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 30, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-007542CUA.

The Project analyzed under the California Environmental Quality Act (CEQA) involves two lots and three buildings. One parcel is located at 635 Fulton Street and the other parcel is located at 807 Franklin Street, approximately a half-mile apart from one another.

The Motion for Record No. 2017-007542CUA will discuss the Project proposed at 635 Fulton Street, and the Motion for Record No. 2013.1224CUA will discuss the Project proposed at 807 Franklin Street.

The combined proposal for the two Project Sites involves the following components: (1) relocate the existing Victorian building from 807 Franklin Street to the west side of the 635 Fulton Street site, (2) move the existing building at 635 Fulton Street (containing a mortuary and two dwelling units) approximately 14 feet east and 6 feet south to the eastern edge of the Project parcel, (3) add one-story vertical additions and horizontal rear additions to both buildings at 635 Fulton Street, (4) convert the mortuary use to residential use and reconfigure both buildings, resulting in a total of 17 dwelling units, 32 Class 1 bicycle parking spaces, and no vehicle parking spaces at 635 Fulton Street, and (5) construct a new 8-story residential building at 807 Franklin Street containing 48 dwelling units and 1-story of parking for 17 stacked parking spaces, and 80 Class 1 bicycle parking spaces. The combined proposal will include 62 net new dwelling units: 14 at 635 Fulton Street and 48 at 807 Franklin Street.

On April 8, 2014, the Project Sponsor filed an application (Record No. 2013.1224ENV) with the Department relating to the Environmental Evaluation (ENV) of the original Project consisting of 807 Franklin Street only. On September 15, 2017, the Project Sponsor filed an amended application (Record No. 2017-007542ENV) that included both 807 Franklin Street and 635 Fulton Street.

On December 8, 2014, the Project Sponsor filed an application (Record No. 2013.1224SHD) with the Department relating to the Shadow Study (SHD).

On October 24, 2017, the Project Sponsor filed an application (Record No. 2017-007542VAR) with the Department relating to the rear yard Variance (VAR).

On April 24, 2018, the Project Sponsor filed an application (Record No. 2017-007542TDM) with the Department relating to the Transportation Demand Management (TDM) Plan.

On June 27, 2018, the Draft Initial Study/Mitigated Negative Declaration (IS/MND; Record No. 2017-007542ENV) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until July 17, 2018. No appeal of the Draft IS/MND was filed with the Department. The Finalized Mitigated Negative Declaration was published on July 20, 2018; and

On August 30, 2018, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft IS/MND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31. Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), contained in "EXHIBIT C," which material was made available to the public and this Commission for this Commission's review, consideration and action. At this August 30, 2018 hearing, the Planning Commission discussed and added an additional Condition of Approval to require the Project Sponsor to engage a qualified preservation professional in the production of a Relocation Plan that will ensure appropriate measures be taken to protect the Victorian building at 807 Franklin Street during the relocation process.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-007542CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

The Commission hereby authorizes the Conditional Use requested in Application No. 2017-007542CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings. Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, on behalf of the applicant, Department staff, and other interested parties, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes: (1) moving the existing building at 635 Fulton Street (containing a mortuary and two dwelling units) approximately 14 feet east and 6 feet south to the eastern edge of the Project parcel, (2) relocating the vacant two-story over basement, single-family Victorian building from 807 Franklin Street to 635 Fulton Street, (3) add one-story vertical additions and horizontal rear additions to both buildings at 635 Fulton Street, (4) convert the mortuary use to residential use and reconfigure both buildings to add 14 new dwelling units, resulting in a total of 17 dwelling units, 32 Class 1 bicycle parking spaces, and no vehicle parking spaces, totaling approximately 21,000 square feet.

Specifically, the existing three-story mortuary/residential building would be moved 14 feet east and converted to a four-story, 44 foot-tall, approximately 13,000 square-foot building containing 10 dwelling units, comprised of 8 two-bedroom units, and 2 three-bedroom units. The Victorian building would be converted to a three-story-over-basement building containing approximately 8,000 square feet of residential use consisting of 7 dwelling units, comprised of 3 one-bedroom units, and 4 two-bedroom units.

The total area of residential use on the Project site would be approximately 21,000 square feet with a total of 17 dwelling units: 3 one-bedroom units, 12 two-bedroom units, and 2 three-bedroom units. 32 Class 1 bicycle parking spaces would be located at the basement level of the Victorian building. No vehicle parking spaces are proposed for the Project. Both buildings would maintain independent entries and lobbies, but would be internally connected via common stairs.

3. **Site Description and Present Use.** The Project is located on the south side between Laguna and Webster Streets, Assessor's Block 0795, Lot 027. The property is located within an RM-2 (Residential-Mixed, Moderate Density) District and a 50-X Height and Bulk District. The Project Site is on an approximately 10,400 square-foot lot with 86-foot wide frontage on Fulton Street and 120-foot deep in length. The Project Site is occupied by a three-story, 35-foot-tall, approximately 8,000 square-foot building that contains an 6,000 square-foot mortuary on the first and second floors, two residential units on the third floor, and 12 surface parking spaces.
4. **Surrounding Properties and Neighborhood.** The Project site is on the south side of Fulton Street bounded by Grove Street to the south, Webster Street to the west and Laguna Street to the east in the Western Addition neighborhood. The surrounding neighborhood is comprised of a mix of dwelling types with a significant number of multi-family residential complexes that were constructed in the 1960s as part of the Western Addition A-2 Redevelopment Project Area. The city block on which the subject property is located is immediately adjacent to the northern boundary of the Market and Octavia Area Plan.
5. **Public Outreach and Comments.** The Department has received one letter in support of the Project. According to the Project Sponsor, the Project Sponsor had met with nearby residents and local neighborhood organizations on various occasions over the past few years with regard to issues raised in the design of the building, parking, and code provisions.

On October 19, 2017, a community meeting was held at the Department to discuss the scope of work for the Project including moving a Victorian building from 807 Franklin Street (0744/002) to 635 Fulton Street (0795/027), about 7 blocks away. It would be placed side by side with the mortuary building located at 635 Fulton Street. The two Victorian era buildings would be renovated into 17 residential units without parking. Members of the Board of the Ammel Park Cooperative at 822 - 832 Buchanan Street (Parcel 0795/025), a U-shaped residential complex abutting 635 Fulton Street, expressed concerns about (i) the lack of off-street parking spaces, (ii) no new street trees should be planted on Fulton Street as they create unwanted debris on the sidewalk, and (iii) no new bicycle parking spaces should be installed in front of the two buildings on Fulton Street as they create safety issues for pedestrians.

In August 2018, the Project architect met with representatives of neighborhood organizations to discuss the Project components. The neighborhood organizations included the Hayes Valley Neighborhood Association, Cathedral Hill Neighbors Association, Van Ness Corridor Neighborhood Council, the Victorian Alliance of San Francisco, and the District 6 Community Planners.

6. **Anti-Discriminatory Housing Policy.** The Project is subject to the requirements of the Anti-Discriminatory Housing Policy (Administrative Code Section 1.61) for projects creating ten (10) or more new residential units. The Project Sponsor is required to submit the supplemental information form as part of the required entitlement application. The Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is sent to the Human Rights Commission by email at: [hrc.info@sfgov.org](mailto:hrc.info@sfgov.org).

*The Project Sponsor submitted a complete Affidavit for Anti-Discriminatory Housing Policy on July 16, 2018.*

7. **First Source Hiring Program.** The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) for projects creating ten (10) or more new residential units. The Project Sponsor will comply with the requirements of this Program. Prior to the issuance of any Building Permit or a First Addendum to a Site Permit, the Project Sponsor will have an approved and signed First Source Hiring Memorandum of Understanding (MOU) from the First Source Hiring Administrator, which will be evidenced in writing. This MOU will include Exhibit A, Construction First Source Hiring Agreement, and Exhibit B, End-Use First Source Hiring Agreement. Before the Commission can act on the Project, the Project Sponsor must complete the "Affidavit for First Source Hiring Program".

*The Project Sponsor submitted a complete Affidavit for First Source Hiring Program on July 18, 2018.*

8. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Residential Density.** Planning Code Section 209.2 states that the permitted ratio of dwelling units in the RM-2 district is one dwelling unit per 600 square feet of lot area.

*Based on a lot area of approximately 10,420 square feet (86.8 feet wide by 120 feet deep), 17 dwelling units are permitted. There are three existing dwelling units. The Project is proposing to add 14 new dwelling units, resulting in a total of 17 dwelling units.*

- B. **Building Height.** Planning Code Section 253 requires a Conditional Use authorization for review of any building over 40 feet in height in a RM District with more than 50 feet of street frontage on the front façade, and Section 252 of the Planning Code limits the height of development at the site to 50 feet.

*The two relocated buildings are situated on an interior lot with street frontage at approximately 86 feet wide on Fulton Street, thereby requiring a Conditional Use authorization pursuant to Planning Code Section 253. The height of the mortuary building will be approximately 44 feet tall, and the Victorian building will be approximately 43 feet tall. Both buildings have been sculpted with setbacks at the lower and upper levels so as to be compatible with the scale and massing of the surrounding neighborhood.*

- C. **Bulk.** Planning Code Section 270 states that the "X" Bulk District has no bulk limits.

*The Project site is located within a 50-X Height and Bulk District. This district allows a maximum building height of 50 feet, and has no bulk limits.*

- D. **Basic Floor Area Ratio (FAR).** Planning Code Section 124 limits the building square footage to 1.8 square feet of building area for every 1 square foot of lot area, or approximately 18,756 square feet of building area for the subject site. However, in RM Districts, the FAR limits do not apply to dwellings or to other residential uses per Section 124(b).

*The Project proposes 17 dwelling units and 32 Class 1 bicycle parking spaces. No vehicle parking is proposed at the Project site.*

- E. **Front Setback.** Planning Code Section 132 states that in RM-2 Zoning Districts the front setback is based on the average of adjacent properties, but the setback is not required to be greater than 15 feet if averaged.

*The Project is required to provide a 6-foot front setback based on the average of the two adjacent buildings; however, a 9-foot front setback is proposed.*

- F. **Rear Yard.** Planning Code Section 134 requires that in RM-2 Districts the rear yard is 45% of the lot depth or average of adjacent properties. If averaged, no less than 25% of lot depth or 15 feet, whichever is greater. An approximately 54-foot deep rear yard from the rear lot line would need to be provided for the Project. The Project is seeking a Variance from the rear yard requirements.

*The Project proposes a rear yard of approximately 30 feet in depth or equivalent to a 25% rear yard.*

- G. **Open Space.** Planning Code Section 135 requires 106 square feet of common usable open space or 80 square feet of private usable open space per dwelling unit.

*The Project will provide private usable open space for 6 units through a combination of patios and decks, totaling approximately 2,800 square feet. Common usable open space will be provided for 11 units in the form of a rear yard, totaling approximately 1,800 square feet. The combined usable open space for the Project would be approximately 4,600 square feet.*

- H. **Dwelling Unit Exposure.** Planning Code Section 140 requires that all dwelling-unit face a public street or side yard at least 25 feet in width, a required rear yard, or an open area of 25 feet in width.

*All of the units in the Project meet this requirement.*

- I. **Street Frontages in Residential-Mixed (RM) Districts.** Planning Code Section 144 requires that no entrances to off-street parking on any lot shall be wider than 20 feet, and that in the case of every dwelling in such districts, no less than one-third of the width of the ground story along the front lot line, along a street side lot line, and along a building wall that is set back from any such lot line, shall be devoted to windows, entrances for dwelling units, landscaping, and other architectural features that provide visual relief and interest for the street frontage.

*The two existing curb cuts will be removed since the Project does not propose any off-street parking spaces. Approximately 88% of the street frontage is devoted to windows, entrances, landscaping, and other architectural features.*

- J. **Better Roofs; Living Roof Alternative.** Planning Code Section 149 states that a minimum of 15% of roof area is required to be dedicated as solar ready or living roof in new buildings.

*While a solar ready zone (with photovoltaic panels) is not required for existing buildings, the Project is proposing such a zone as an option for future installation of photovoltaic panels.*

- K. **Off-Street Parking - Residential.** Planning Code Section 151 states that one off-street parking space is permitted per dwelling unit. However, off-street parking spaces may be reduced and replaced by bicycle parking spaces per Section 150(e).

*The Project does not propose any off-street parking spaces for the 17 dwelling units. Instead, the Project will provide 32 Class 1 bicycle parking spaces.*

- L. **Off-Street Freight Loading - Residential.** Planning Code Section 152 requires one freight loading space for residential uses where the occupied floor area of structure or use is over 100,000 square feet.

*The Project proposes approximately 21,000 square feet. Therefore, an off-street freight loading space is not required, and none is proposed.*

- M. **Bicycle Parking - Class 1.** Planning Section 155.2 requires one Class 1 space for every dwelling unit. All bicycle parking must meet the standards set forth under Section 155.1.

*The Project will provide 32 Class 1 bicycle parking spaces for the proposed 17 dwelling units.*

- N. **Bicycle Parking - Class 2.** Planning Code Section 155.2 requires one Class 2 space for every 20 dwelling unit and a minimum of two Class 2 space. All bicycle parking must meet the standards set forth under Section 155.1.

*The Project is not required to provide any Class 2 bicycle parking spaces, and none is proposed.*

- O. **Car-Share Parking Spaces.** Planning Code Section 166 requires one car-share space for projects with more than 50 units but not exceeding 200 units.

*The Project, containing 17 dwelling units, is not required to provide car-share parking spaces.*

- P. **Shadows on Parks.** Planning Code Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project will result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

*The Department conducted a shadow fan analysis, under Case No. 2013.1224SHD, and determined that the Project as proposed would not cast any net new shadow on the Buchanan Street Mall (half-a-block to the west of the Project site) at any time during the year.*

- Q. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on April 8, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 27.5%.

*The Project Sponsor submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on April 8, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 27.5%.*



- R. **Child-Care and Transportation Sustainability Impact Fees.** Sections 411 and 414 authorize the imposition of certain development impact fees on new development projects to offset impacts on child-care services and the transit system. Land use categories for all impact fees are defined in Section 401.

*The Project Sponsor will comply with the requirements of this section prior to the issuance of the first construction document.*

- S. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code
- T. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 7 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 required target of 5 points for the residential use. As currently proposed, the Project will achieve its required 7 points through the following TDM measures:*

- *Active Modes of Transportation (walking, bicycling)*
- *Bicycle Repair Station*
- *Family TDM Amenities*
- *Information on Transportation Options*

9. **Planning Code Section 253 Findings Relating to Height Over 40 Feet with Street Frontage Greater Than 50 Feet in Residential-Mixed Districts.** Section 253 establishes criteria for the Planning Commission to consider when reviewing applications for projects with street frontage greater than 50 feet where the building height exceeds 40 feet through the Conditional Use authorization process. On balance, the Project does comply with said criteria in that:

- (a) Notwithstanding any other provision of this Code to the contrary, in any RH, RM, or RC District, established by the use district provisions of Article 2 of this Code, wherever a height limit of more than 40 feet in a RH District, or more than 50 feet in a RM or RC District, is prescribed by the height and bulk district in which the property is located, any building or structure exceeding 40 feet in height in a RH District, or 50 feet in height in a RM or RC District, shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code; provided, however, that a building over 40 feet in height in a RM or RC District with more than 50 feet of street frontage on the front façade is subject to the conditional use requirement.

- (b) **Commission Review of Proposals.**

- (i) In reviewing any such proposal for a building or structure exceeding 40 feet in height in a RH District, 50 feet in height in a RM or RC District, or 40 feet in a RM or RC District where the street frontage of the building is more than 50 feet the Planning Commission shall

consider the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located.

*The two relocated buildings are situated on an interior lot with street frontage at approximately 86 feet wide on Fulton Street. The height of the mortuary building will be approximately 44 feet tall, and the Victorian building will be approximately 43 feet tall. It complies with the 50-foot height limit. Both buildings would be slightly over 40 feet, which would allow the Project to increase residential density (from 3 to 17 units) and to provide for high-quality, visually interesting urban design. Both buildings have been sculpted with setbacks at the lower and upper levels so as to be compatible with the scale and massing of the surrounding neighborhood. The Project would provide a substantial amount of open space in both private (decks/patios) and common areas. By allowing a height of up to 50 feet, the Commission would enable the creation of 14 new dwelling units, resulting in a total of 17 dwelling units. 14 of which are family-sized units. These features would not be feasible were the height of the building limited to 40 feet or the street frontage to 50 feet.*

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

- (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 site is currently occupied by a three-story, 35-foot-tall, approximately 8,000 square-foot building that contains an 6,000 square-foot mortuary on the first and second floors, two residential units on the third floor, and 12 surface parking spaces. The Project includes moving the existing building slightly to the west so that a single-family Victorian building from 807 Franklin Street could be relocated to the site. At the August 30, 2018 hearing, the Planning Commission discussed and added an additional Condition of Approval to require the Project Sponsor to engage a qualified preservation professional in the production of a Relocation Plan that will ensure appropriate measures be taken to protect the Victorian building at 807 Franklin Street during the relocation process. The Project also includes converting the mortuary use to residential use and reconfiguring both buildings to add 14 new dwelling units, resulting in a total of 17 dwelling units, totaling approximately 21,000 square feet.*

*The Project is necessary and desirable because it will provide 17 dwelling units. Of the 17 residential units, about 18% (3 units) would be one-bedroom units, 70% (12 units) would be two-bedroom units, and 12% (2 units) would be three-bedroom units. The Project would assist in alleviating the City's housing shortage for numerous families and smaller households. The Project is also compatible in use, scale and massing with the surrounding area.*

*The influx of residents would enliven this area of Fulton Street, and strengthen the retail establishments in the neighborhood. It would also generate pedestrian activity throughout the area.*

*The Project Sponsor will satisfy the inclusionary housing requirement through payment of the in-lieu fee, in an amount to be established by the Mayor's Office of Housing and Community Development.*

*The Conditional Use authorization, for structures exceeding a height of 40 feet and with a street frontage greater than 50 feet, would allow the Project to maximize the dwelling unit density in an efficient building configuration, and, thereby increase the Project's contribution to the City's housing supply.*

- (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:

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

*The size and shape of the site are adequate for accommodating two buildings that will be renovated to provide a total of 17 dwelling units. The existing mortuary building (current front setback is at 2.9 feet) will be set back 9 feet from the street, and the relocated Victorian building will be placed so that both buildings are aligned and have a front setback of 9 feet to allow for vegetation and a private open space for the ground floor unit.*

- (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.

*The Project will remove the two existing curb cuts and is not proposing any off-street vehicle parking. Instead, the Project will provide bicycle storage for 32 Class 1 bicycle spaces (for 17 units) in order to promote bicycling and to allow many residents to commute and access neighborhood services without the need of a vehicle. Local transit lines are nearby and are within walking distance of the site, including MUNI lines 5, 21, and 31. Van Ness Avenue, four blocks to the east of the Project site, is a transit rich corridor with transit lines serving San Francisco and Marin County. The Planning Code does not require loading spaces for a building under 100,000 gross square feet.*

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

*The Project, which is residential in nature, will not emit any noxious odors or other offensive emissions. During construction, the Project will adhere to the City's relevant noise, dust and emission control requirements.*

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

*The Project is required to provide five new street trees. The Project Sponsor will coordinate with the Department of Public Works, Bureau of Urban Forestry on the planting of the trees. The Project proposes a front setback of 9 feet to allow for substantial landscaped along the Fulton Street frontage as well as landscaping in the rear yard. The Project would provide both common and private usable open space through a combination of decks, patios and a rear yard, totaling approximately 4,600 square feet.*

*All proposed lighting and signage would comply with the requirements of the Planning Code.*

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

- (4) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*Not applicable; the proposed Project is in an RM District.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **OBJECTIVE 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

#### **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 11.3:**

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

**OBJECTIVE 12:**

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

**OBJECTIVE 13:**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.1:**

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

**Policy 13.2:**

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

**URBAN DESIGN**

**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.

**OBJECTIVE 4:**

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

**Policy 4.10:**

Encourage or require the provisions of recreation space in private development.

**Policy 10:**

Install, promote and maintain landscaping in public and private areas.

**TRANSPORTATION ELEMENT**

**OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

**OBJECTIVE 11:**

**MAINTAIN PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.**

**OBJECTIVE 28:**

**PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.**

*The Project will renovate and expand two buildings (a mortuary and three dwelling units), and to add 14 new dwelling units, resulting in a total of 17 dwelling units. The Project will preserve and revitalize the existing historic structures by adaptively reusing the historic mortuary as residential dwelling units. Additionally, the Project will create additional residential density by replacing the area that is currently dedicated to mortuary parking with the relocated Victorian building from 807 Franklin Street. The Project intends to provide a diversity of housing types (from one bed-room to larger family-sized units).*

*Overall, the Project features an appropriate use encouraged by the RM District for this location. The Project provides ample useable open space and also improves the public rights of way with new street trees and landscaping. The Project is also in close proximity to ample public transportation. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

12. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

*The Project proposes to convert the existing ground floor and second floor of 635 Fulton Street (currently a mortuary) into residential use as well as relocating a Victorian building (from 807 Franklin Street) to the Project site. The Project will increase the number of dwelling units from three to 17, a total of 14 new dwelling units (8 units in the 635 Fulton/mortuary building and 6 units in the Victorian building). This will increase the number of households that will support local businesses and retail services. No retail uses exist or are proposed in the Project.*

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

*Both buildings, the mortuary and the Victorian, at the Project site are historic resources that will be preserved. The rehabilitation of these buildings will add to the cultural and historic characters of the neighborhood. The mortuary building contains two dwelling units and the Victorian building contains one unit. The Project will add 14 new dwelling units, for a total of 17 dwelling units, ranging from one-bedroom units to larger family-sized three-bedroom units. Existing housing in the surrounding neighborhood would not be affected. The Project proposes to add 14 new dwelling units to the City's housing stock.*

- (3) That the City's supply of affordable housing be preserved and enhanced,

*No affordable units would be displaced. The Project will satisfy the inclusionary housing requirement through payment of the in-lieu fee, in an amount to be established by the Mayor's Office of Housing and Community Development.*

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

*The Project will remove the two existing curb cuts and is not proposing any off-street vehicle parking. Instead, the Project will provide bicycle storage for 32 Class 1 bicycle spaces (for 17 units) in order to promote bicycling and to allow many residents to commute and access neighborhood services without the need of a vehicle. Local transit lines are nearby and are within walking distance of the site, including MUNI lines 5, 21, and 31. Van Ness Avenue, four blocks to the east of the Project site, is a transit rich corridor with transit lines serving San Francisco and Marin County.*

- (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 commercial office development. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.*

- (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.*

- (7) That landmarks and historic buildings be preserved.

*Both the mortuary and the Victorian are known historic resources. All character defining features on the visible north and west facades will be preserved and the buildings will be restored and re-inhabited. At the August 30, 2018 hearing, the Planning Commission discussed and added an additional Condition of Approval to require the Project Sponsor to engage a qualified preservation professional in the production of a Relocation Plan that will ensure appropriate measures be taken to protect the Victorian building at 807 Franklin Street during the relocation process.*

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

*The nearest park or open space is the Buchanan Street Mall, located half-a-block to the west of the Project site. The Department conducted a shadow fan analysis, under Case No. 2013.1224SHD, and determined that the Project as proposed would not cast any net new shadow on the Buchanan Street Mall at any time during the year.*

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
14. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.



## **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-007542CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 14, 2018, and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the MND and the MMRP attached hereto as "EXHIBIT C" and incorporated herein as part of this Resolution/Motion by this reference thereto. All required mitigation measures identified in the IS/MND and contained in the MMRP are included as conditions of approval.

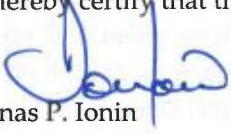
The Planning Commission further finds that since the MND was finalized, there have been no substantial Project changes and no substantial changes in Project circumstances that would require major revisions to the MND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the MND.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 30, 2018.



Jonas P. Ionin  
Commission Secretary

**AYES:** Hillis, Melgar, Fong, Johnson, Koppel, Moore, Richards

**NAYS:** None

**ABSENT:** None

**ADOPTED:** August 30, 2018

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to move the existing three-story mixed use building, containing a mortuary and two dwelling units, approximately 14 feet to the eastern edge of the project site, relocate the vacant two-story over basement, single-family Victorian home from 807 Franklin Street to the west side of the mortuary/residential building, construct one-story vertical additions and horizontal rear additions to both buildings, convert the mortuary use to residential use, and reconfigure both buildings to add 14 new dwelling units, resulting in a total of 17 dwelling units, located at 635 Fulton Street, Block 0795, and Lot 027 pursuant to Planning Code Sections 253 and 303 within the RM-2 District and a 50-X Height and Bulk District; in general conformance with plans, dated August 14, 2018, and labeled "EXHIBIT B" included in the docket for Record No. 2017-007542CUA and subject to conditions of approval reviewed and approved by the Commission on August 30, 2018 under Motion No. 20271. 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 August 30, 2018 under Motion No. 20271.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20271 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 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 the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](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 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 Mitigation Monitoring and Reporting Program (MMRP) 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 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. **Mitigation Measures Related to the Relocation Plan.** The Project Sponsor shall engage a qualified preservation professional in the production of a Relocation Plan that will ensure appropriate measures be taken to protect the Victorian building at 807 Franklin Street during the relocation process. This plan shall be reviewed and approved by the Planning Department in coordination with preservation professionals and preservation organizations including or led by San Francisco Heritage prior to the issuance of a Site Permit.

## DESIGN – COMPLIANCE AT PLAN STAGE

8. **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)*

9. **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)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

11. **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>*

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

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

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

14. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

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

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

details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org).*

16. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 32 Class 1 bicycle parking spaces.
17. **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

18. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
19. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.  
*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*
20. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
21. **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)*
22. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

1. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is 27.5 percent (27.5%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

2. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at:

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

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- c. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.



## MONITORING - AFTER ENTITLEMENT

23. **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)*
24. **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)*
25. **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>*
26. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
27. **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)*





# 635 FULTON STREET

CONDITIONAL USE APPLICATION  
2017.007542 CUA/VAR

635 FULTON STREET

# EXHIBIT B

August 14th, 2018

**kerman  
morris**  
architects llp

COVER PAGE

1

sheet name | scale | sheet number

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302  
kermanmorris.com

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## OWNER

**801 FRANKLIN LLC**  
775 MONTEREY BLVD.  
SAN FRANCISCO, CA 94127  
TEL: (415) 297 6206

## AGENT

**KERMAN MORRIS ARCHITECTS**  
139 NOE STREET  
SAN FRANCISCO, CA 94114  
TEL: (415) 749-0302

## ZONING OVERVIEW

**Block Number:** 0795  
**Lot Number:** 027  
**Zoning:** RM-2  
**Height - Bulk District:** 50-X

## PROPOSED BUILDING OVERVIEW

**Lot Area:** 10,415 SF  
**Height:** 44'-0" (50' MAX)  
**Number of Stories:** 4 STORIES AND ONE BASEMENT (4 STORIES @ MORTUARY; 3 STORIES 0/ BASEMENT @ VICTORIAN)  
**Gross Area:** 21,012 SF  
**Unit Count:** 17  
**Parking:** N/A  
**Bike Count:** 32  
**Open Space:** 1,836 SF Common Patio  
2 Private Patios  
4 Private Decks

## SUSTAINABLE OVERVIEW

Complies with Green Point Rating Requirements  
Building Designed to exceed Title 24 Section 6 Energy Compliance requirements  
Performance Coating on Exterior Glass  
Water Efficient Fixtures  
Rain Water Reclamation for Irrigation  
Energy Star Rated Appliances

## PROJECT DESCRIPTION

The project proposes (1) moving the existing Mortuary structure on 635 Fulton Street to the eastern property line on a new foundation, (2) relocating an existing single family residential Victorian building from 807 Franklin Street to a new basement and foundation at the west side of 635 Fulton Street, (3) adding one-story vertical additions to the top of both the Mortuary and the Victorian buildings, (4) adding a 3-story high by 7' deep addition to the rear of the Mortuary building, and (5) adding a 2-story addition by 5' deep addition to the rear of the Victorian Building. (6) 14 total new dwelling units will be added to both structures.

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635 FULTON STREET

sheet name | scale | sheet number

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139 Noe Street  
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TOPIC	CODE SECTION	REQUIRED / ALLOWED	EXISTING	PROVIDED	CU / VARIANCE REQUIRED
ZONING / MAP	MAP ZN02	RM - 2 (RESIDENTIAL MIXED, MODERATE DENSITY) / 50-X	RESIDENTIAL	RESIDENTIAL	NO
PERMITTED USE	SFPC 209	PERMITTED RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	NO
DENSITY	SFPC 209.2	RM -2 (1 UNIT/600 SQ. FT. OF LOT AREA AT 10,415 SQ. FT.) = 17 UNITS	2 UNITS ON-SITE + 1 UNIT TO BE RELOCATED FROM 807 FRANKLIN	17 UNITS	NO
F.A.R	SFPC 124	N/A	RESIDENTIAL (F.A.R DOES NOT APPLY)	RESIDENTIAL (F.A.R DOES NOT APPLY)	NO
HEIGHT	SFPC 260	50-X: 50' MAXIMUM HEIGHT TO TOP OF FLAT ROOF OR MID-POINT OF PITCHED OR STEPPED ROOF	38'-9" TO MID-POINT OF (E) GABLE ROOFS AT MORTUARY BUILDING; 39'-10" TO TOP OF (E) FLAT ROOF AT VICTORIAN BUILDING	44'-0" BUILDING HEIGHT TO TOP OF FLAT ROOF AT MORTUARY BUILDING; 42'-6" BUILDING HEIGHT TO TOP OF FLAT ROOF AT VICTORIAN BUILDING	NO
HEIGHT / STREET FRONTAGE REVIEW	SFPC 253 (a)	STRUCTURES EXCEEDING A HEIGHT OF 40' AND A STREET FRONTAGE WIDTH OF 50' IN RM OR RC DISTRICTS REQUIRES A C.U.	NOT APPLICABLE (EXISTING STRUCTURE)	44'-0" BUILDING HEIGHT TO TOP OF FLAT ROOF AT MORTUARY BUILDING 42'-6" BUILDING HEIGHT TO TOP OF FLAT ROOF AT VICTORIAN BUILDING 86'-10" STREET FRONTAGE (LOT WIDTH)	YES, CU REQUIRED
BULK LIMIT	SFPC 270	50-X: N/A	NOT APPLICABLE (<50' HEIGHT)	NOT APPLICABLE	NO
FRONT YARD SETBACK	SFPC 132	6'-1" FRONT SETBACK REQUIRED (AVG. OF ADJACENT BUILDING FRONT SETBACKS OF 5'-9" AND 6'-6")	2'-9" FRONT SETBACK TO (E) MORTUARY BUILDING	9'-0" FRONT SETBACK PROVIDED	NO
REAR YARD SETBACK	SFPC 134 (a)(2)	REAR YARD MUST BE 45% OF LOT DEPTH; MIN DEPTH REQUIRED = 54'	36% (43'-7") DEEP, NON-COMPLYING (E) REAR YARD	25% REAR YARD (30') PROPOSED (VARIANCE REQUIRED). REAR YARD TO BE USED FOR COMMON AND PRIVATE OPEN SPACE AND DWELLING UNIT EXPOSURE.	YES, VARIANCE REQUIRED
OBSTRUCTIONS OVER STREETS, REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE	SFPC 136	ALLOWED PROJECTIONS PER SEC. 136 ARE: A) 3' MAX. FOR CORNICES, B) 3' MAX. FOR BAY WINDOWS, C) 1' MAX. FOR OTHER ARCHITECTURAL FEATURES, D) 6' MAX. FOR AWNINGS, E) CANOPIES EXTENDING TO OUTER 1/3 OF SIDEWALK, BUT MIN. 2' FROM CURB AND AT LEAST 7.5' ABOVE GROUND	NON-COMPLYING (E) 9' DEEP CANOPY EXTENDS OVER SIDEWALK < 2' FROM CURB; (E) 4'-2" DEEP AWNING COMPLIES	(E) CANOPY AND AWNINGS TO BE REMOVED. NO OBSTRUCTIONS PROPOSED	NO
OPEN SPACE	SFPC TABLE 135 (a)	80 SQ.FT/UNIT FOR PRIVATE OPEN SPACE (O.S.); OR 106.4' SQ.FT/UNIT FOR COMMON OPEN SPACE = 1,809 SQ. FT COMMON OPEN SPACE FOR 17 UNITS	(E) REAR DECKS FOR EACH (E) UNIT	2 UNITS HAVE COMPLYING PRIVATE O.S. OF 10'x10' MIN. AT GRADE; 4 UNITS HAVE COMPLYING PRIVATE O.S. OF 80 SF W/ 6' MIN. DIM. AT DECKS 11 UNITS REQUIRE COMMON O.S.: 11x106.7 SF = 1,174 SQ. FT. MIN COMMON O.S. PROPOSED COMMON SPACE (1,836 SQ. FT. TOTAL) AT GROUND FLOOR YARD	NO
STREET TREES	SFPC 138.1	1 TREE PER 20' OF 86'-10" FRONTAGE = 5 TREES	NONE EXISTING	5 NEW STREET TREES PROPOSED ON FULTON STREET	NO
BIRD-SAFE BUILDING	SFPC 139	UNBROKEN GLASS SEGMENTS > 24 SF REQUIRE UTILIZATION OF BIRD SAFE GLASS	NOT APPLICABLE (NO GLASS RAILINGS OR WINDOW PANES > 24 SF)	NOT APPLICABLE (NO GLASS RAILINGS PROVIDED AND NO WINDOW PANES > 24 SF)	NO
DWELLING UNIT EXPOSURE	SFPC 140	FACING PUBLIC STREET OR REAR YARD OR NO LESS THAN 25 FEET IN EVERY HORIZONTAL DIMENSION FOR THE FLOOR AT WHICH THE DWELLING UNIT IN QUESTION IS LOCATED AND THE FLOOR IMMEDIATELY ABOVE IT, WITH AN INCREASE OF 5' IN EVERY HORIZONTAL DIMENSION AT EACH SUBSEQUENT FLOOR	(E) VICTORIAN HOUSE HAS EXPOSURE TO COMPLYING STREET, REAR YARD, AND SIDE YARD WITH DEPTHS > 25'	ALL DWELLING UNITS LOOK ONTO COMPLYING PUBLIC STREET OR REAR YARD WITH DEPTH >25'.	NO
STREET FRONTAGE	SFPC 144	PARKING ENTRY WIDTH MAX 1/3 OF THE WIDTH OF THE BUILDING'S GROUND FLOOR = 25'-0". ARCHITECTURAL FEATURES ON MIN. 1/3 OF THE WIDTH OF THE BUILDING'S GROUND FLOOR	(2) EXISTING CURB CUTS: (1) 16'-6" CURB CUT + (1) 12'-4" CURB CUT = 28'-10" < 28'-11" MAX. (1/3 OF 86'-10" LOT WIDTH)	BOTH (E) CURB CUTS TO BE REMOVED. NO PARKING IS PROPOSED. ARCHITECTURAL FEATURES ALONG THE GROUND FLOOR FAÇADE: 76'-10" (OR 88.5%) OF 86'-10" FRONTAGE ON FULTON STREET IS PROVIDED WITH WINDOWS, ENTRANCES, LANDSCAPING, OR OTHER ARCHITECTURAL FEATURES.	NO
BETTER ROOFS; LIVING ROOF ALTERNATIVE	SFPC 149	MIN. 15% OF ROOF AREA TO BE DEDICATED AS SOLAR READY OR LIVING ROOF IN <u>NEW</u> BUILDINGS	NO SOLAR READY ZONE OR LIVING ROOF EXISTS	A 'SOLAR READY' ZONE IS PROVIDED ON THE ROOF PLAN EVEN THOUGH IT IS NOT REQUIRED IN EXISTING BUILDINGS. THE PV PANELS THEMSELVES ARE SHOWN AS OPTIONAL.	NO
OFF-STREET PARKING SPACES	SFPC 151 SFPC 150 (e)	RESIDENTIAL: 1 SPACE/RESIDENTIAL UNIT = 17 SPACES FOR 17 UNITS OR EQUIVALENT REPLACEMENT WITH BICYCLE PARKING SPACES	(12) (E) PARKING SPACES FOR MORTUARY; NONE EXISTING FOR (E) DWELLING UNITS	NO ON-SITE VEHICULAR PARKING IS PROVIDED. (1) ADDITIONAL BICYCLE PARKING SPACE PER UNIT x 17 UNITS = (17) ADDITIONAL BICYCLE SPACES WILL BE PROVIDED.	NO
OFF-STREET FREIGHT LOADING SPACES	SFPC TABLE 152	NO SPACES REQUIRED FOR BUILDINGS LESS THAN 100,000 SF	NONE EXISTING (8,660 SF EXISTING BUILDING)	COMPLIES. NONE REQUIRED (FOR PROPOSED 21,012 SF BUILDING) AND NONE PROVIDED	NO
CAR-SHARE PARKING SPACES	SFPC TABLE 166	NO SPACES REQUIRED FOR BUILDINGS WITH LESS 50 DWELLING UNITS	NONE EXISTING (2 EXISTING ON-SITE DWELLING UNITS)	COMPLIES. NONE REQUIRED (17 PROPOSED DWELLING UNITS) AND NONE PROVIDED	NO
BICYCLE PARKING - CLASS 1 (RESIDENTIAL)	SFPC TABLE 155.2 & SFPC 150 (e)	1 SPACE / UNIT = 17 SPACES FOR 17 UNITS; 1 ADDITIONAL SPACE PER NEW DWELLING UNIT DUE TO LACK OF CAR PARKING = 14 SPACES; A TOTAL OF 31 SPACES	NONE EXISTING (2 EXISTING ON-SITE DWELLING UNITS)	32 SPACES PROVIDED	NO
BICYCLE PARKING - CLASS 2 (RESIDENTIAL)	SFPC TABLE 155.2	1 SPACE / 20 UNITS = 0 SPACES REQUIRED FOR 17 UNITS	NONE EXISTING (2 EXISTING ON-SITE DWELLING UNITS)	0 SPACES WILL BE PROVIDED	NO
BELOW MARKET RATE UNITS (BMRs)	SFPC 415.3 (b)(1)(B)	13.5% BMR UNITS OR 27.5% IN LIEU FEE REQUIRED FOR GRANDFATHERED APRIL 2014 FILING DATE: 17 NEW UNITS x 13.5% = 2.3 (ROUNDED TO 2) BMR UNITS OR 27.5% IN LIEU FEE	NONE EXISTING	0 BMR UNITS PROVIDED. 27.5% IN-LIEU FEE PAYMENT	NO

ADDRESS	635 FULTON STREET, SAN FRANCISCO, CA 94102	ORIGINAL FILING:	2017.007542 CUA/VAR (Filed 4-8-2014)
BLOCK / LOT	0795/LOT 027 (120'x86.8' = 10,415 SQ. FT.)	HISTORIC STANDING:	BOTH BUILDINGS ARE KNOWN HISTORIC RESOURCES

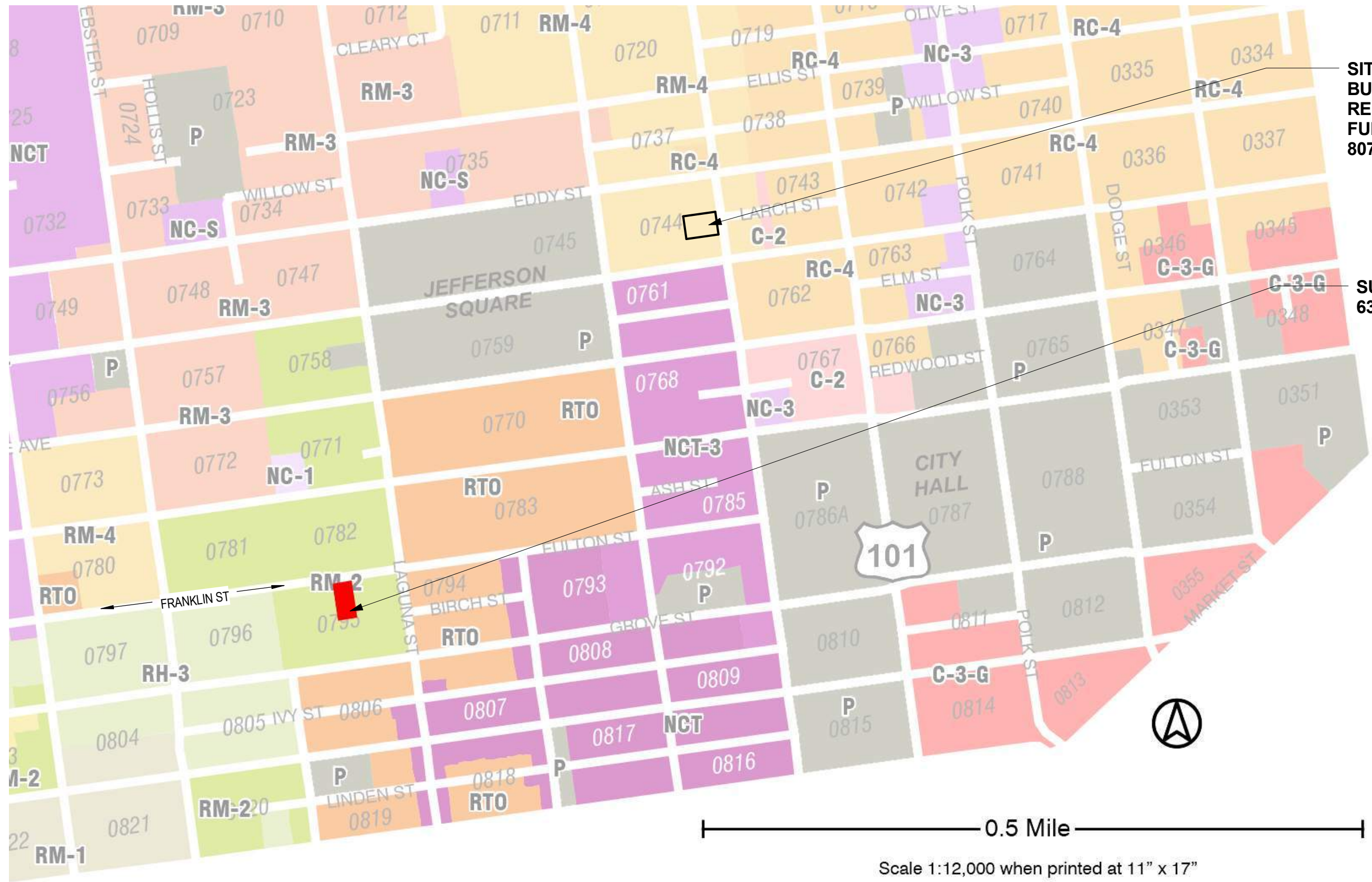
## ZONING INFORMATION

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**SITE OF (E) VICTORIAN BUILDING TO BE RELOCATED TO 635 FULTON ST.: 807 FRANKLIN ST.**

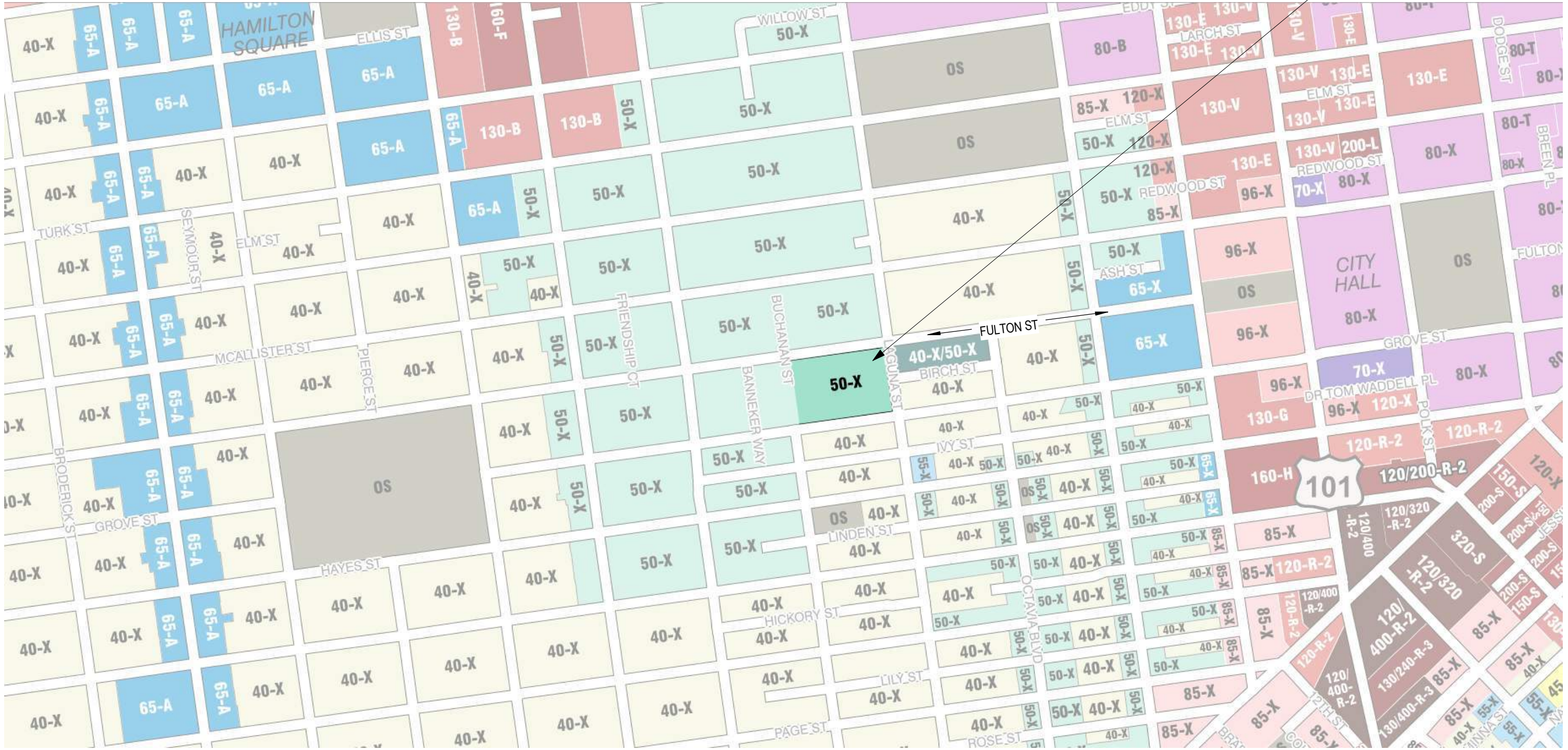
**SUBJECT PROPERTY: 635 FULTON ST.: RM-2**

**635 FULTON STREET**

0.5 Mile  
Scale 1:12,000 when printed at 11" x 17"

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SUBJECT BLOCK: 50-X



635 FULTON STREET

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HEIGHT/BULK MAP

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LEVEL SCHEDULE		
Name	Elevation	Elevation above Sea Level
V- BASEMENT	-4' - 6"	74' - 0"
M- FIRST FLOOR	0"	78' - 6"
V- FIRST FLOOR	5' - 6"	84' - 0"
M- SECOND FLOOR	11' - 6"	90' - 0"
V- SECOND FLOOR	19' - 8"	98' - 2"
M- THIRD FLOOR	24' - 2"	102' - 8"
V- THIRD FLOOR	31' - 8"	110' - 2"
M- FOURTH FLOOR	34' - 0"	112' - 6"
T.O. V- ROOF	41' - 8"	120' - 2"
T.O. M- ROOF	44' - 0"	122' - 6"

BUILDING AREA (GROSS)	
Name	Area
0 - BASEMENT BUILDING FINISHED AREA - VICTORIAN	1,076 SF
0 - BASEMENT BUILDING UNFINISHED AREA - VICTORIAN	1,319 SF
1ST FLOOR BUILDING AREA - MORTUARY	3,460 SF
1ST FLOOR BUILDING AREA - VICTORIAN	2,289 SF
2ND FLOOR BUILDING AREA - MORTUARY	3,488 SF
2ND FLOOR BUILDING AREA - VICTORIAN	2,311 SF
3RD FLOOR BUILDING AREA - MORTUARY	3,488 SF
3RD FLOOR BUILDING AREA - VICTORIAN	1,246 SF
4TH FLOOR BUILDING AREA - MORTUARY	2,327 SF
	21,004 SF

PROJECT SUMMARY												
LEVEL	UNIT DISTRIBUTION				BUILDING INTERIOR AREA (NET)					INTERIOR BUILDING AREA (NET)	EXTERIOR OPEN SPACE (NET)	
	1BR	2BR	3BR	TOTAL	RESIDENTIAL			OTHER		TOTAL	PRIVATE	COMMON
					DWELLING UNIT	CIRCULATION	SUBTOTAL	STORAGE	UTILITY			
0 - VICTORIAN BASEMENT	0	1	0	1	984 SF	575 SF	1,560 SF	286 SF	242 SF	2,087 SF	274 SF	0 SF
1M - MORTUARY 1ST FLOOR	0	1	1	2	2,524 SF	689 SF	3,213 SF	0 SF	0 SF	3,213 SF	861 SF	1,836 SF
1V - VICTORIAN 1ST FLOOR	1	1	0	2	1,791 SF	301 SF	2,093 SF	0 SF	0 SF	2,093 SF	0 SF	0 SF
2M - MORTUARY 2ND FLOOR	0	3	0	3	2,909 SF	290 SF	3,198 SF	0 SF	0 SF	3,198 SF	0 SF	0 SF
2V - VICTORIAN 2ND FLOOR	0	2	0	2	1,890 SF	237 SF	2,127 SF	0 SF	0 SF	2,127 SF	0 SF	0 SF
3M - MORTUARY 3RD FLOOR	0	3	0	3	2,869 SF	326 SF	3,195 SF	0 SF	0 SF	3,195 SF	0 SF	0 SF
3V - VICTORIAN 3RD FLOOR	2	0	0	2	1,043 SF	69 SF	1,111 SF	0 SF	0 SF	1,111 SF	956 SF	0 SF
4M - MORTUARY 4TH FLOOR	0	1	1	2	1,847 SF	302 SF	2,150 SF	0 SF	0 SF	2,150 SF	979 SF	0 SF
	3	12	2	17	15,857 SF	2,790 SF	18,647 SF	286 SF	242 SF	19,174 SF	3,070 SF	1,836 SF





RENDERED 3D VIEW FROM FULTON STREET / NNW

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635 FULTON STREET

RENDERINGS OF PROPOSED PROJECT

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635 FULTON: BUILDINGS ON THE SAME SIDE OF THE STREET



(E) ENCLOSED REAR DECK

635 FULTON: REAR / SOUTH ELEVATION

## 635 FULTON STREET

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PANORAMIC

sheet number

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627 FULTON STREET  
(0795 / 025)

SUBJECT PROPERTY:  
"BRYANT MORTUARY"  
635 FULTON STREET  
(0795 / 027)

655 FULTON STREET  
(0795 / 025)



635 FULTON STREET: BUILDINGS ON THE SAME SIDE OF THE STREET

FENCE GOES FULL LENGTH OF BLOCK



616 FULTON STREET: BUILDING ON THE OPPOSITE SIDE OF THE STREET

635 FULTON STREET



807 FRANKLIN "VICTORIAN" BUILDING TO BE RELOCATED TO 635 FULTON

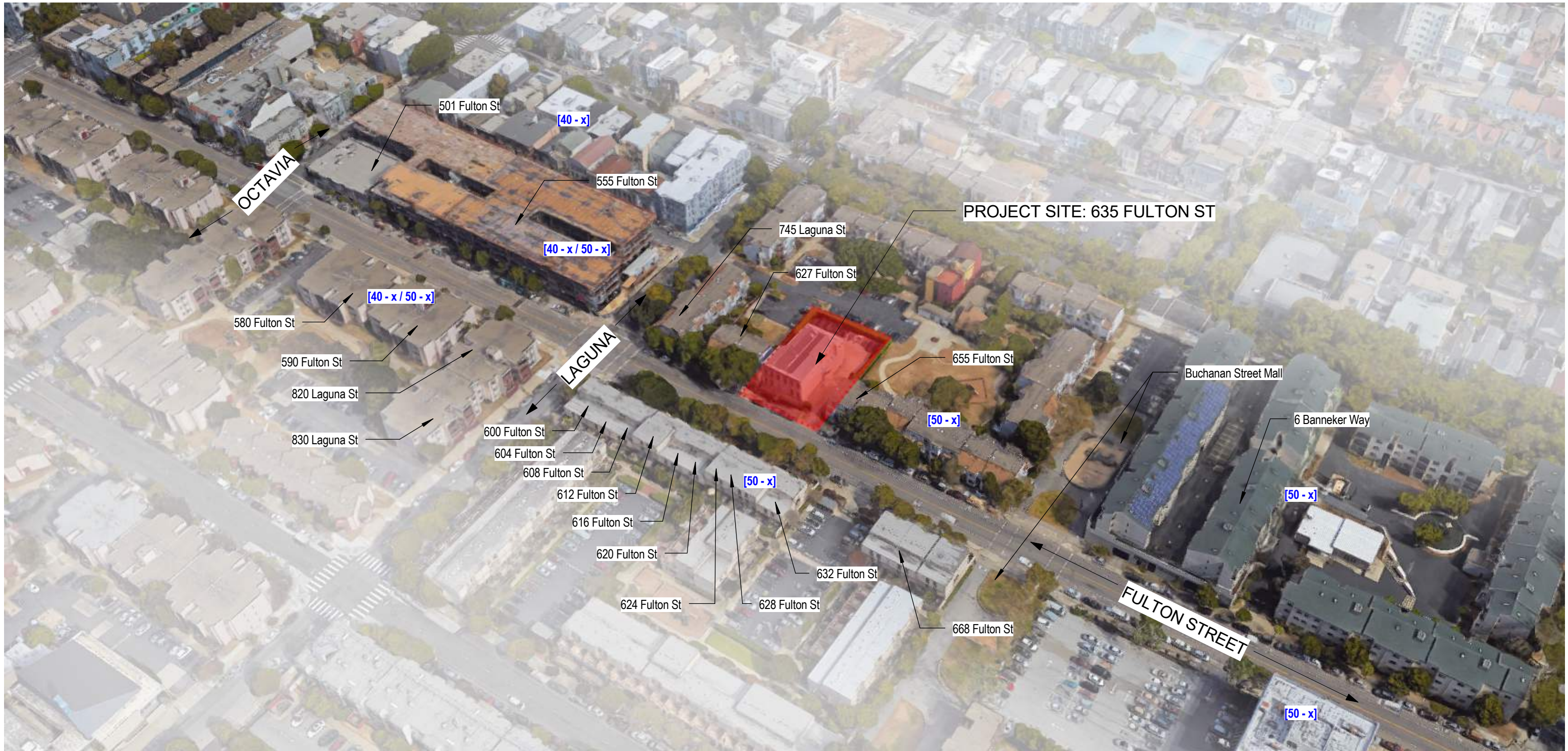
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SITE PHOTOS

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**LEGEND**

[### - X] = HEIGHT - BULK DISTRICT

**635 FULTON STREET**

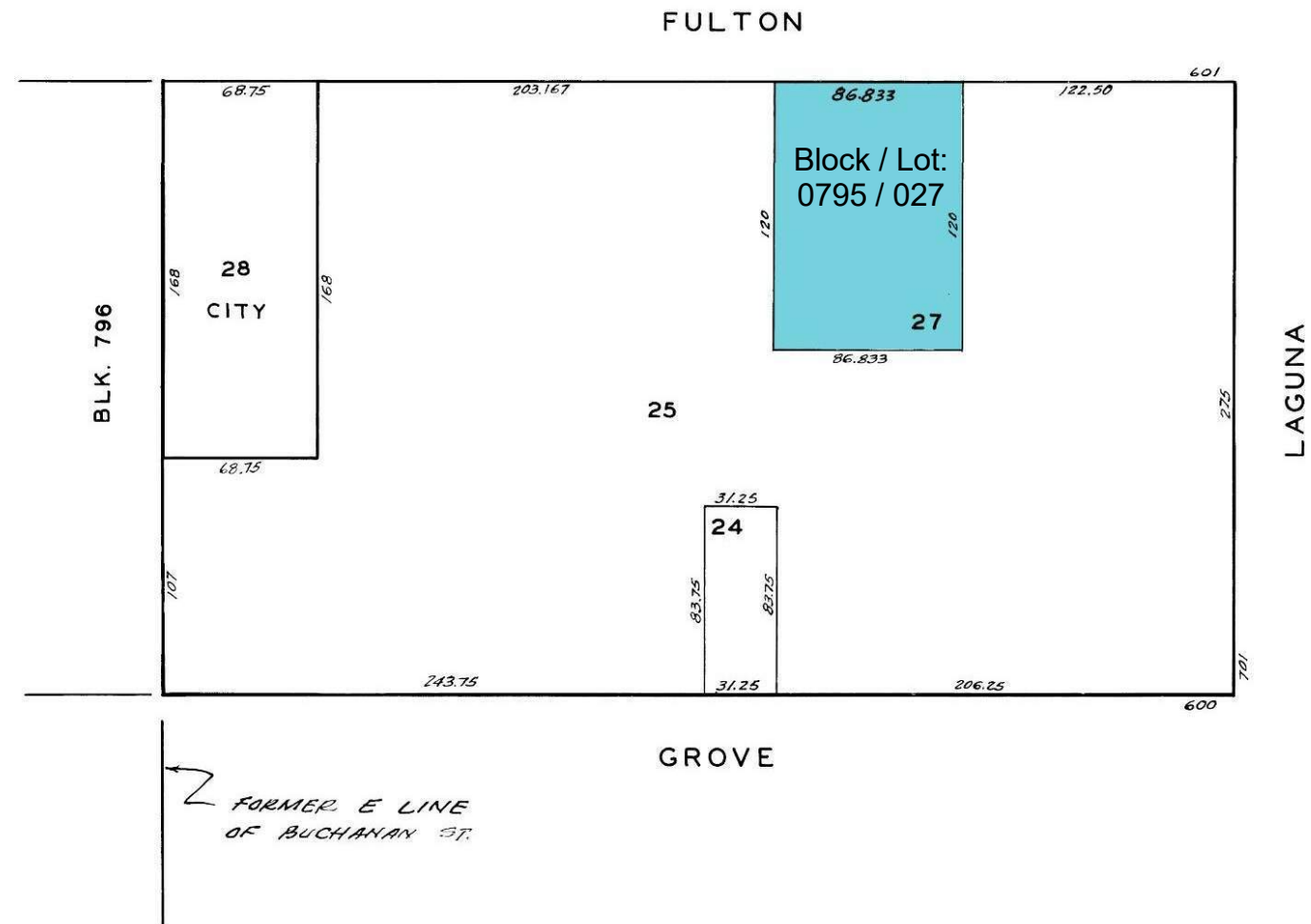
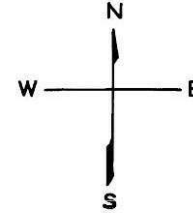
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REDRAWN 1974

REVISED '57  
" '74  
" '76  
" '84



635 FULTON STREET

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PLOT MAP

sheet number

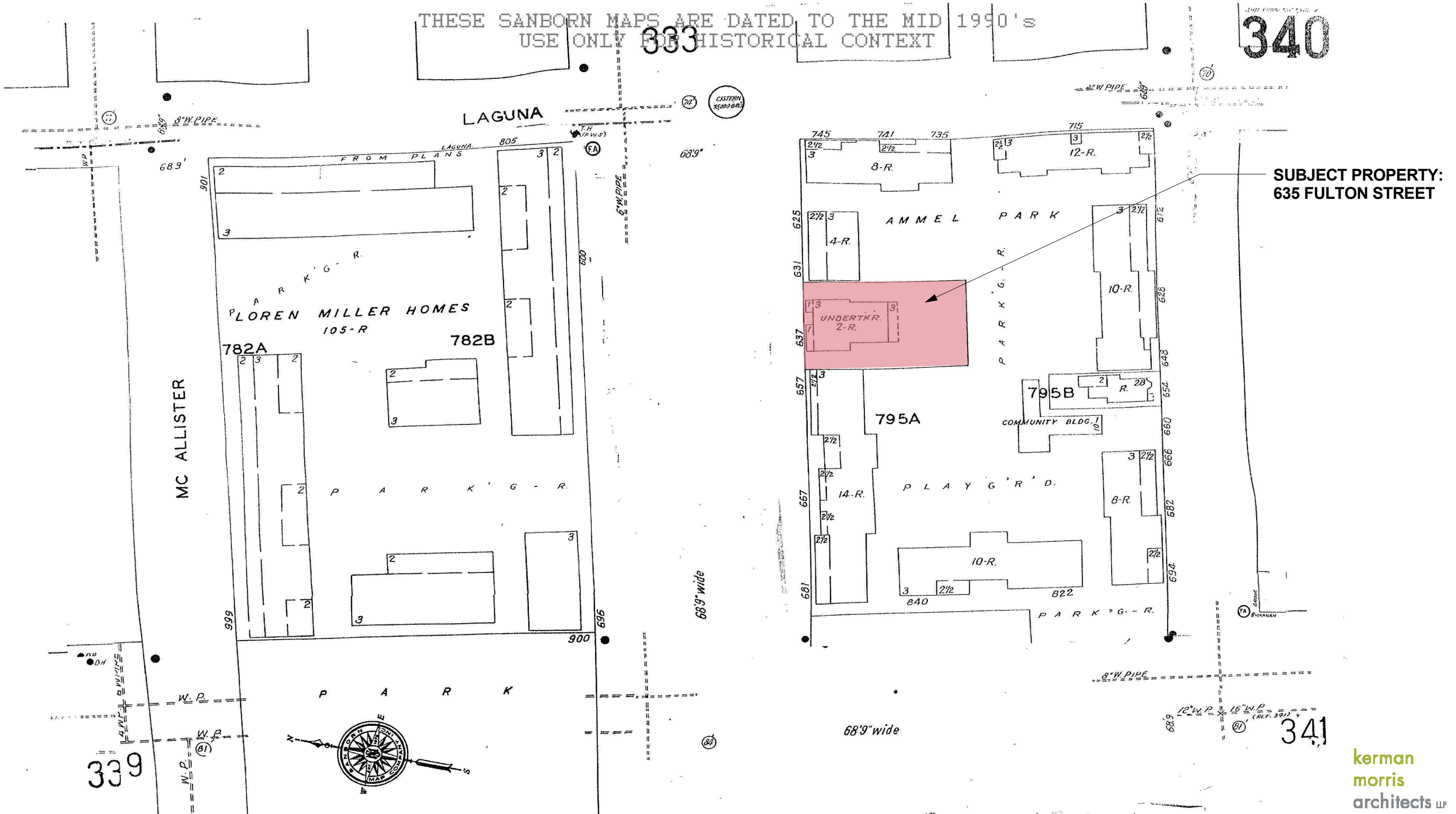
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THESE SANBORN MAPS ARE DATED TO THE MID 1990'S  
 USE ONLY FOR HISTORICAL CONTEXT

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SUBJECT PROPERTY:  
 635 FULTON STREET

635 FULTON STREET

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SANBORN MAP

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2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR TIMOTHY BROWN AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

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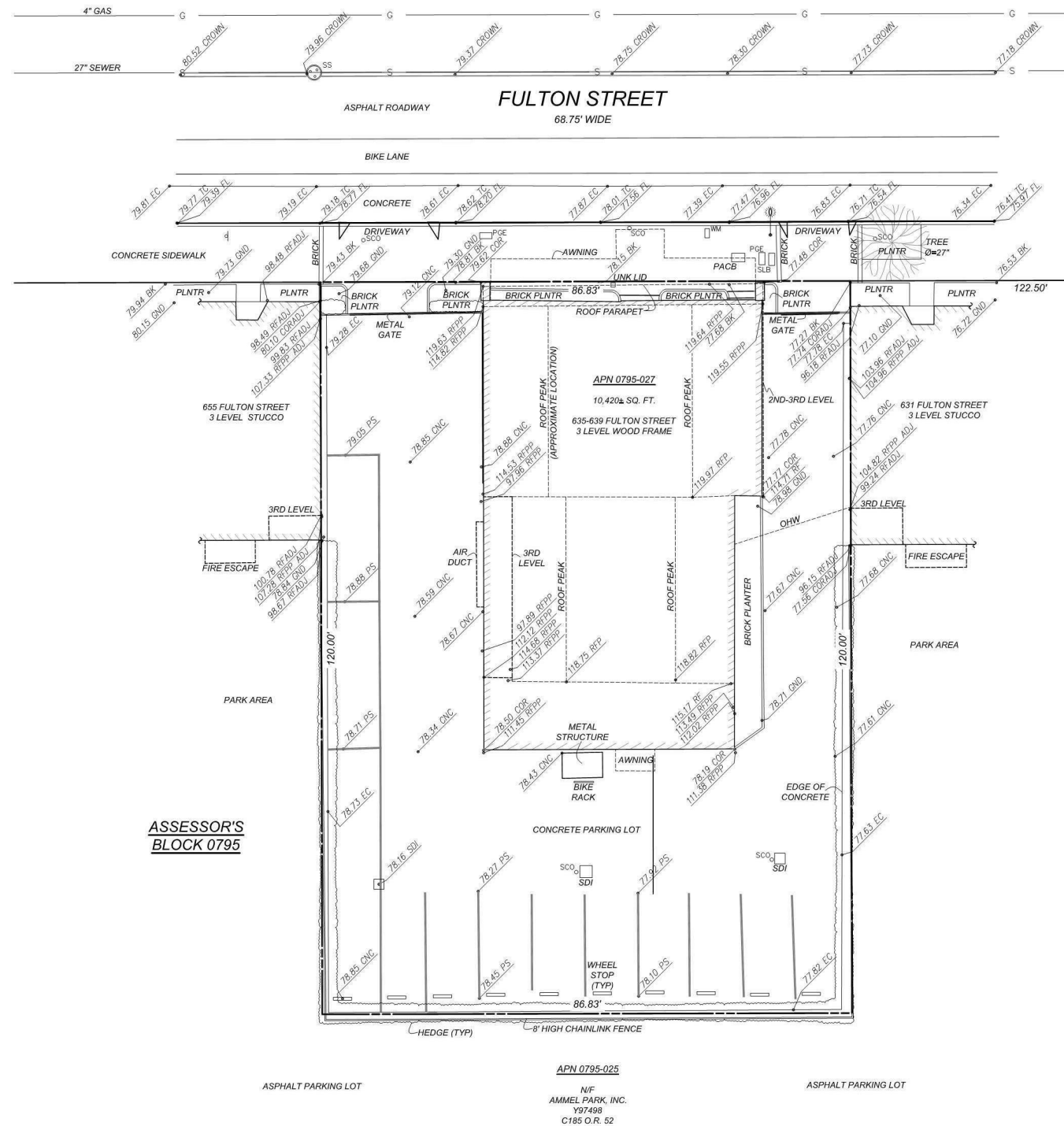
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LEGEND

- ADJ ADJACENT BUILDING
BK BACK OF WALK
CNC CONCRETE
COR CORNER
EC EDGE OF CONCRETE
FL FLOW LINE
GND GROUND
PACB PACIFIC BELL
PGE PACIFIC GAS & ELECTRIC
PLNTR PLANTER
PS PAINT STRIPE
RF ROOF
RFP ROOF PEAK
RFPF ROOF PARAPET
SCO SEWER CLEAN OUT/VENT
SDI STORM DRAIN INLET
SLB STREET LIGHT BOX
TC TOP OF CURB
TW TOP OF WALL
TYP TYPICAL
UNK UNKNOWN
WM WATER METER
G GAS LINE
S SANITARY SEWER LINE
ø DIAMETER
Paint STRIPE
SIGN
ELEV DESC SPOT ELEVATION
TREE
MANHOLE
STREET LIGHT
HEDGE



SCALE: 1" = 10'

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSessor'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON MARCH 21, 2017.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
APN 0795-027, RECORDED DECEMBER 21, 1995, DOCUMENT NUMBER 95-F903049-00, ON REEL G533 AT IMAGE 0036.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF FELL STREET AND LAGUNA STREET. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.W. CORNER, LETTER "O" IN "OPEN" TOP HPFS HYDRANT ELEVATION = 72.772

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: ..... FREDERICK T. SEHER, PLS LICENSE NO. 6216

PRELIMINARY FOR REVIEW PURPOSES ONLY

Table with columns: DATE, SCALE, DRAWN BY, DRAWING NAME, SURVEYED BY, CHECKED BY, NO., BY, DATE, REVISIONS.



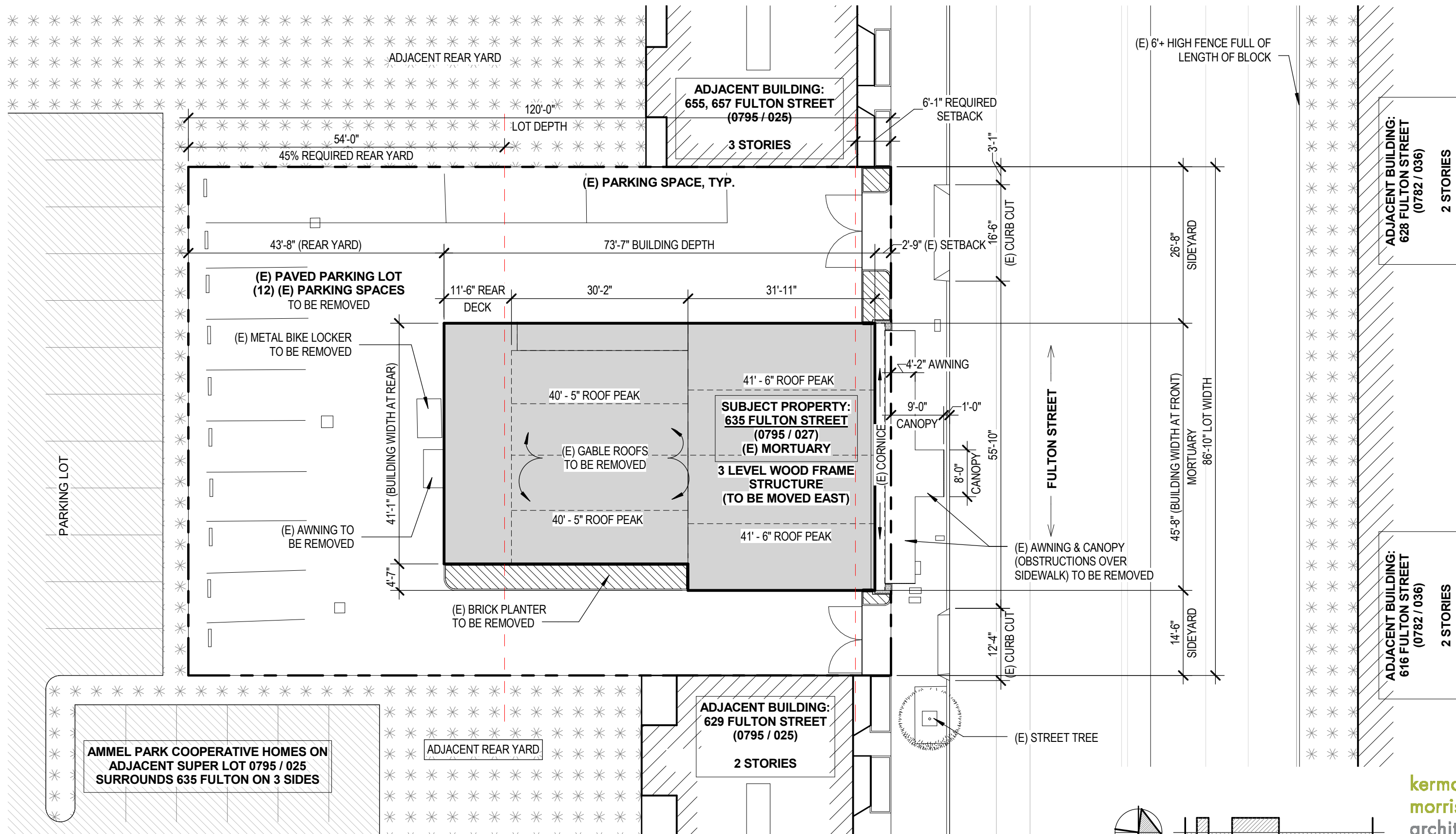
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(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
APN 0795-027
635-639 FULTON STREET, SAN FRANCISCO, CA

Table with columns: SHEET, OF, SHEETS, JOB NO., 2040-17.

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635 FULTON STREET



635 FULTON STREET

EXISTING SITE PLAN

sheet name | scale sheet number

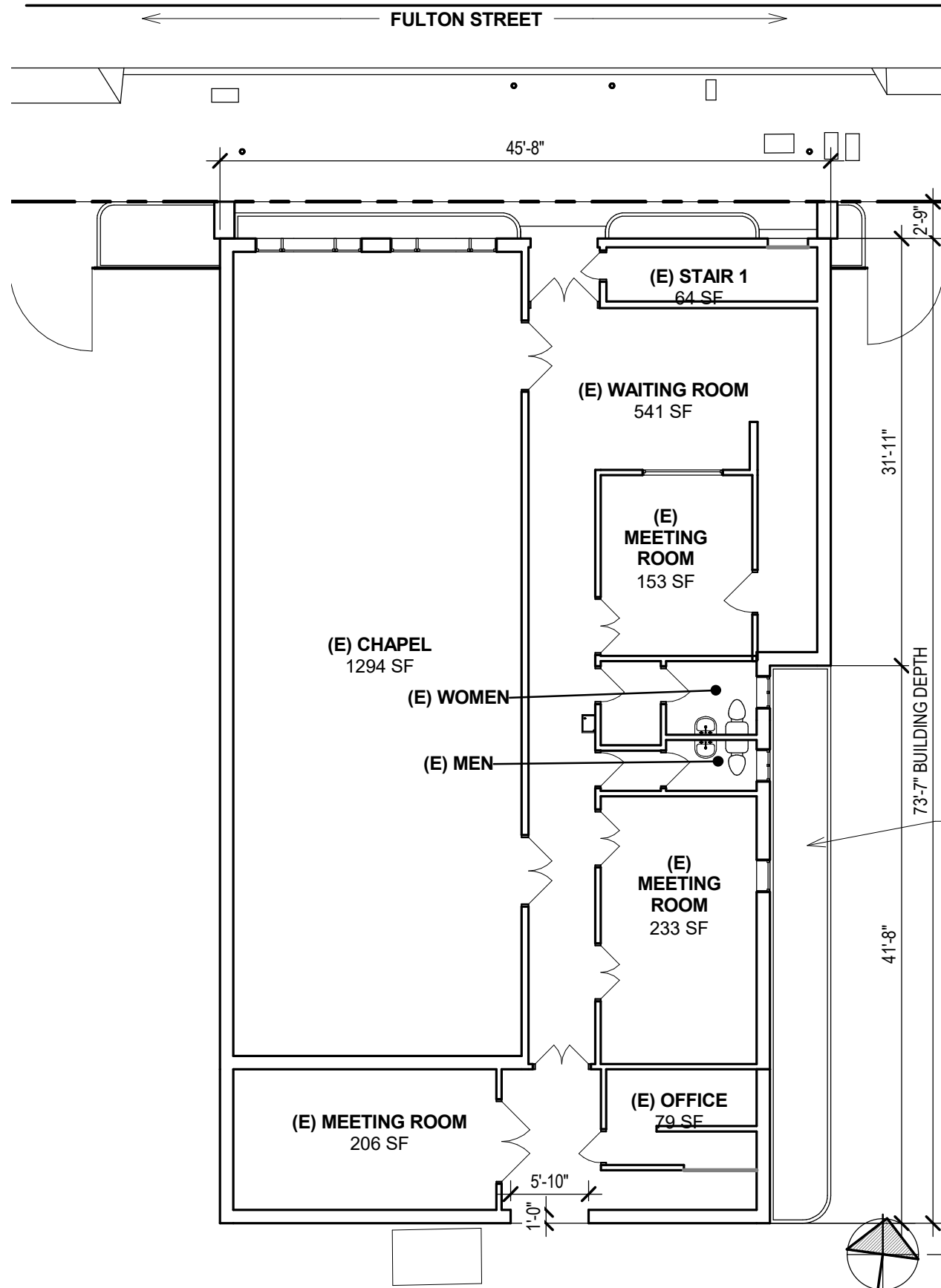
1/16" = 1'-0"

14

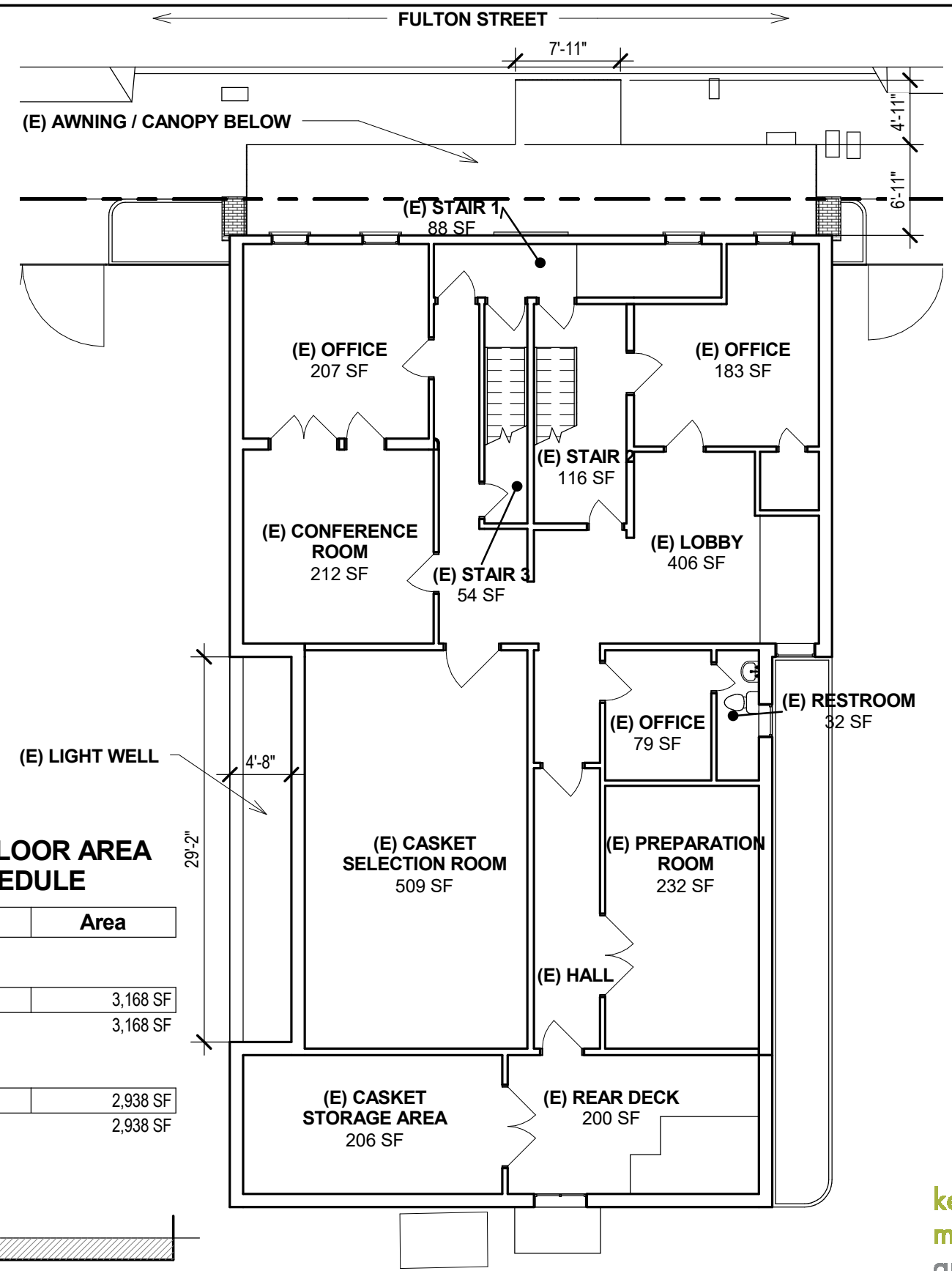
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**1** M - EXISTING FIRST FLOOR PLAN  
3/32" = 1'-0"



**2** M - EXISTING SECOND FLOOR PLAN  
3/32" = 1'-0"

**(E) 1ST AND 2ND FLOOR AREA (GROSS) SCHEDULE**

Name	Area
(E) COMMERCIAL (MORTUARY)	
(E) 1ST FLOOR - MORTUARY	3,168 SF
	3,168 SF
(E) OFFICE (MORTUARY)	
(E) 2ND FLOOR - MORTUARY	2,938 SF
	2,938 SF

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**EXISTING MORTUARY FLOOR PLAN**

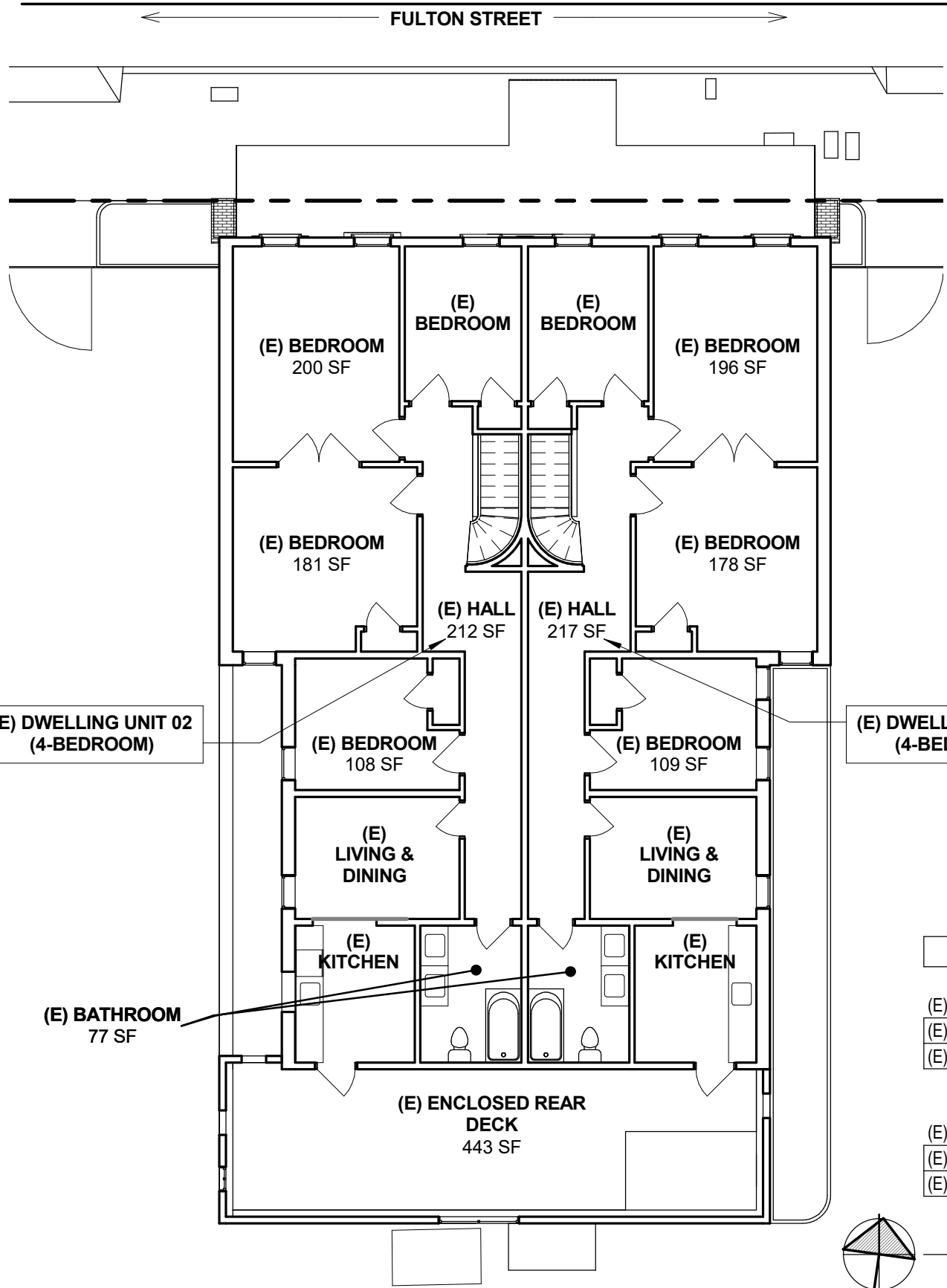
sheet name | scale | sheet number

3/32" = 1'-0"

**15**

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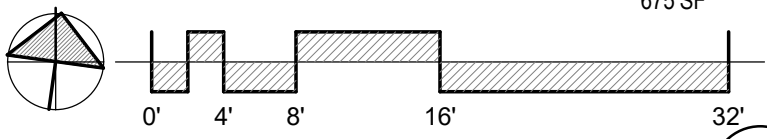
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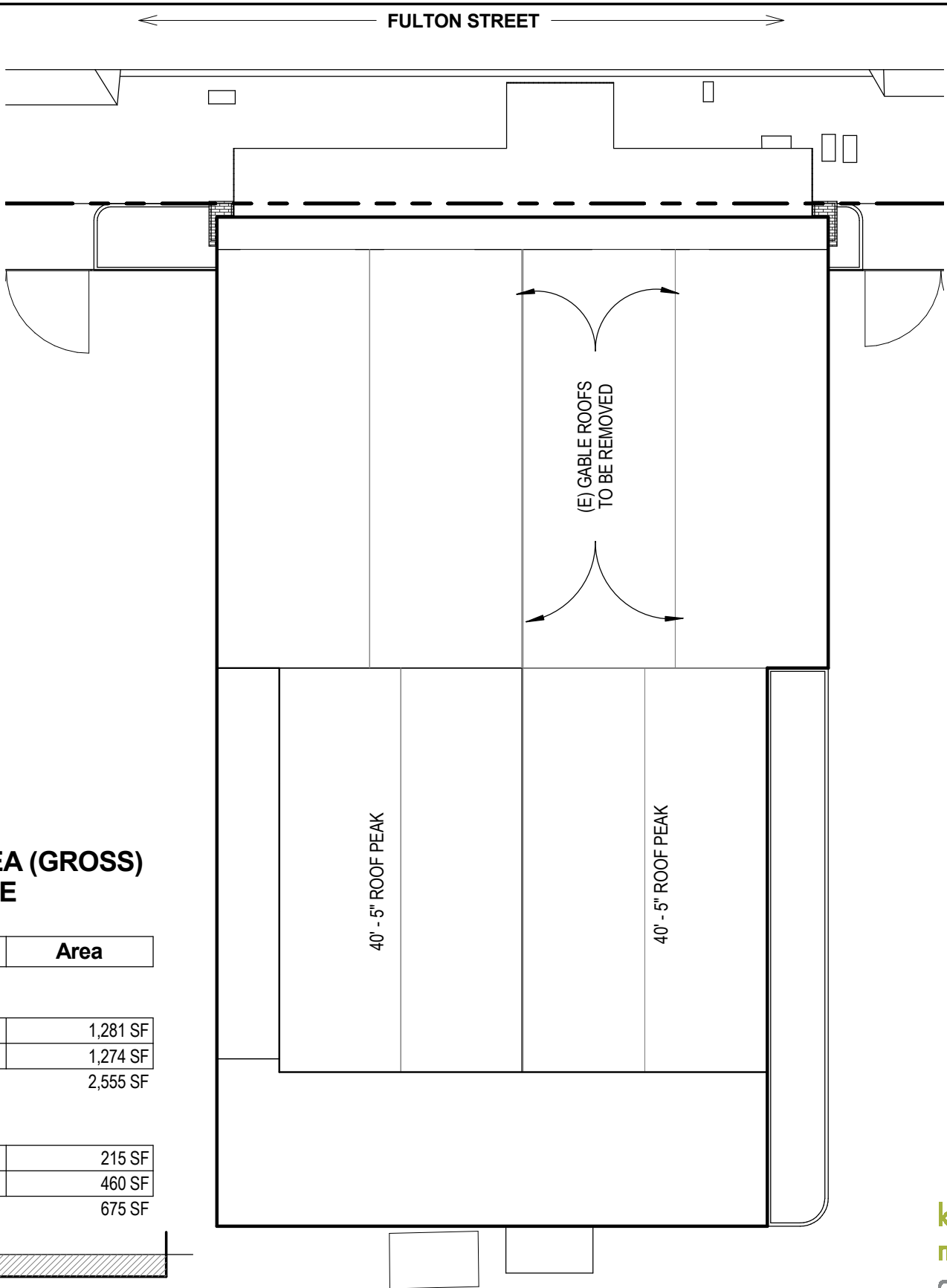
**1 M - EXISTING THIRD FLOOR PLAN**  
3/32" = 1'-0"

**(E) 3RD FLOOR AREA (GROSS) SCHEDULE**

Name	Area
<b>(E) DWELLING UNITS</b>	
(E) 3RD FLOOR DWELLING UNIT 1	1,281 SF
(E) 3RD FLOOR DWELLING UNIT 2	1,274 SF
	2,555 SF
<b>(E) PRIVATE OPEN SPACE</b>	
(E) 2ND FLOOR DECK	215 SF
(E) 3RD FLOOR DECK	460 SF
	675 SF



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**2 M - EXISTING ROOF PLAN**  
3/32" = 1'-0"

**EXISTING MORTUARY FLOOR PLAN**

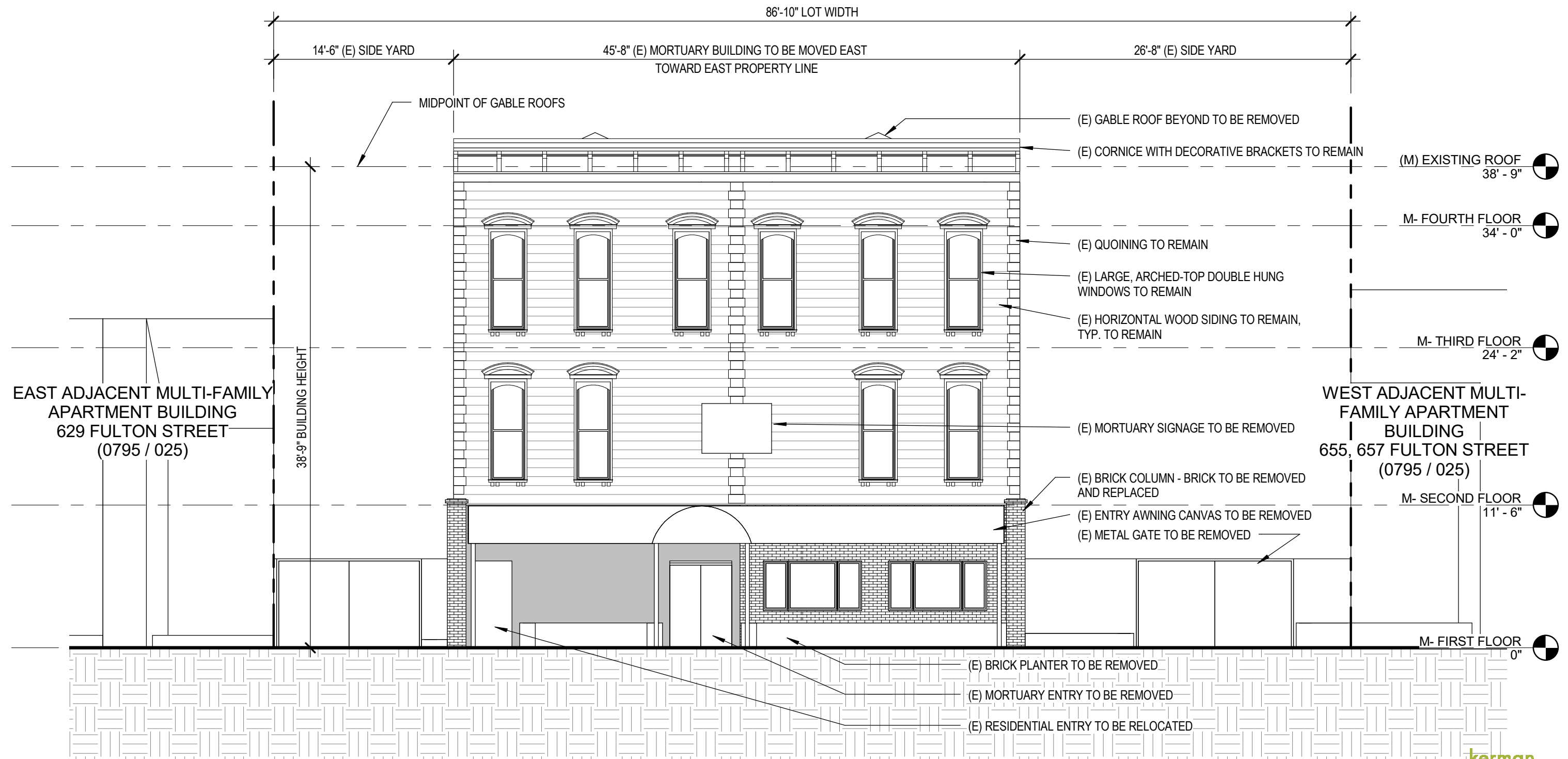
sheet name | scale | sheet number

3/32" = 1'-0"

**16**

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EXISTING MORTUARY NORTH ELEVATION

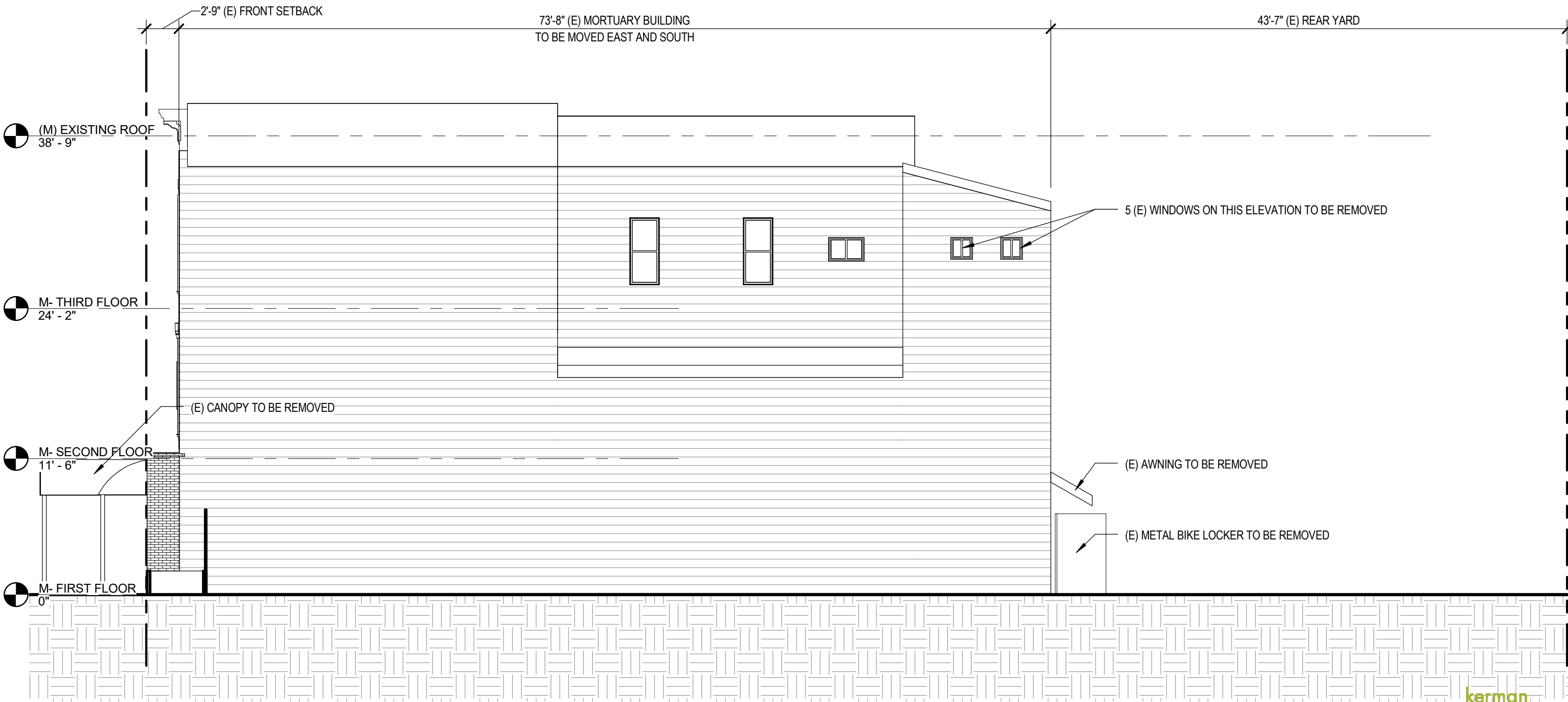
sheet name | scale sheet number

1/8" = 1'-0"

17

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EXISTING MORTUARY WEST ELEVATION

sheet name | scale | sheet number

1/8" = 1'-0"

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EXISTING MORTUARY SOUTH ELEVATION

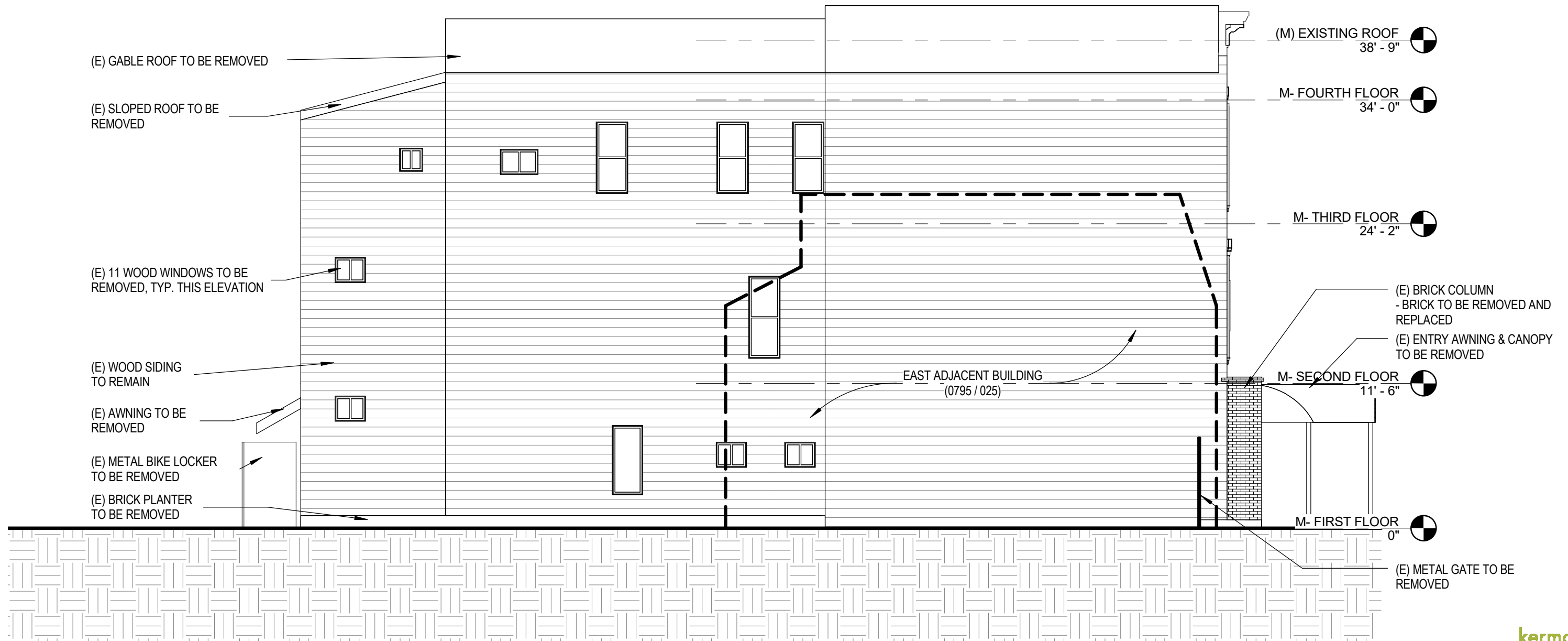
sheet name | scale | sheet number

1/8" = 1'-0"

19

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EXISTING MORTUARY EAST ELEVATION

sheet name | scale

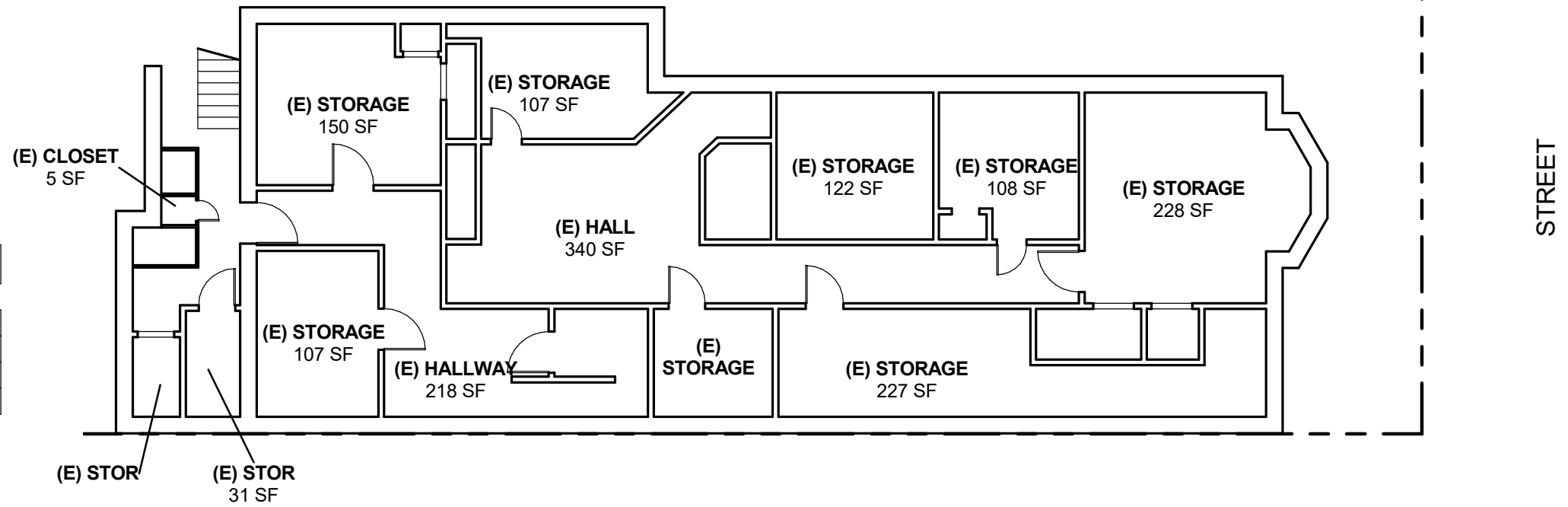
sheet number

1/8" = 1'-0"

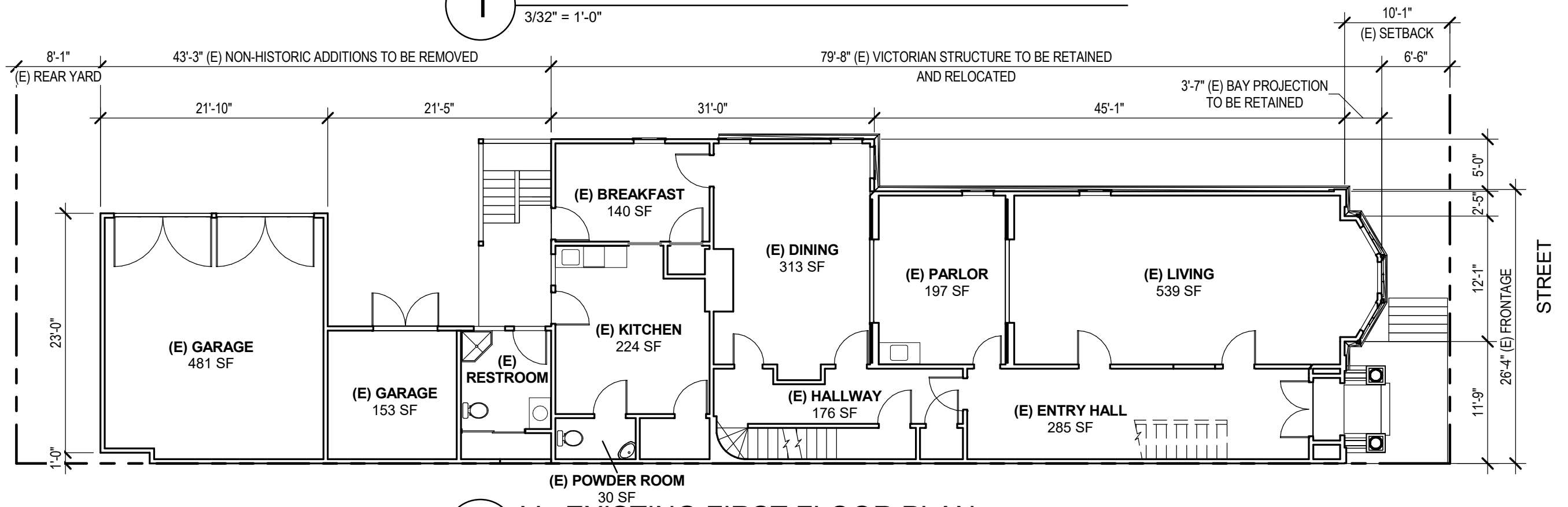
20

(E) VICTORIAN BUILDING AREA  
(GROSS) SCHEDULE

Name	Area
(E) BASEMENT - VICTORIAN	2163 SF
(E) 1ST FLOOR AREA - VICTORIAN	2953 SF
(E) 2ND FLOOR AREA - VICTORIAN	2680 SF
(E) 3RD FLOOR AREA - VICTORIAN	460 SF
	8257 SF



**1** V - EXISTING BASEMENT PLAN  
3/32" = 1'-0"



**2** V - EXISTING FIRST FLOOR PLAN  
3/32" = 1'-0"

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FLOOR PLANS OF (E) VICTORIAN AT 807 FRANKLIN

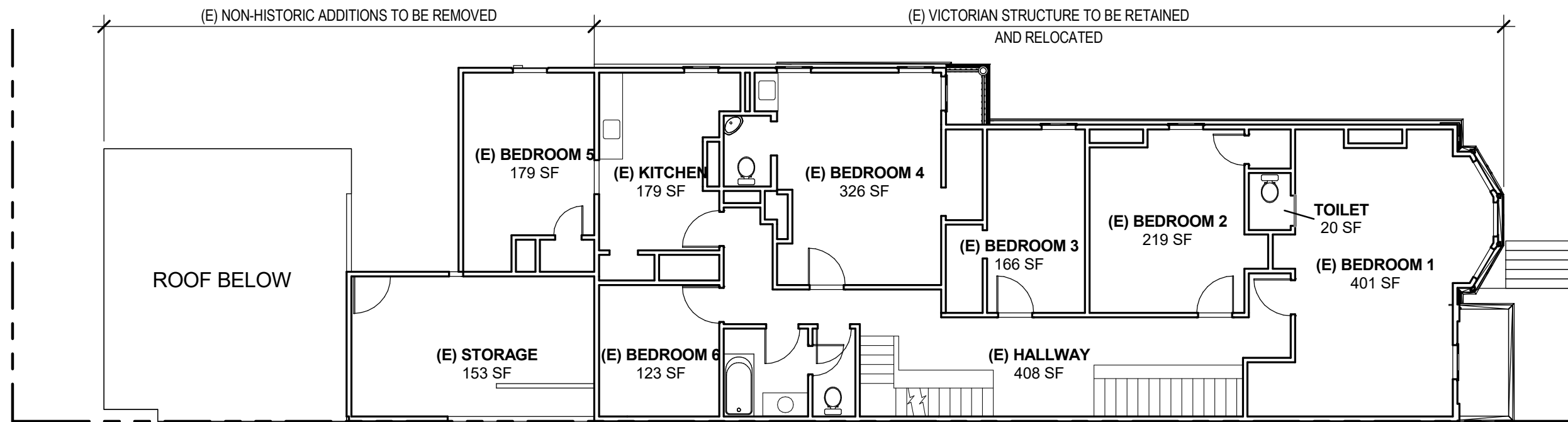
sheet name | scale | sheet number

3/32" = 1'-0"

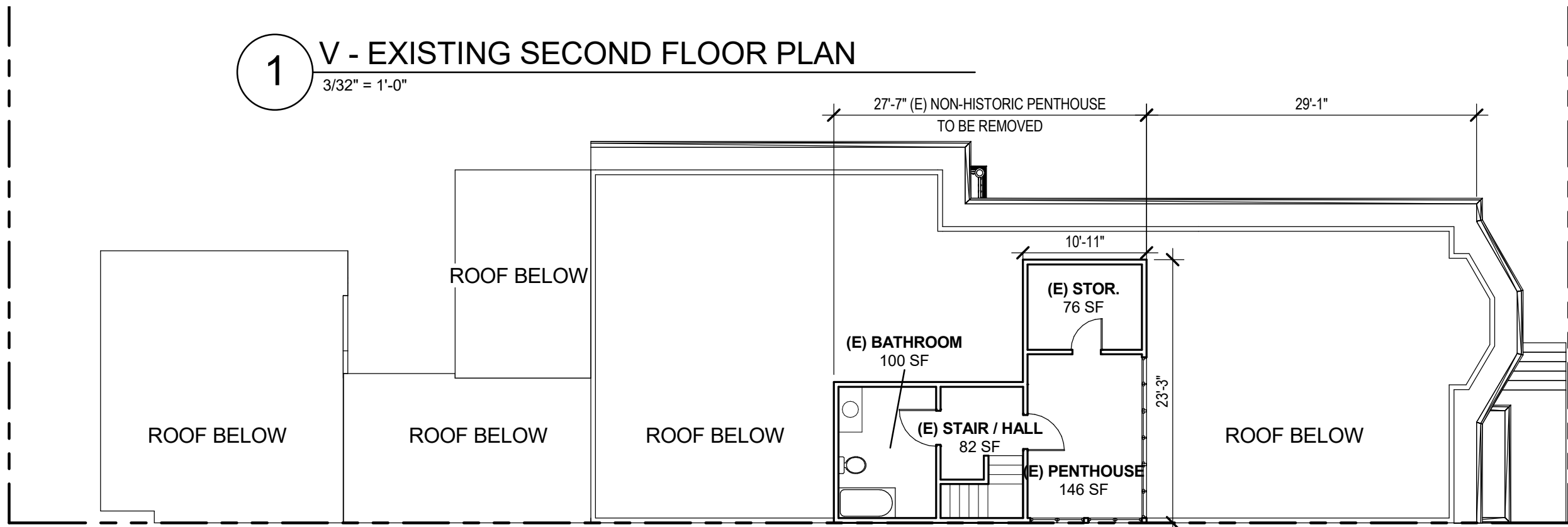
21

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**1** V - EXISTING SECOND FLOOR PLAN  
3/32" = 1'-0"



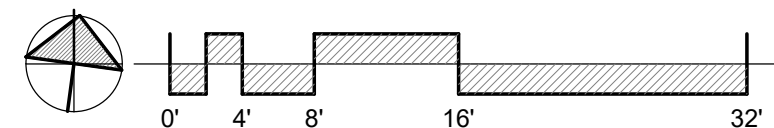
**2** V - EXISTING THIRD FLOOR PLAN  
3/32" = 1'-0"

**2ND & 3RD FLOOR AREA (GROSS) SCHEDULE**

LEVEL	AREA
-------	------

(E) 2ND FLOOR AREA - VICTORIAN	2680 SF
(E) 3RD FLOOR AREA - VICTORIAN	460 SF

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FLOOR PLANS OF (E) VICTORIAN AT 807 FRANKLIN

sheet name | scale | sheet number

3/32" = 1'-0"

22

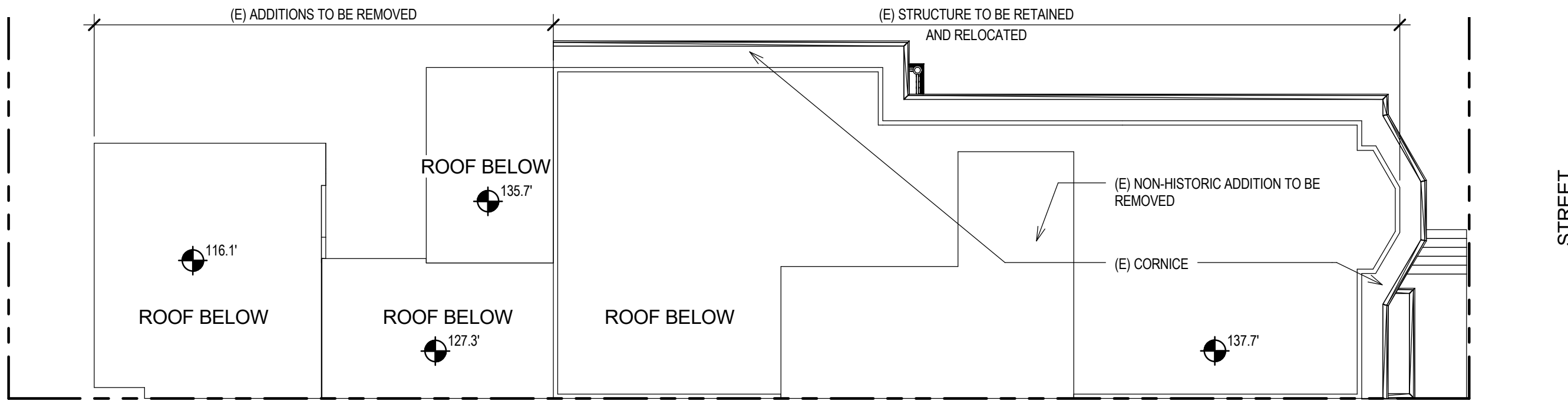
STREET

STREET

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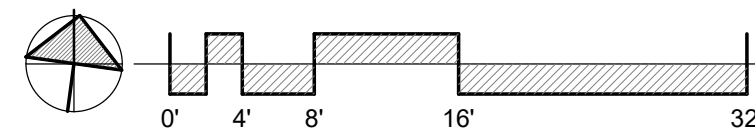
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**1** V - EXISTING ROOF PLAN  
 3/32" = 1'-0"

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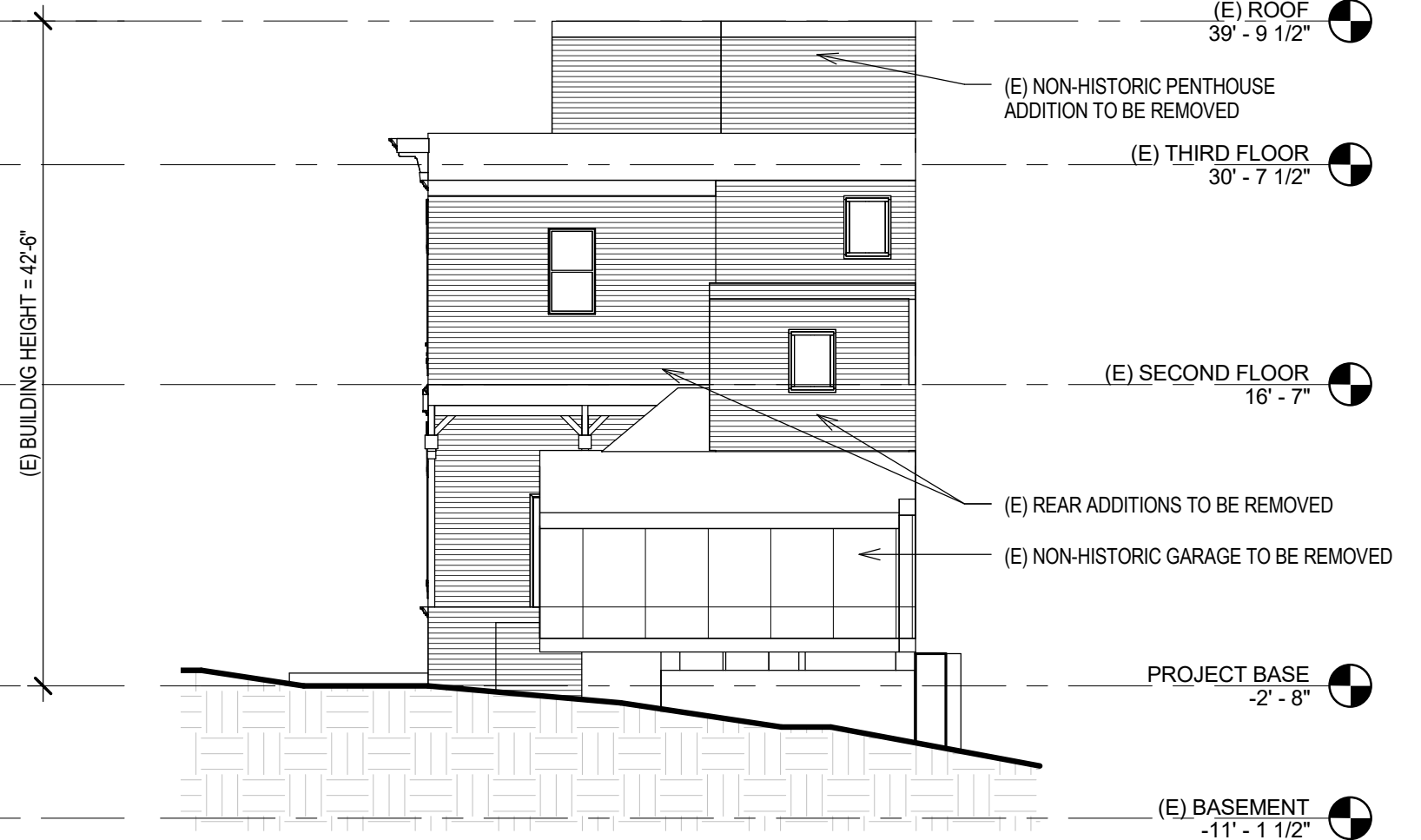
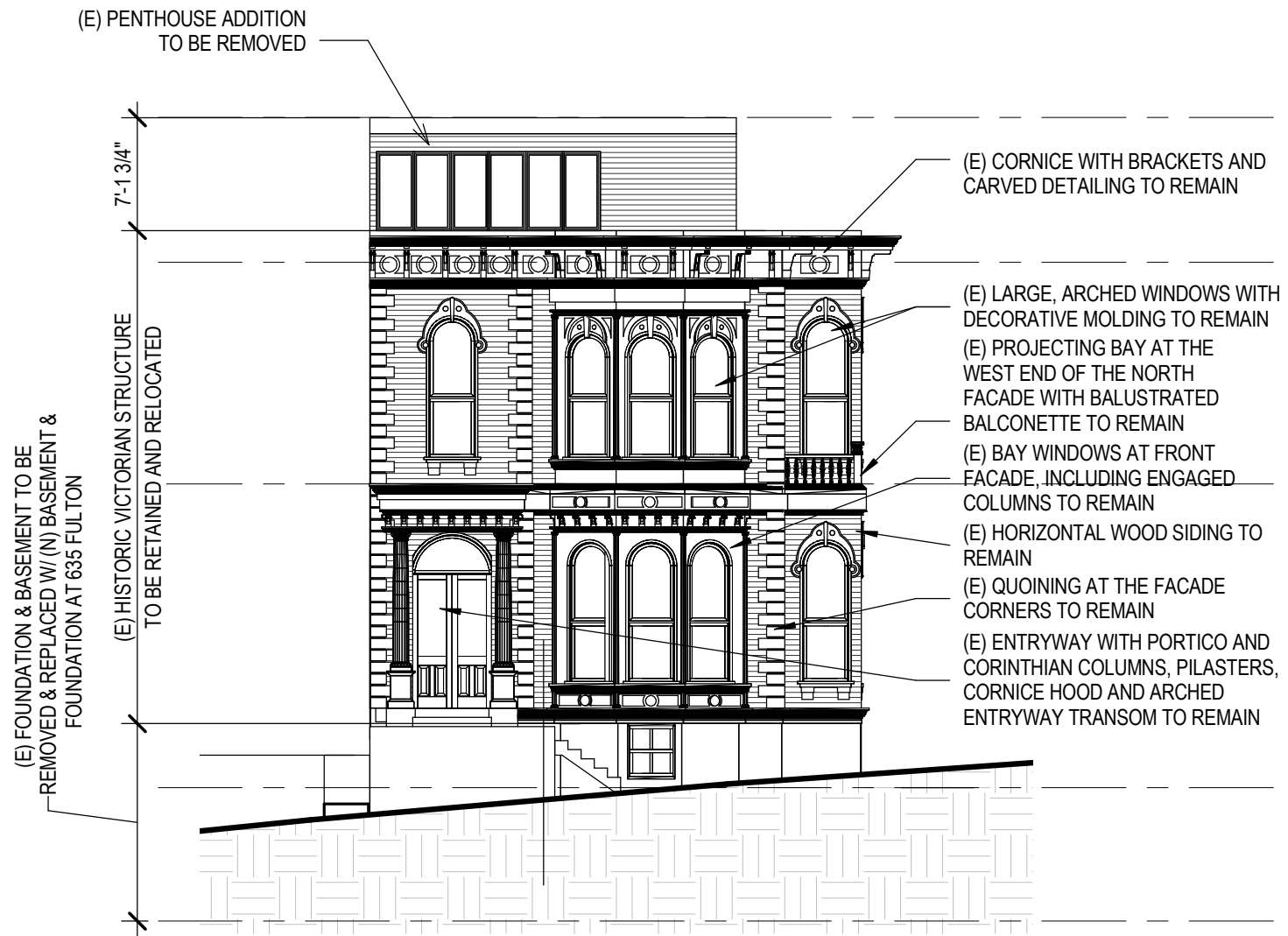
FLOOR PLANS OF (E) VICTORIAN AT 807 FRANKLIN

sheet name | scale | sheet number

3/32" = 1'-0"

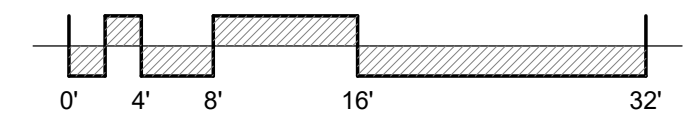
**23**

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**EXISTING EAST ELEVATION AT 807 FRANKLIN**  
 - THIS SIDE WILL BE THE NORTH ELEVATION AT RELOCATION SITE (635 FULTON)  
 - WITH THE EXCEPTION OF THE NON-ORIGINAL PENTHOUSE ADDITION AND THE BASEMENT / FOUNDATION, THIS ELEVATION IS TO BE PRESERVED

**EXISTING WEST ELEVATION AT 807 FRANKLIN**  
 - THIS SIDE WILL BE THE SOUTH ELEVATION AT RELOCATION SITE (635 FULTON)



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**ELEVATIONS OF (E) VICTORIAN AT 807 FRANKLIN**

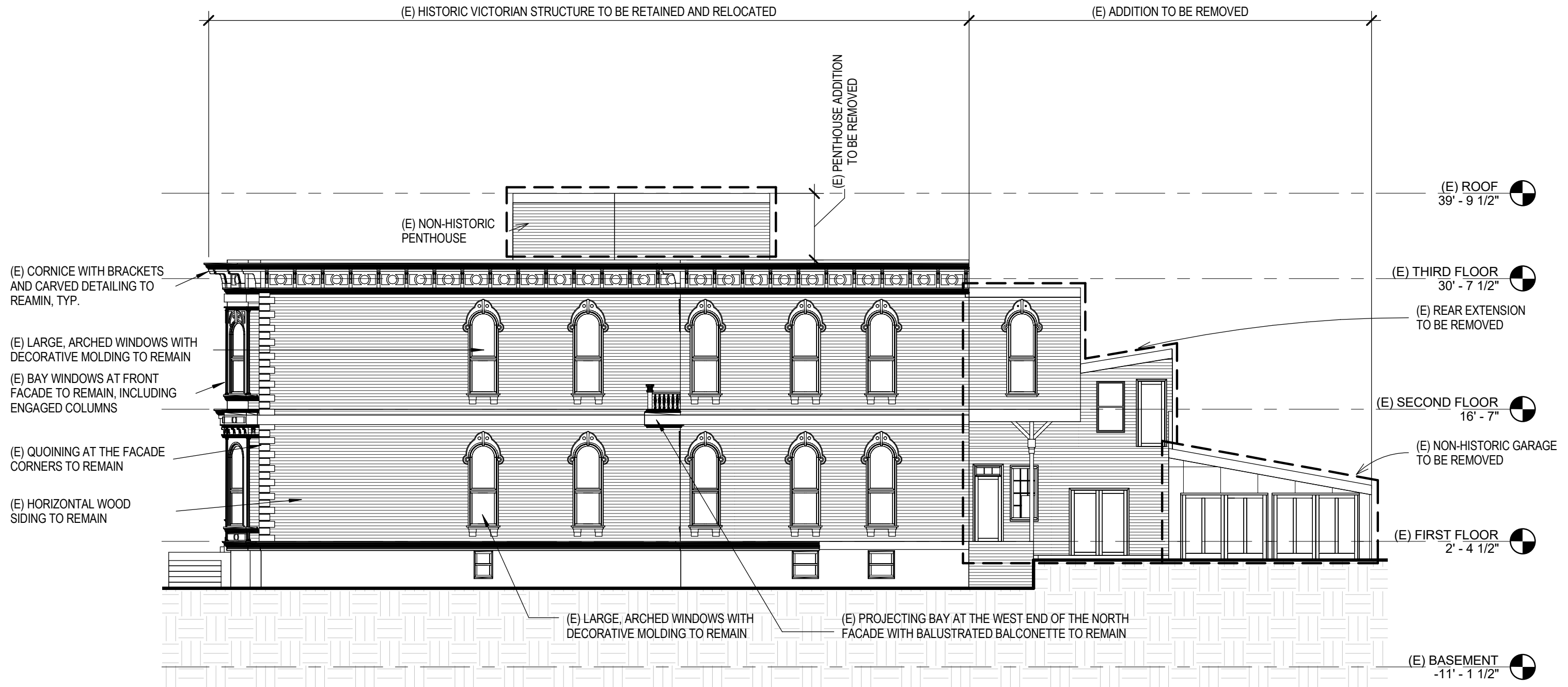
sheet name | scale | sheet number

3/32" = 1'-0"

**24**

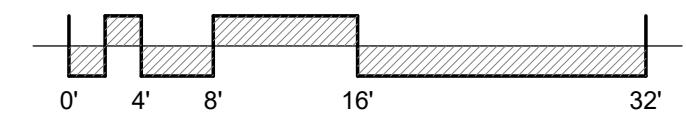
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EXISTING NORTH ELEVATION AT 807 FRANKLIN  
 - THIS SIDE WILL BE THE WEST ELEVATION AT  
 RELOCATION SITE (635 FULTON)

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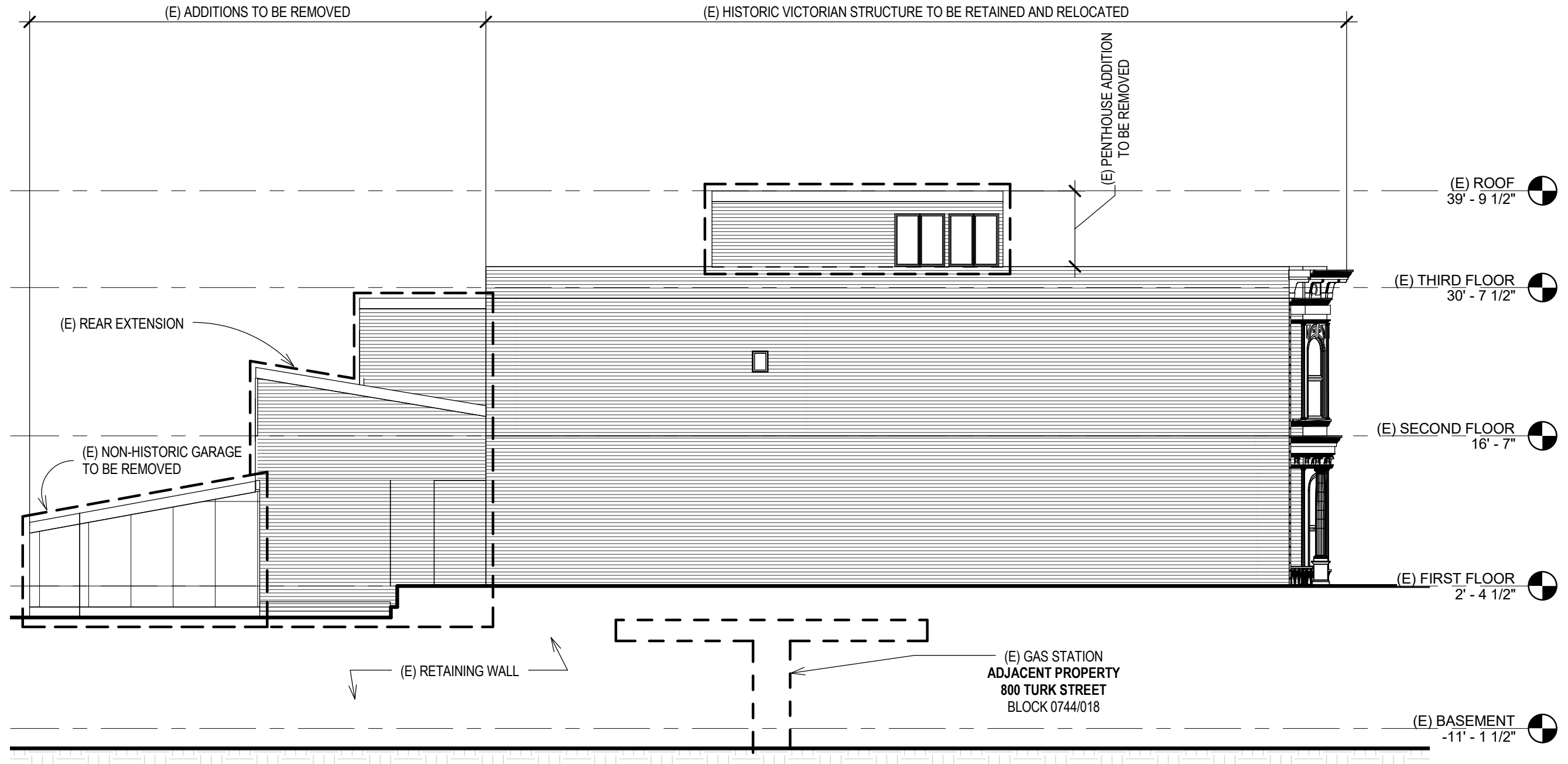
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NORTH ELEVATION OF (E) VICTORIAN AT 807 FRANKLIN

sheet name | scale  
 3/32" = 1'-0"

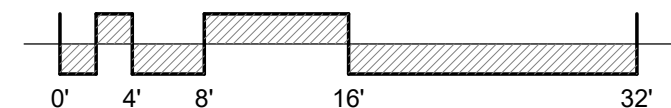
sheet number  
 25

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EXISTING SOUTH ELEVATION AT 807 FRANKLIN  
- THIS SIDE WILL BE THE EAST ELEVATION [TO ABUT (E)  
MORTUARY BUILDING] AT RELOCATION SITE (635 FULTON)

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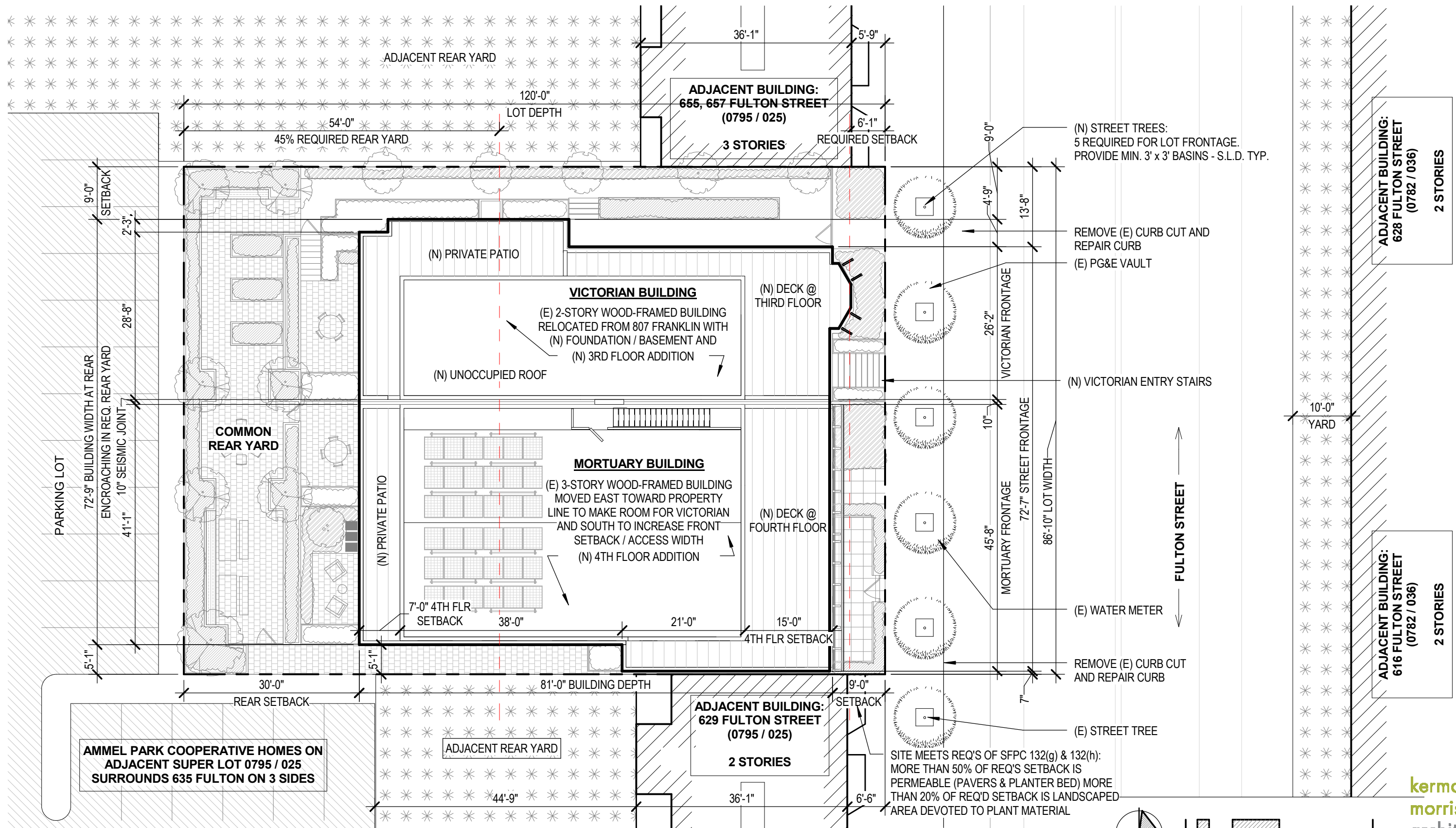
SOUTH ELEVATION OF (E) VICTORIAN AT 807 FRANKLIN

sheet name | scale | sheet number

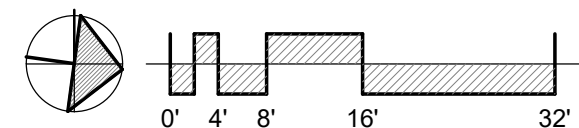
3/32" = 1'-0"

26

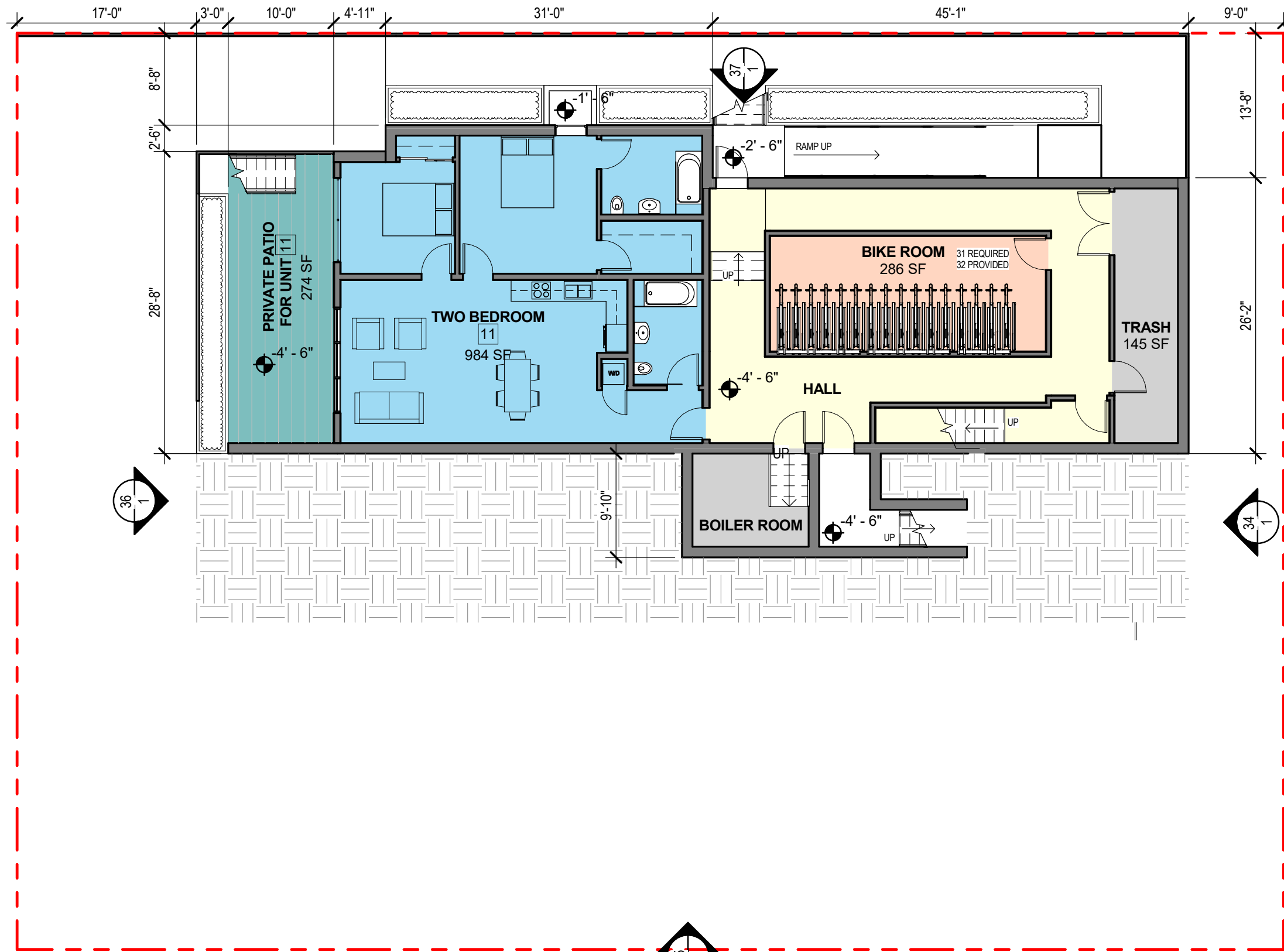
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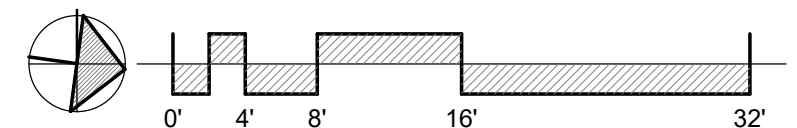
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**AREA LEGEND - BASEMENT**

Use	Qty	Area
<b>DWELLING UNITS</b>		
TWO BEDROOM DWELLING UNIT	1	984 SF
PRIVATE OPEN SPACE	1	274 SF
<b>OPEN SPACE</b>		
CIRCULATION	2	575 SF
STORAGE	1	286 SF
UTILITY	2	242 SF
		1,103 SF
		2,361 SF

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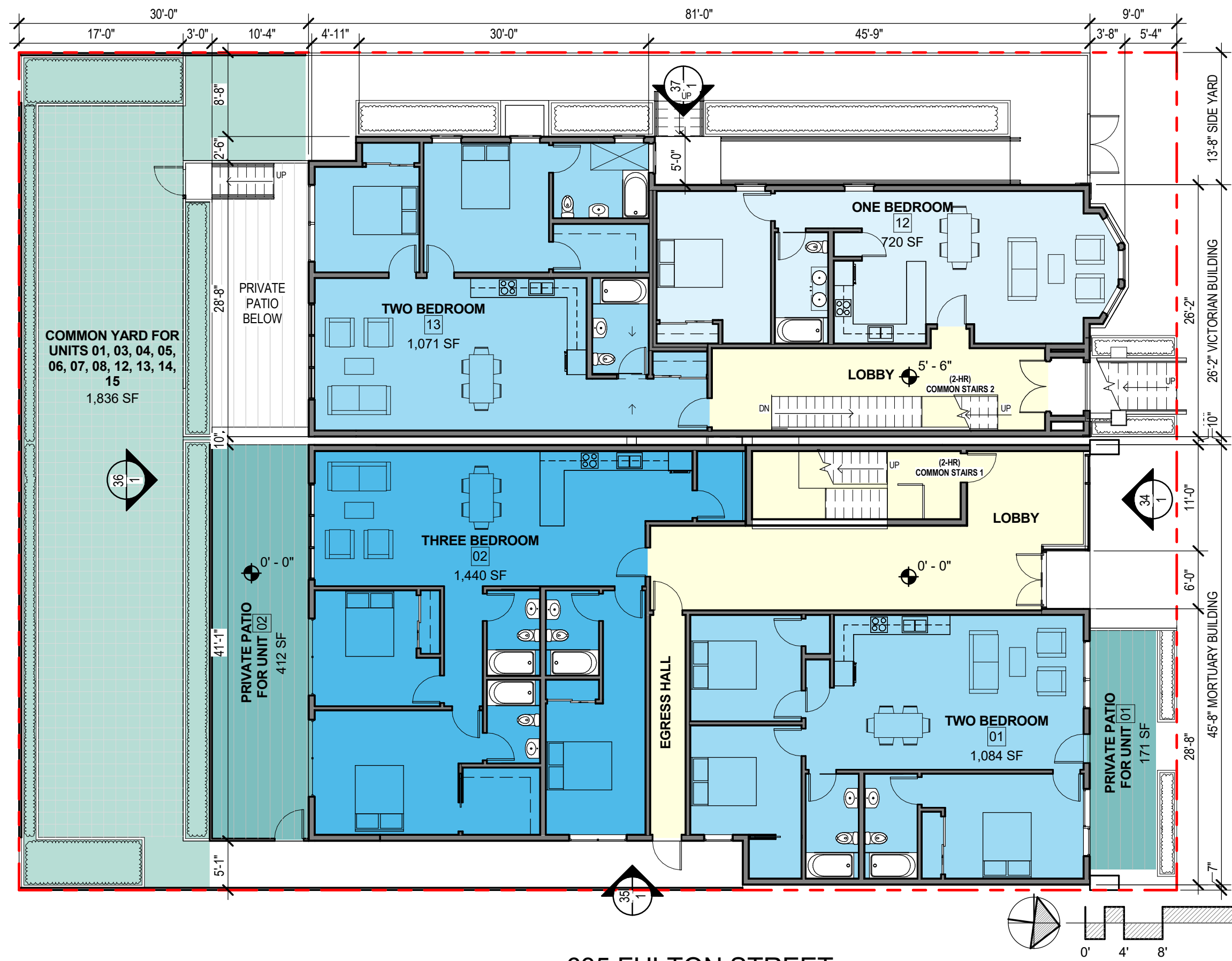
**PROPOSED BASEMENT FLOOR PLAN**

sheet name | scale | sheet number

3/32" = 1'-0"

**28**

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**AREA LEGEND - 1ST FLR**

Use	Qty	Area
<b>DWELLING UNITS</b>		
ONE BEDROOM DWELLING UNIT	1	720 SF
THREE BEDROOM DWELLING UNIT	1	1,440 SF
TWO BEDROOM DWELLING UNIT	2	2,155 SF
		4,316 SF
<b>OPEN SPACE</b>		
COMMON OPEN SPACE	1	1,836 SF
PRIVATE OPEN SPACE	3	861 SF
		2,697 SF
<b>OTHER</b>		
CIRCULATION	5	990 SF
		990 SF
		8,003 SF

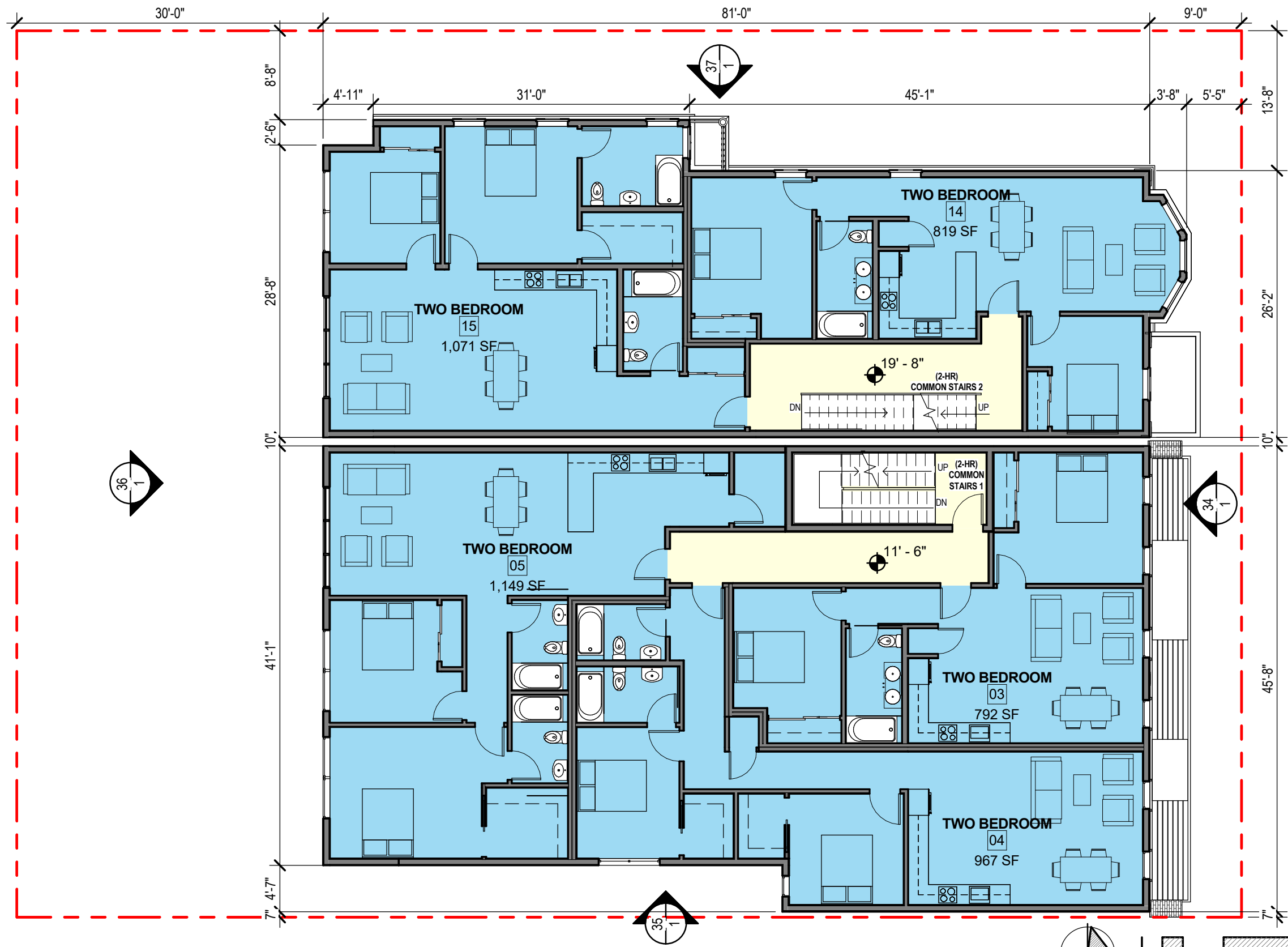
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**PROPOSED FIRST FLOOR PLAN**

sheet name | scale  
3/32" = 1'-0"

sheet number  
**29**

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**AREA LEGEND - 2ND FLR**

Use	Qty	Area
<b>DWELLING UNITS</b>		
TWO BEDROOM DWELLING UNIT	5	4,799 SF
		4,799 SF
<b>OTHER</b>		
OTHER CIRCULATION	3	527 SF
		527 SF
		5,326 SF

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**PROPOSED SECOND FLOOR PLAN**

sheet name | scale | sheet number

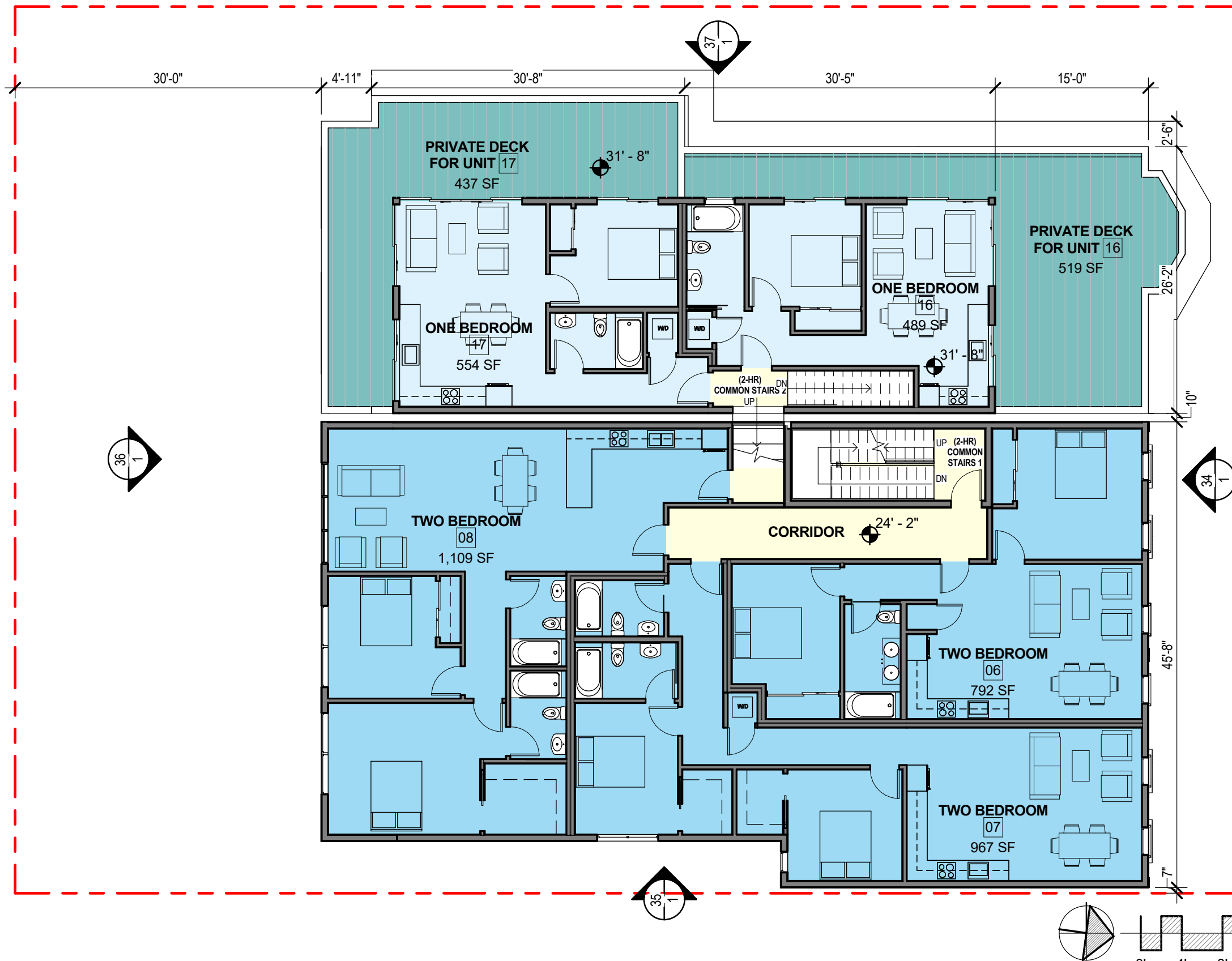
3/32" = 1'-0"

**30**

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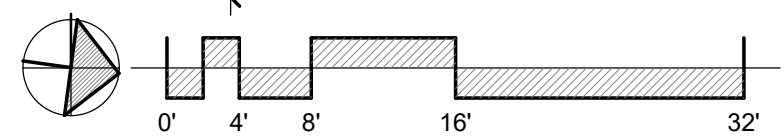




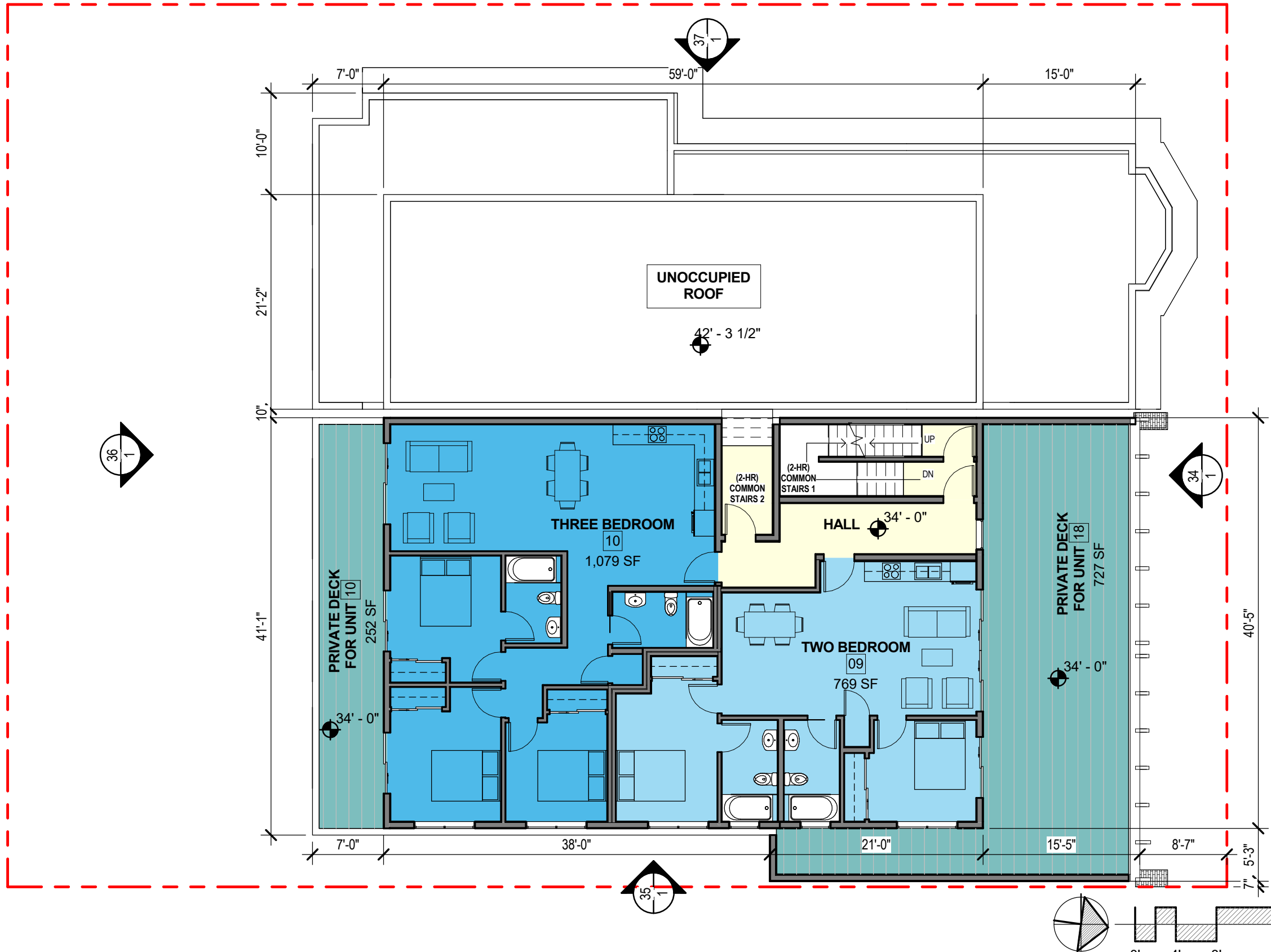
**AREA LEGEND - 3RD FLR**

Use	Qty	Area
<b>DWELLING UNITS</b>		
ONE BEDROOM DWELLING UNIT	2	1,043 SF
TWO BEDROOM DWELLING UNIT	3	2,869 SF
		3,911 SF
<b>OPEN SPACE</b>		
PRIVATE OPEN SPACE	2	956 SF
		956 SF
<b>OTHER</b>		
CIRCULATION	4	395 SF
		395 SF
		5,262 SF

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**AREA LEGEND - 4TH FLR**

Use	Qty	Area
<b>DWELLING UNITS</b>		
THREE BEDROOM DWELLING UNIT	1	1,079 SF
TWO BEDROOM DWELLING UNIT	1	769 SF
		1,847 SF
<b>OPEN SPACE</b>		
PRIVATE OPEN SPACE	2	979 SF
		979 SF
<b>OTHER</b>		
CIRCULATION	3	302 SF
		302 SF
		3,129 SF

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**PROPOSED FOURTH FLOOR PLAN**

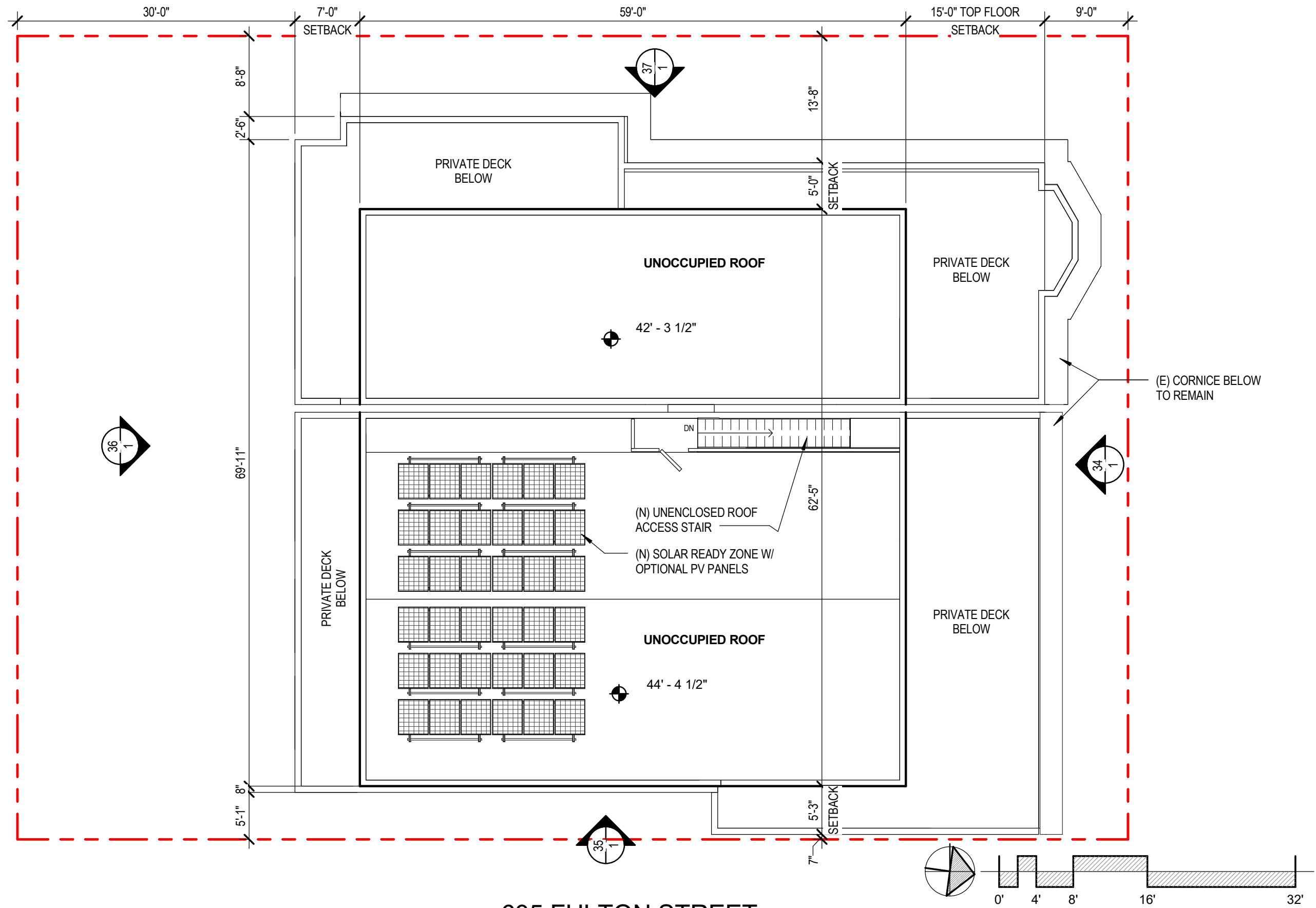
sheet name | scale

sheet number

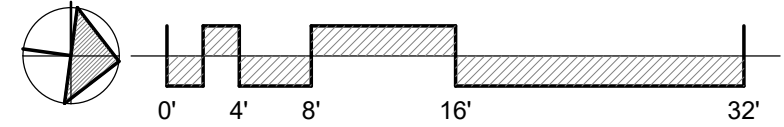
3/32" = 1'-0"

**32**

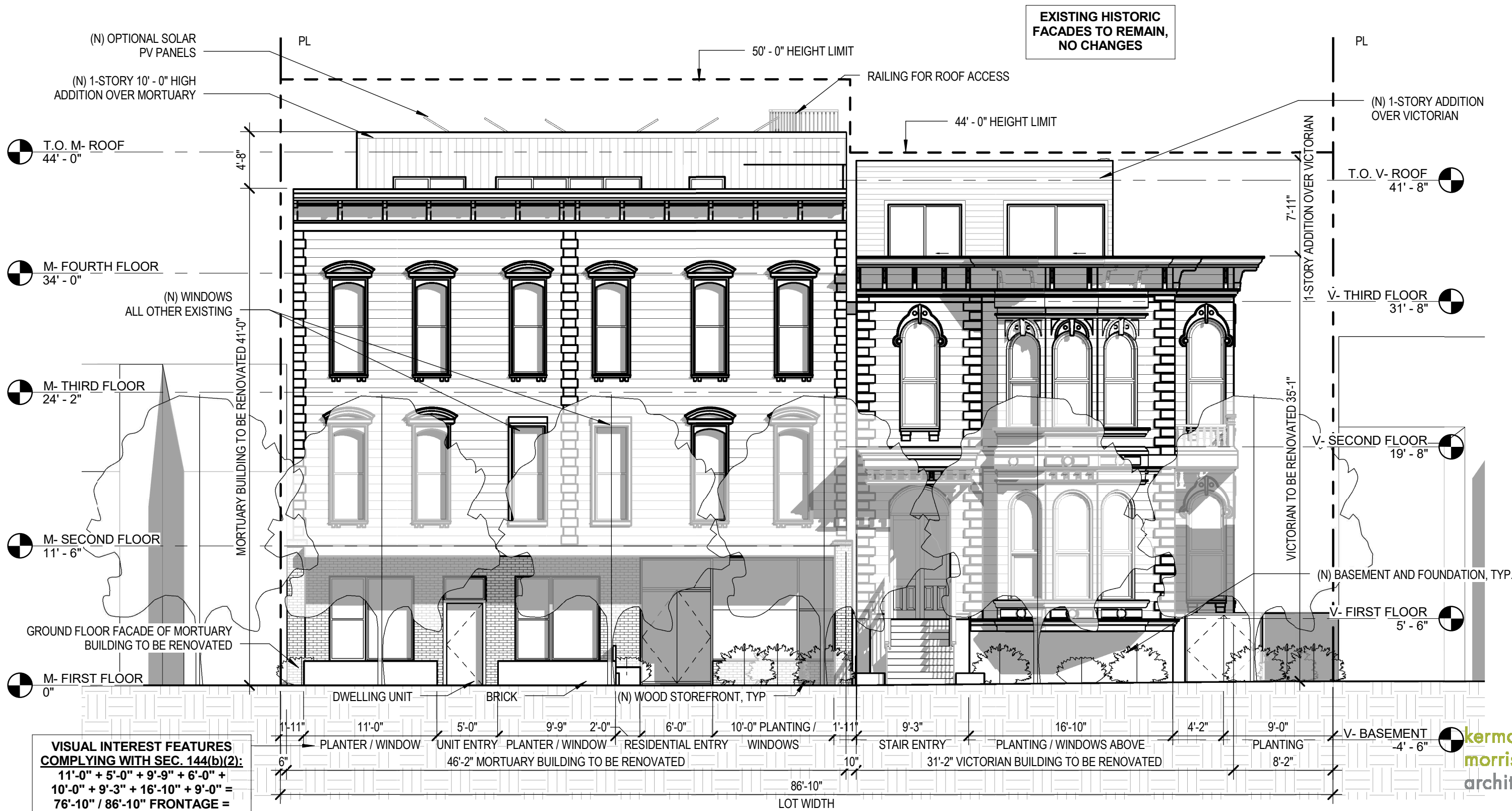
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**EXISTING HISTORIC  
FACADES TO REMAIN,  
NO CHANGES**

**VISUAL INTEREST FEATURES  
COMPLYING WITH SEC. 144(b)(2):**  
 $11'-0" + 5'-0" + 9'-9" + 6'-0" + 10'-0" + 9'-3" + 16'-10" + 9'-0" = 76'-10" / 86'-10" \text{ FRONTAGE} = 88.5\% \text{ (33.3\% MIN. REQUIRED)}$

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**PROPOSED FRONT / NORTH ELEVATION**

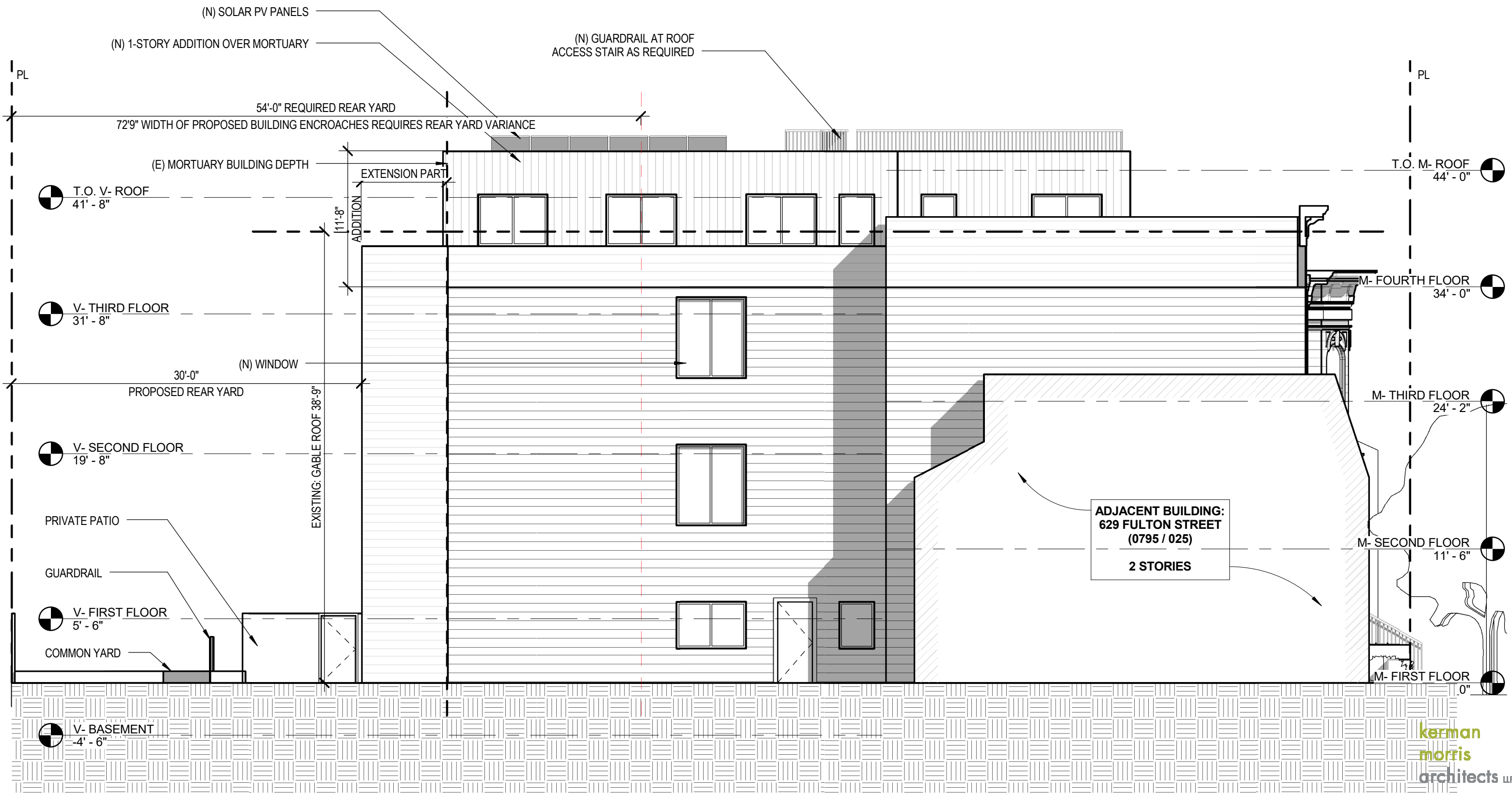
sheet name | scale | sheet number

1/8" = 1'-0"

**34**

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PROPOSED SIDE / EAST ELEVATION

sheet name | scale  
1/8" = 1'-0"

sheet number  
**35**

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PROPOSED REAR / SOUTH ELEVATION

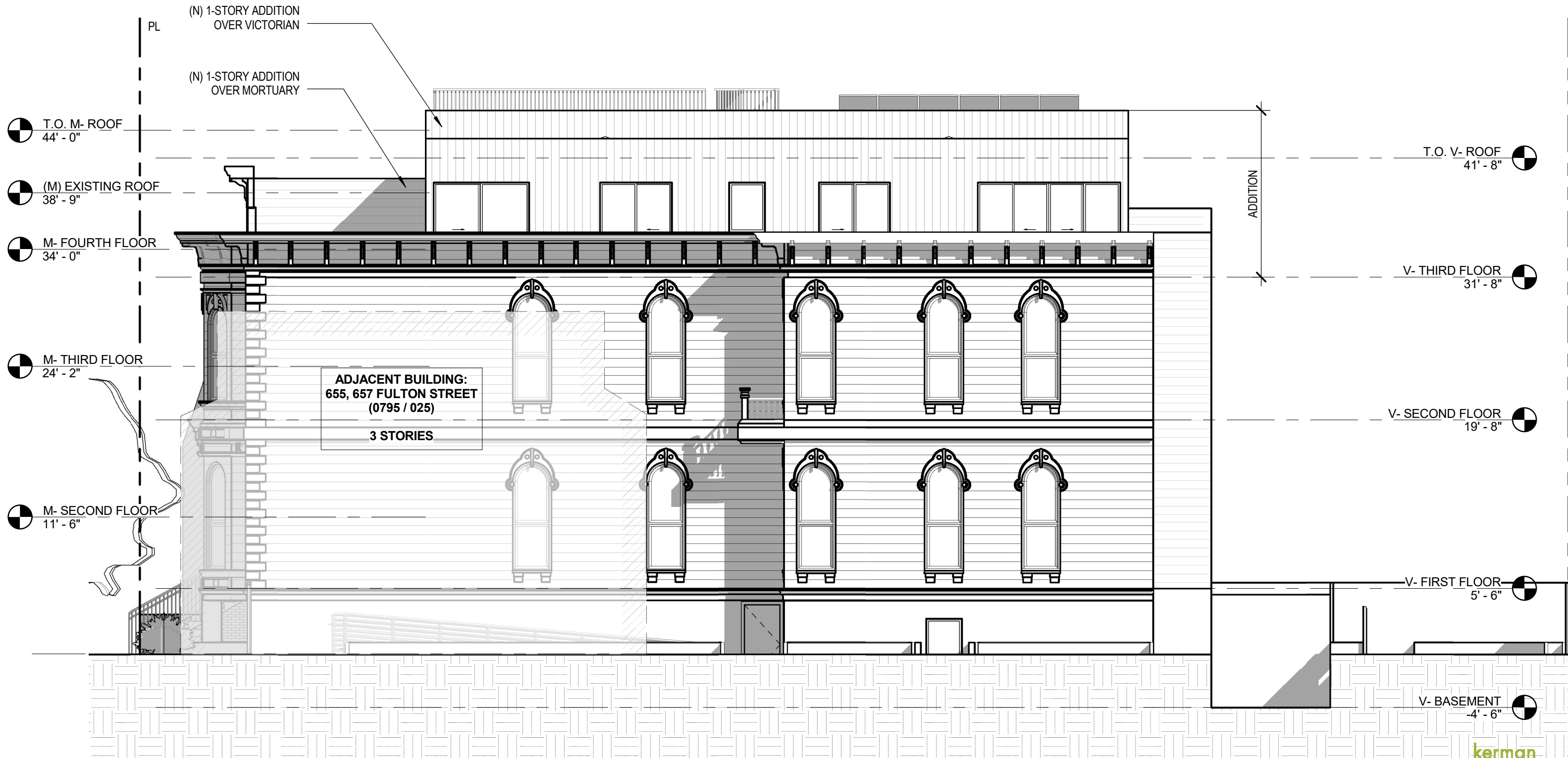
sheet name | scale  
1/8" = 1'-0"

sheet number

36

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PROPOSED SIDE / WEST ELEVATION

sheet name | scale

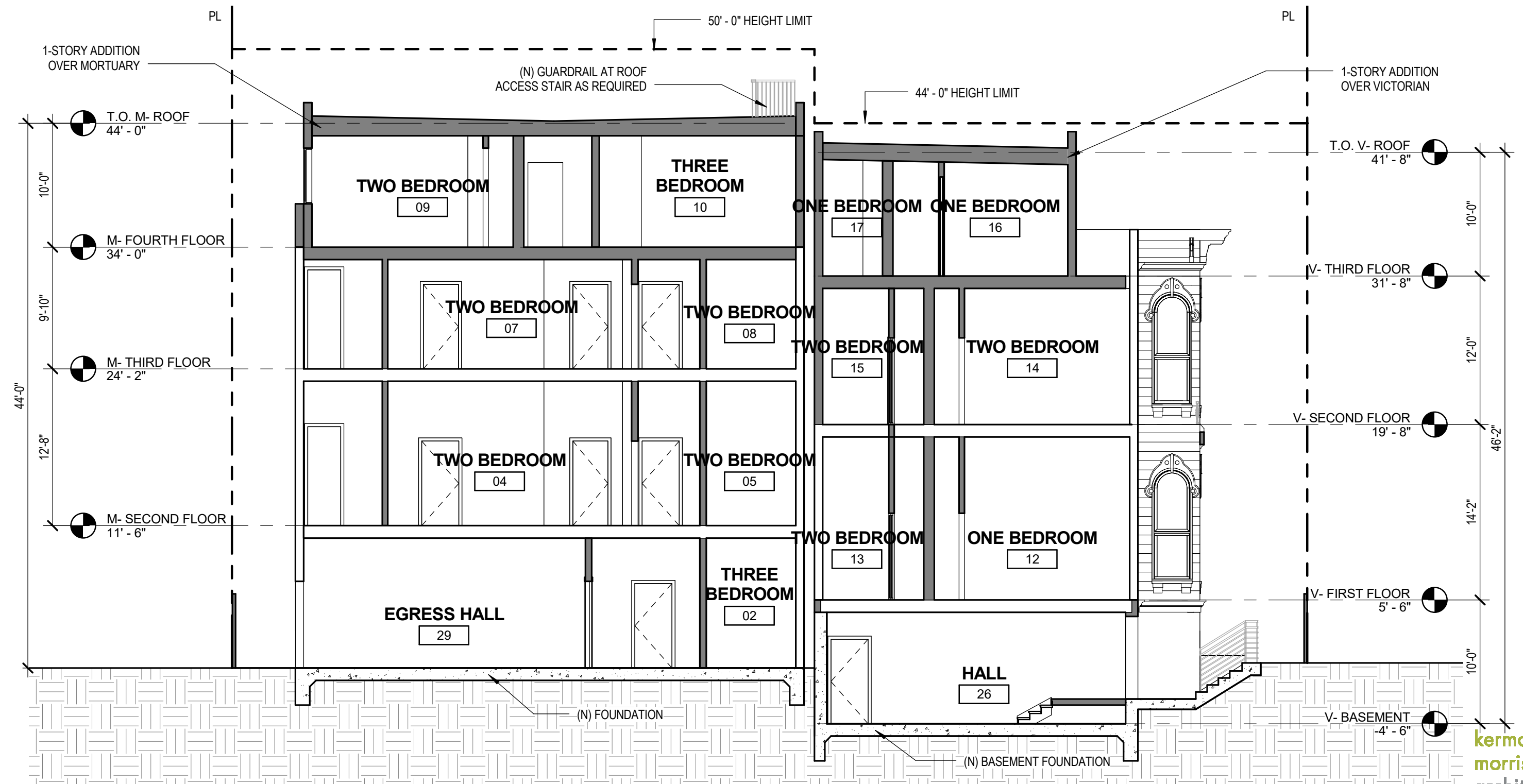
sheet number

1/8" = 1'-0"

37

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PROPOSED  
 EXISTING

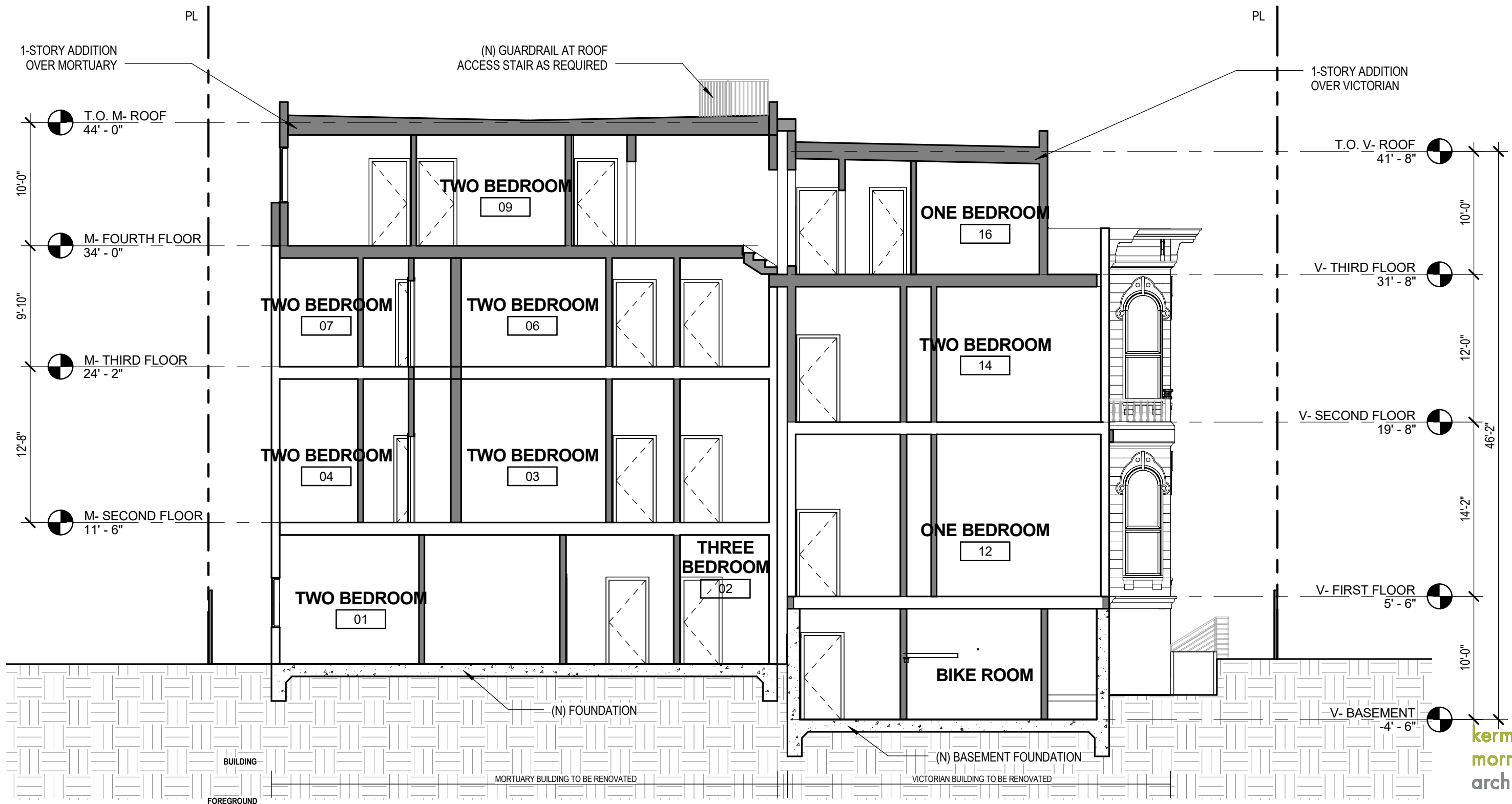


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PROPOSED  
 EXISTING



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PROPOSED BUILDING SECTION B

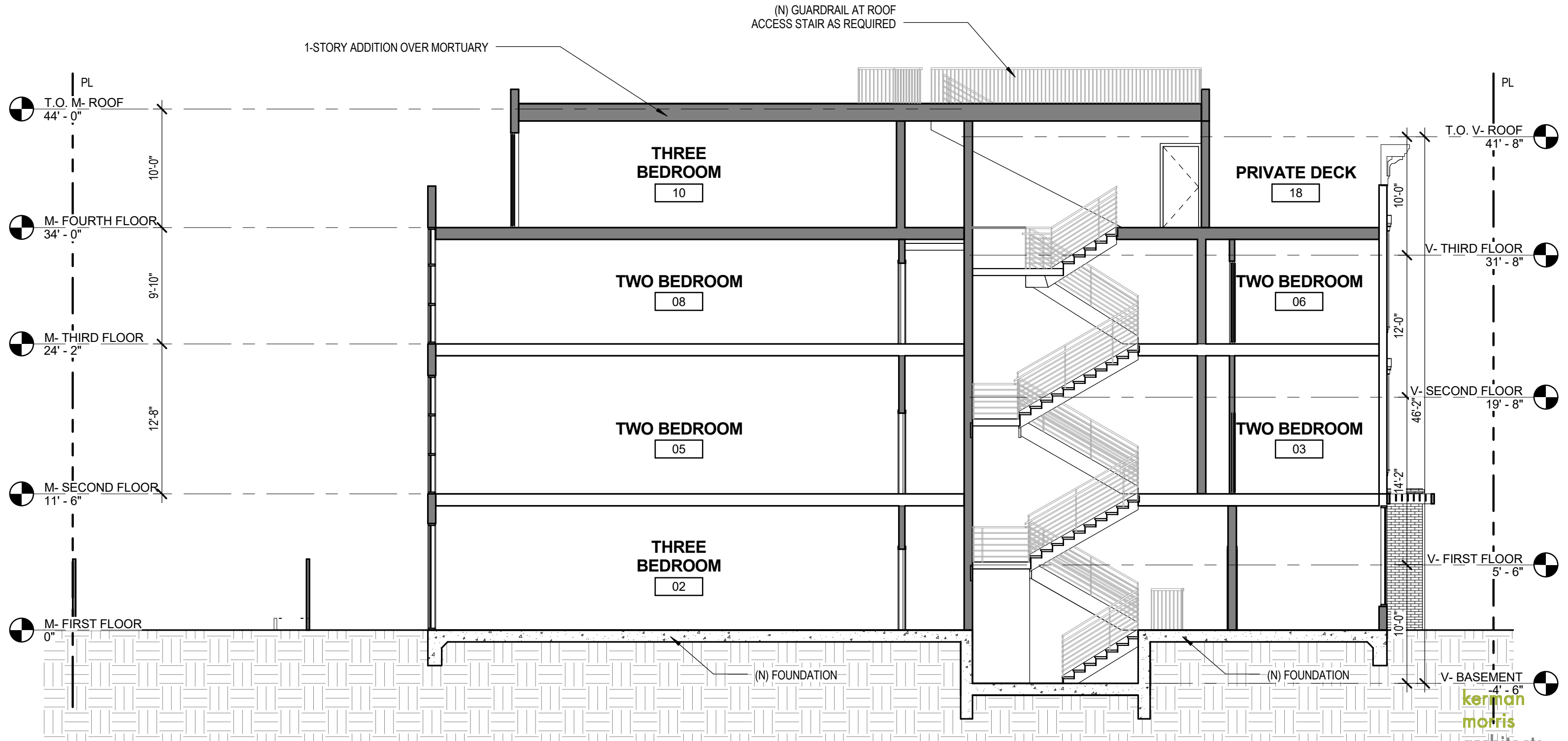
sheet name | scale | sheet number

1/8" = 1'-0"

39

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PROPOSED  
 EXISTING



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PROPOSED BUILDING SECTION C

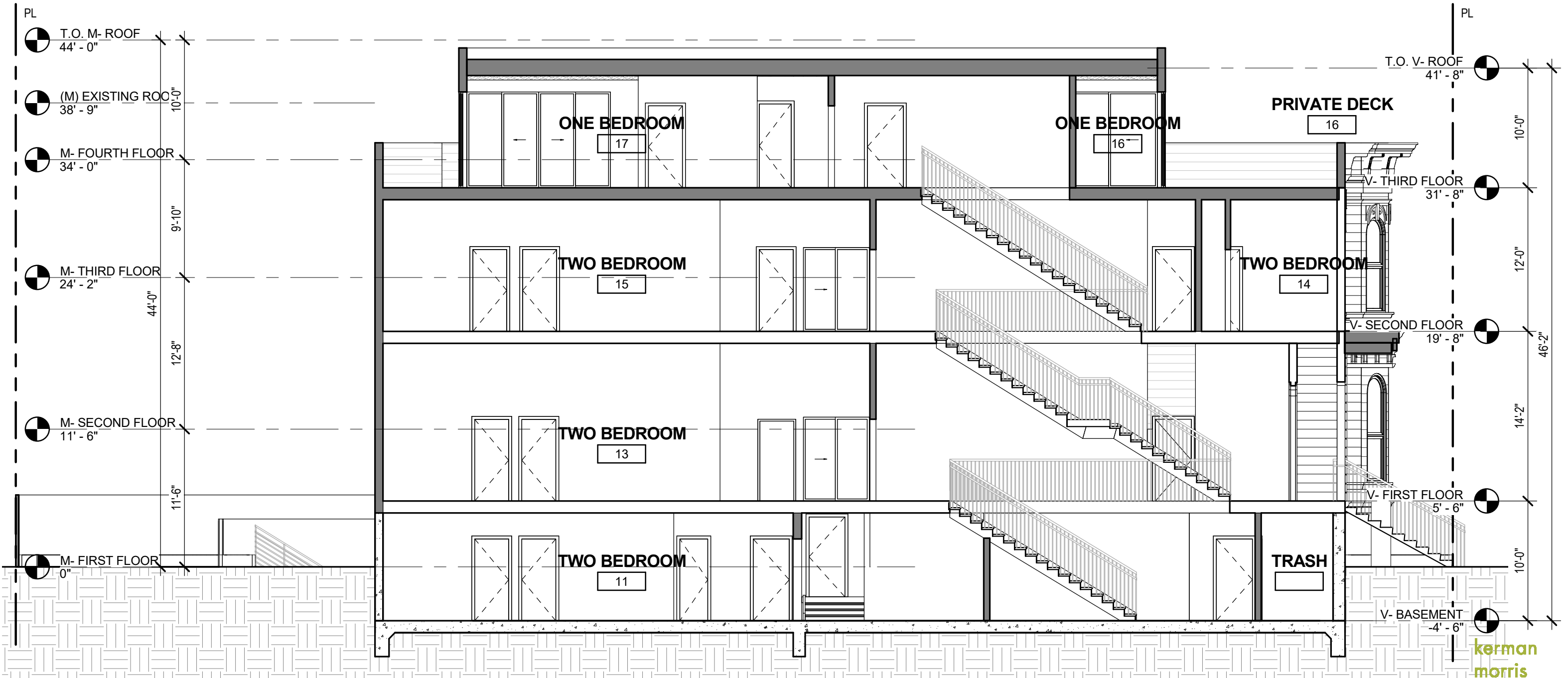
sheet name | scale | sheet number

1/8" = 1'-0"

40

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PROPOSED  
 EXISTING



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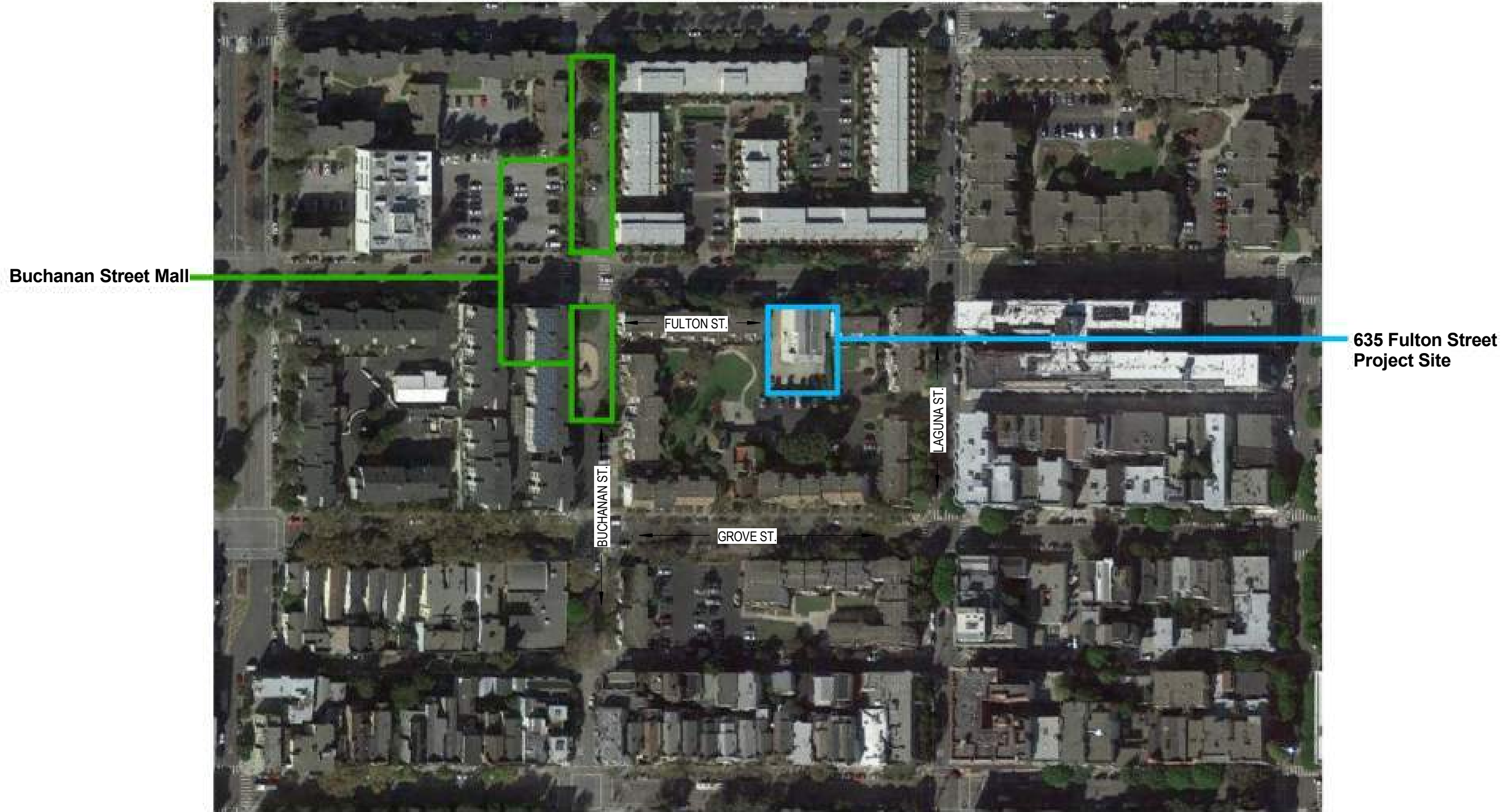
PROPOSED BUILDING SECTION D

sheet name | scale | sheet number

1/8" = 1'-0"

41

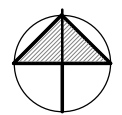
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**Aerial Image of Area**

**Buchanan Street Mall is the closet potentially affected property. Based on shadow analysis, the proposed project will not cast any shadows on this space.**

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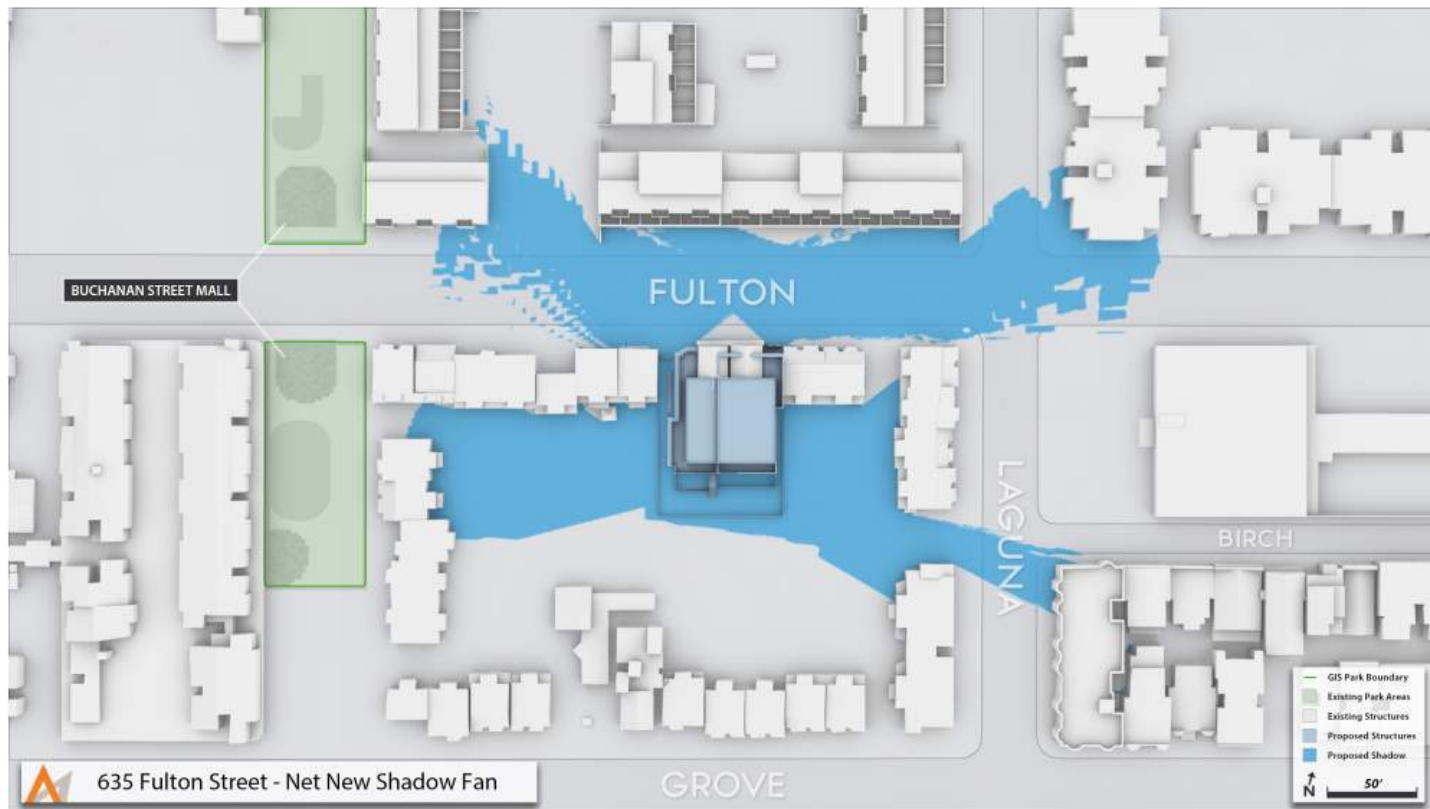
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**PROPOSED SHADOW STUDY**

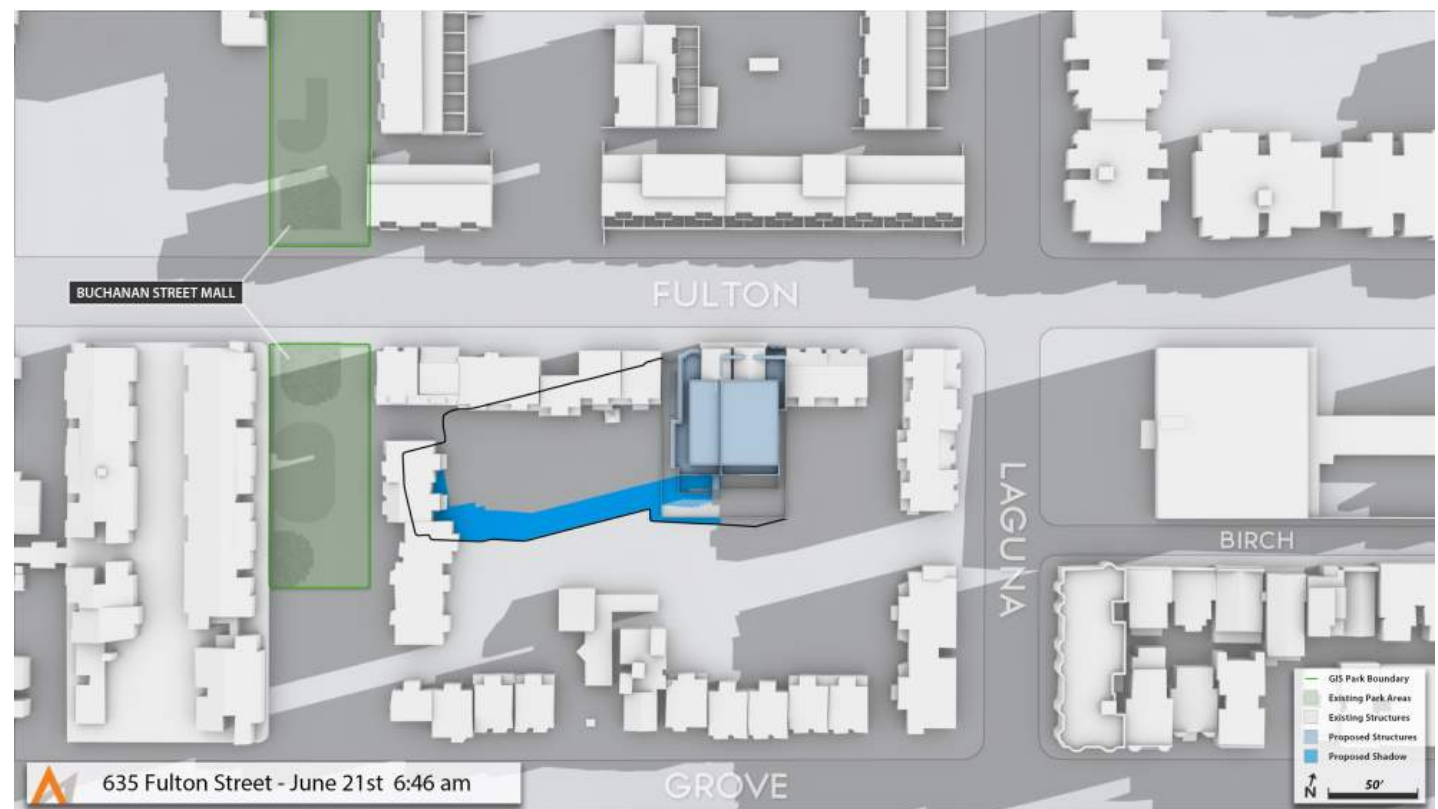
sheet name | scale | sheet number

**42**

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635 Fulton Street - Net New Shadow Fan



635 Fulton Street - June 21st 6:46 am

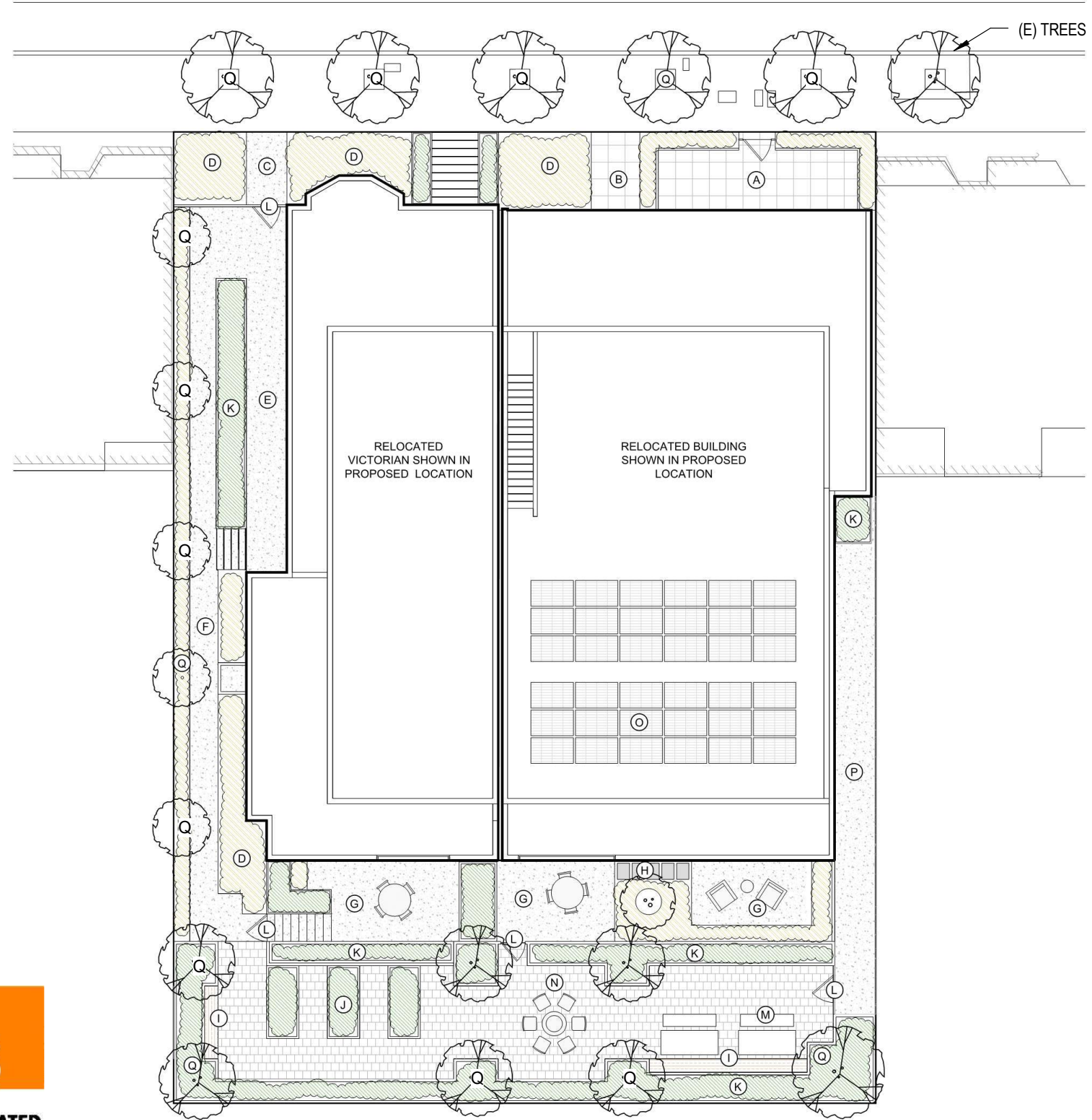


635 Fulton Street - September 21st 7:57 am



635 Fulton Street - December 21st 8:19 am

635 FULTON STREET



635 FULTON STREET

**SITE LEGEND:**

(A)	PRIVATE RESIDENTIAL PATIO -with gate and screen planting
(B)	MAIN ENTRANCE TO LOBBY -porcelain pavers
(C)	REAR YARD ENTRANCE
(D)	ON GRADE PLANTING
(E)	BIKE RAMP -concrete paving
(F)	REAR YARD ACCESS PATH -concrete paving
(G)	PRIVATE RESIDENTIAL PATIO -with screen fencing and concrete paving
(H)	CONCRETE PAVERS
(I)	BUILT-IN BENCH
(J)	VEGETABLE PLANTERS
(K)	RAISED PLANTERS
(L)	ACCESS GATE
(M)	FARM TABLES
(N)	LOUNGE SEATING
(O)	SOLAR PANELS
(P)	LOBBY / REAR YARD ACCESS PATH
(Q)	NEW TREES

5 NEW STREET TREES, 13 NEW PRIVATE TREES

**MATERIALS LEGEND:**

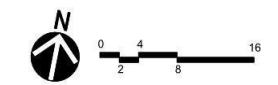
	CONCRETE PAVING
	CONCRETE PAVERS
	PERMEABLE PAVING
	IPE BENCH
	PORCELAIN PAVERS
	ON GRADE PLANTING - SEE L-2.0 FRONT PLANTING
	RAISED PLANTERS - SEE L-2.0 REAR YARD PLANTING



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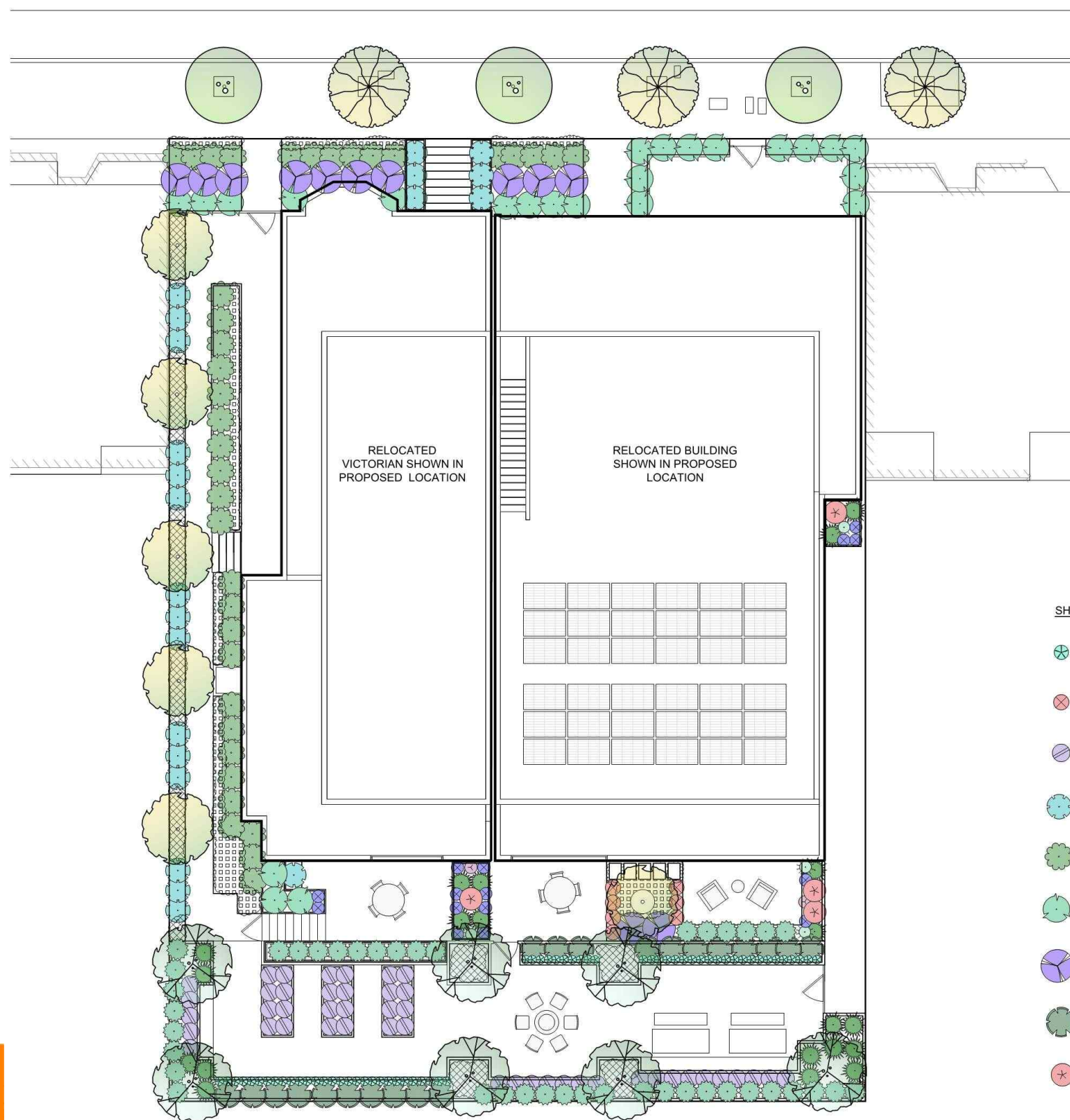
sheet name | scale | sheet number

**PROPOSED LANDSCAPE SITE PLAN**

44

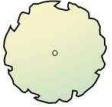
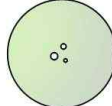

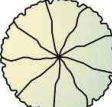
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architects llp**

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San Francisco, CA  
94114  
415 749 0302  
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PLANTING LEGEND

TREES:

-  ACER PALMATUM  
GREEN JAPANESE MAPLE
-  LAURUS 'SARATOGA'  
SARATOGA LAUREL
-  OLEA EUROPAEA 'SWAN HILL'  
SWAN HILL OLIVE
-  TRISTANIOPSIS LAURINA  
WATER GUM

SHRUBS AND PERENNIALS:

-  STACHYS BYZANTINA 'SILVER CARPET'  
LAMB'S EARS
-  SEDUM 'AUTUMN JOY'  
'AUTUMN JOY' STONECROP
-  LAVANDULA STOECHAS 'OTTO QUAST'  
SPANISH LAVENDER
-  GARDENIA JASMINOIDES 'VEITCHII'  
EVERBLOOMING GARDENIA
-  BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'  
GREEN BEAUTY BOXWOOD
-  EUONYMUS JAPONICUS 'GREEN SPIRE'  
GREEN SPIRE EUONYMUS
-  HYDRANGEA MACROPHYLLA  
BIGLEAF HYDRANGEA
-  PITTOSPORUM TOBIRA 'WHEELER'S DWARF'  
DWARF MOCK ORANGE
-  MIMULUS CARDINALIS  
SCARLET MONKEYFLOWER

-  IRIS DOUGLASIANA  
DOUGLAS IRIS
-  ASCLEPIAS FASCICULARIS  
NARROW-LEAFED MILKWEED
-  ACHILLEA MILLEFOLIUM  
COMMON YARROW
-  CAREX PRAEGRACILIS  
CLUSTERED FIELD SEDGE
-  LOMANDRA LONGIFOLIA 'BREEZE'  
DWARF MAT RUSH

GROUNDCOVER:

-  CAMPANULA POSCHARSKYANA  
SERBIAN BELLFLOWER
-  TRACHELOSPERMUM JASMINOIDES  
STAR JASMINE

635 FULTON STREET

PROPOSED LANDSCAPE PLANTING PLAN



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45

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TREES



LAURUS 'SARATOGA'  
SARATOGA LAUREL



'OLEA EUROPAEA 'SWAN HILL'  
SWAN HILL OLIVE



ACER PALMATUM  
GREEN JAPANESE MAPLE



TRISTANIOPSIS LAURINA  
WATER GUM

SHRUBS AND PERENNIALS



LAVANDULA STOECHAS 'OTTO  
QUAST'  
SPANISH LAVENDER



LOMANDRA LONGIFOLIA 'BREEZE'  
DWARF MAT RUSH



PITTOSPORUM TOBIRA 'WHEELER'S  
DWARF'  
DWARF MOCK ORANGE



SEDUM 'AUTUMN JOY'  
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EVERBLOOMING GARDENIA



ASCLEPIAS FASCICULARIS  
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EUONYMUS JAPONICUS 'GREEN  
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MIMULUS CARDINALIS  
SCARLET MONKEYFLOWER

GROUNDCOVER



TRACHELOSPERMUM JASMINOIDES  
STAR JASMINE



CAMPANULA POSCHARSKYANA  
SERBIAN BELLFLOWER

GENERAL NOTES:

- 1) PROPOSED PLANTING LIST CONTAINS NO SPECIES LISTED IN THE CALIFORNIA INVASIVE PLANT INVENTORY (CAL-IPC FEB. 2006 AND 2007 UPDATE)
- 2) PRELIMINARY PLANT LIST CONSISTS OF DROUGHT-TOLERANT, NATIVE OR ADAPTED PLANT SPECIES SUITABLE TO THE LOCAL MICRO-CLIMATE.
- 3) ALL PLANTING AREAS SHOWN ON PLAN TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM.

635 FULTON STREET

PROPOSED LANDSCAPE PLANTING PALETTE

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46



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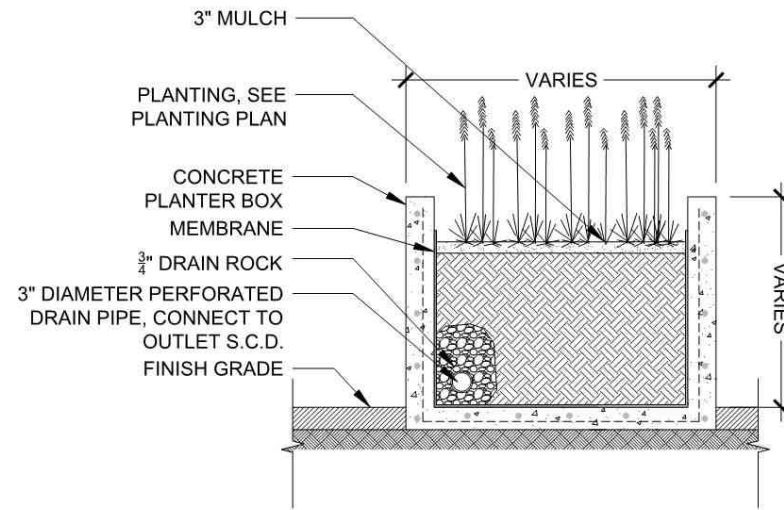
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1 TRADITIONAL PLANTER  
SCALE: N.T.S.

MATERIALS AND FINSHES:



CONCRETE PAVING



PERMEABLE PAVERS



PORCELAIN PAVERS

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PROPOSED LANDSCAPE DESIGN DETAILS & MATERIALS

**EXHIBIT C**

**MITIGATION MONITORING AND REPORTING PROGRAM**

(Including the Text of the Mitigation Measures Adopted as Conditions of Approval and Proposed Improvement Measures)

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure M-CR-1: Develop and Implement an Interpretive Program.</b> The project sponsor shall develop an interpretive program to commemorate the history of the Silver Rush, as it relates to 807 Franklin Street, and the history of the post-World War II redevelopment of the Western Addition, as it relates to both buildings. Additionally the interpretive program shall commemorate the history of the Bryant Mortuary at 635 Fulton Street and its association with African American history in the Western Addition, using historic photos, and family and business histories as available. Interpretation of the site’s histories shall be supervised by a qualified consultant meeting the Secretary of the Interior’s Professional Qualification Standards for Architectural Historian or Historian. Development of these interpretive programs will include outreach to the Western Addition and African American communities in order to involve these communities and to create a broader, more authentic interpretive approach for the project site and neighborhood.</p> <p>The interpretive program should result, at minimum, in installation of two permanent on-site interpretive displays in publicly accessible locations within or adjacent to the subject buildings, such as a lobby or public street frontage. The permanent on-site interpretive displays should be located at both the current site of 807 Franklin Street (where a new building would be constructed as a component of the project) and at the current site of 635 Fulton Street (where both building would be located following completion of the project) to memorialize the importance and connection of the buildings after they are relocated. The content of the interpretive program should address the loss of original setting of the buildings in the context of the neighborhood. The interpretive program should include information about the significance of the subject buildings and their associations with the Silver Rush and the Redevelopment Agency. In addition, the program should include information about the Bryant Mortuary individually and collectively within the context of African</p>	<p>Project sponsor and qualified professional consultant</p>	<p>Consultant to submit proposal/scope of work and Planning Department to approve proposal/scope of work prior to issuance of the two site permits.</p>	<p>Consultant to submit proposal and reports to Planning Department</p>	<p>Considered complete after the approved interpretive program is installed</p>

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>American history and redevelopment history in the Western Addition. The display to be installed at the Franklin Street project site would interpret the significance of the building currently located at 807 Franklin Street; the display to be installed at the Fulton Street project site would interpret the significance of the building currently located at 635 Fulton Street. The interpretive materials may include, but are not limited to, a display of photographs, news articles, oral histories, memorabilia, and video. Historic information contained in the ICF HRE for 635 Fulton Street and HRE for 807 Franklin Street and in the Planning Department’s Draft African American Historic Context Statement may be used for content. Interpretive materials may also include photographs taken for Historic American Building Survey (HABS)-style documentation of the buildings, as described under Mitigation Measure M-CR-3.</p> <p>A proposal prepared by the qualified consultant, with input from the outreach conducted in the African American and Western Addition communities, describing the general format, materials, locations, and content of the interpretive program, shall be approved by the San Francisco Planning Department preservation staff prior to issuance of the demolition or site permit for the proposed project. The detailed content, media, and other characteristics of the interpretive program shall be reviewed and approved by Planning Department preservation staff prior to issuance of the demolition permit or architectural addendum of the site permit for the proposed project.</p>				
<p><b>Mitigation Measure M-CR-2: Prepare and Implement a Historic Preservation Plan.</b> The project sponsor shall retain a qualified historical architect who meets the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations (CFR), Part 61) to prepare historic preservation plans (HPP) for the resources at 807 Franklin Street and 635 Fulton Street. The site permit and plans should state/reference that a Historic Preservation Plan will be prepared as part of the scope of work. The documentation shall be reviewed and approved by Planning Department preservation staff prior to the issuance of any demolition, site, or building permit or architectural addendum for the proposed project.</p> <p>The HPP shall incorporate rehabilitation recommendations for protecting</p>	Project sponsor	Prior to issuance of a site permit and issuance of a certificate of occupancy	Sponsor to ensure that permits/plans that include historic elements get routed to Planning Department for review	Considered complete after construction is completed

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>character-defining features of the historical resources to be retained during relocation and shall include the following elements:</p> <ul style="list-style-type: none"> <li>Historic Preservation Protective Measures. Each HPP shall be prepared and implemented to aid in preserving those portions of the historical resource that would be retained and/or rehabilitated as part of the project. The HPP shall establish measures to protect the retained building façades and character-defining features of the resource (as identified in the 2018 HRER) during relocation, from vibration effects as well as from construction equipment used in the vicinity of the resource. If deemed necessary upon further assessment of the resources' condition, the HPP shall include preliminary stabilization measures to be taken before construction to prevent further deterioration or damage during construction. Specifically, the protection measures shall incorporate construction specifications for the proposed project that require the construction contractor(s) to use all feasible means to avoid damage to historical resources, including but not necessarily limited to the following: staging equipment and materials as far as possible from historic buildings to limit direct impact or accidental damage; maintaining a buffer zone when possible between heavy equipment and historical resources to avoid accidental damage; appropriately shoring excavation sidewalls to prevent movement of adjacent structures; and ensuring appropriate security to minimize risks of vandalism and fire.</li> </ul> <p>The specifications as specified above shall be reviewed and approved as part of the demolition, site, or building permit or as part of an architectural addendum.</p> <ul style="list-style-type: none"> <li><b>Relocation Plan and Relocation Best Practices for 807 Franklin Street and 635 Fulton Street.</b> The HPPs shall include a relocation plan to be reviewed and approved by the Planning Department to ensure that character-defining features of the buildings will be retained. The Planning Department review shall occur prior to the commencement of any construction activities on the project sites. The relocation plan shall include required qualifications for the building relocation company to ensure that relocation is undertaken by a company that is experienced in moving historic buildings of a similar</li> </ul>	<p>Project sponsor</p>	<p>Prior to receiving building permit for building relocation</p>	<p>Planning Preservation staff</p>	<p>Considered complete after building relocation is completed</p>

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>size and/or structural system as 807 Franklin Street and 635 Fulton Street. The relocation plan shall ensure that the buildings will be moved without irreparable damage to the character-defining historic fabric of the buildings. The project sponsor will incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to 635 Fulton Street and 807 Franklin Street during their relocations, including, but not limited to, relocation methods and relocation activity routes, closures, and timing.</p>				
<p><b>Mitigation Measure M-CR-3: Document 807 Franklin Street and 635 Fulton Street.</b> The project sponsor shall undertake HABS-like documentation of both subject properties and surrounding contexts prior to the commencement of any construction and issuance of a demolition or site permit. The project sponsor shall retain a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Architectural Historian or Historian (36 CFR, Part 61) and a photographer with demonstrated experience in HABS photography, to prepare written and photographic documentation of 635 Fulton Street and 807 Franklin Street. The documentation shall consist of the following.</p> <ul style="list-style-type: none"> <li>• HABS-Level Photographs: HABS standard digital photography shall be created to document the buildings and surrounding context prior to construction activities. <ul style="list-style-type: none"> <li>○ The scope of the digital photographs shall be reviewed and approved by Planning Department preservation staff, and all digital photography shall be conducted according to the latest National Park Service Standards.</li> <li>○ Photograph views for the dataset shall include (a) contextual views of existing settings for both buildings; (b) contextual views of each façade of the buildings; (c) façade details of the character-defining exterior features of the 635 Fulton Street building related to its former mortuary use that are proposed for removal; and (d) detailed views of character-defining interior features of the 635 Fulton Street building related to its former mortuary use that are proposed for removal.</li> </ul> </li> </ul>	<p>Project sponsor and consultant</p>	<p>Prior to the commencement of any construction and the issuance of a demolition or site permit</p>	<p>Planning Department Preservation staff</p>	<p>Considered complete after the approved documentation is completed</p>

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<ul style="list-style-type: none"> <li>○ All views shall be referenced on a key map of the property including each photograph number with an arrow to indicate the direction of the view.</li> <li>○ Draft photograph contact sheets and the key map will be provided to Planning Department preservation staff for review to determine the final number and views of photographs for inclusion in the final dataset.</li> <li>○ Historic photographs identified in previous studies shall also be collected, scanned as high resolution digital files, and reproduced in the dataset.</li> <li>● <b>Written HABS-Like Narratives:</b> For each resource, a written historical narrative shall be prepared in accordance with the HABS Historical Report Guidelines. The HABS narratives should incorporate content that is included in the HREs for 635 Fulton Street and 807 Franklin Street. The HABS narrative for 635 Fulton Street should also incorporate content gathered during community outreach conducted for the site’s interpretive program, as described in Mitigation Measure M-CR-1. The full transcripts of any oral histories conducted for the on-site interpretation of 635 Fulton Street will be included in the HABS narrative as an appendix.</li> <li>● <b>Format of Final Dataset:</b> Following the preparation of the HABS photography and narratives, a Print-on-Demand softcover book shall be produced for the subject resources that compiles the historical reports, historical photographs, and HABS photographs. The Print-on-Demand book shall be made available to the public for distribution. The project sponsor shall also provide hard copies of the completed book to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, the Planning Department, the Northwest Information Center, the San Francisco African American Historical and Cultural Society, the African American Arts and Culture Complex, and the African American Museum and Library at Oakland. Labeled hard copies and/or digital copies of the final book, containing the photograph sets and narrative HABS reports, shall be provided to the repositories in their preferred format.</li> </ul>				



Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor. The ERO may also determine that the archeological resources is a tribal cultural resource and will consultant with affiliated Native Americans tribal representatives, if warranted.</p> <p>Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; an archeological testing program; and an interpretative program. If an archeological monitoring program, archeological testing program, or interpretative program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>If human remains and associated or unassociated funerary objects are discovered during any soils disturbing activity, all applicable State and Federal Laws shall be followed, including immediate notification of the Coroner of the City and County of San Francisco 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) (Pub. Res. Code Sec. 5097.98). The ERO shall also be immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an</p>			<p>retain a qualified archeological consultant at the direction of the ERO. The archeological consultant shall identify and evaluate the archeological resources and recommend actions for review and approval by the ERO. The archeological consultant shall undertake additional measures at the direction of the ERO.</p>	<p>directed by the ERO as warranted</p>



Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, 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. If no agreement is reached State regulations shall be followed including the reinternment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).</p> <p>The project archeological consultant shall prepare a Final Archeological Resources Report (FARR) that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy 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 or interpretive value, the ERO may require an interpretation program or a different final report</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>Following completion of additional measures by archeological consultant as determined by the ERO</p>	<p>Submittal of draft FARR to the ERO for review and approval, and distribution of the FARR by the archeological consultant</p>	<p>Considered complete upon distribution of the approved FARR</p>

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
content, format, and distribution than that presented above.				
<p><b>Mitigation Measure M-NO-1: Construction Noise at 807 Franklin Street.</b> The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. Noise attenuation measures could include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> <li>• Erect temporary plywood noise barriers around the construction site.</li> <li>• Utilize noise control blankets on the building as the building is erected to reduce noise emission from the site.</li> <li>• Monitor the effectiveness of noise attenuation measures by taking noise measurements.</li> <li>• Post signs on-site with information regarding permitted construction days and hours, complaint procedures, and the name(s) and telephone number(s) of the individual(s) to be contacted in the event of a problem.</li> </ul>	Project sponsor, qualified acoustical consultant, and construction contractor	Prior to issuance of building permits	Planning Department and Department of Building Inspection	Considered complete after construction activities are complete
<p><b>Mitigation Measure M-AQ-1: Construction Air Quality at 807 Franklin Street.</b> The project sponsor or the project sponsor’s contractor shall comply with the following at the 807 Franklin Street project site: Engine Requirements:</p> <ul style="list-style-type: none"> <li>• All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. 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 are available, portable</li> </ul>	Project sponsor’s construction contractor	Prior to issuance of construction permits and throughout the construction period	Planning Department	Considered completed after construction activities are completed

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule						
<p>diesel engines shall be prohibited.</p> <ul style="list-style-type: none"> <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 instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</li> </ul> <p>Waivers:</p> <ul style="list-style-type: none"> <li>The Planning Department’s Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement above 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 above.</li> <li>The ERO may waive the equipment requirements above if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; 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 the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table M-AQ-1.</li> </ul> <p><b>Table M-AQ-1 – Off-Road Equipment Compliance Step-down Schedule</b></p> <table border="1" data-bbox="121 1370 953 1458"> <thead> <tr> <th data-bbox="121 1370 344 1458">Compliance Alternative</th> <th data-bbox="344 1370 674 1458">Engine Emission Standard</th> <th data-bbox="674 1370 953 1458">Emissions Control</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Compliance Alternative	Engine Emission Standard	Emissions Control							
Compliance Alternative	Engine Emission Standard	Emissions Control								

Mitigation Measure			Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
1	Tier 2	ARB Level 2 VDECS				
2	Tier 2	ARB Level 1 VDECS				
3	Tier 2	Alternative Fuel*				
<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> <p>Construction Emissions Minimization Plan. 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 engine requirements listed above.</p> <ul style="list-style-type: none"> <li>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 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.</li> <li>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.</li> <li>The Contractor shall make the Plan available to the public for review</li> </ul>						

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>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> <ul style="list-style-type: none"> <li>Monitoring. After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</li> </ul>				