



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

APPEAL OF CONDITIONAL USE AUTHORIZATION 2000-2070 Bryant Street

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DATE: September 2, 2016

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: John Rahaim, Planning Director – Planning Department (415) 558-6411
Rich Sucre, Case Planner – Planning Department (415) 575-9108

RE: File No. 160777, Planning Case No. 2013.0677CUA – Appeal of the Approval of Conditional Use Authorization for 2000-2070 Bryant Street

HEARING DATE: September 13, 2016 (Continued from August 2, 2016)

ATTACHMENTS:

- Planning Commission Staff Report
(Executive Summary, Exhibits, & Final Motion Nos. 19657 & 19658)
- Project Sponsor Drawings

PROJECT SPONSOR: Nick Podell, Nick Podell Company
22 Battery Street, Ste. 404, San Francisco, CA 94104

APPELLANT: Rachel Mansfield-Howlett (Attorney) on behalf of Peter Papadopoulos

INTRODUCTION:

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of the application for Conditional Use Authorization under Planning Code Sections 303 (Conditional Use Authorization) and 317 (Loss of Dwelling Units through Demolition) to demolish six buildings, including three dwellings (two dwelling units at 2028 Bryant Street and one dwelling unit at 2000 Bryant Street), and construct a new six-story mixed-use building with 199 dwelling units, 12,000 square feet (sq ft) of PDR space, up to 7,007 sq ft of ground floor retail/trade shops, and on a 46,000 sq ft lot in the UMU (Urban Mixed-Use) Zoning District and a 68-X Height and Bulk District (“the Project”).

This response addresses the appeal (“Appeal Letter”) to the Board filed on July 5, 2016 by Rachel Mansfield-Howlett (Attorney), on behalf of Peter Papadopoulos. The Appeal Letter referenced the Proposed Project in Case No. 2013.1213CUA.

The decision before the Board is whether to uphold or overturn the Planning Commission’s approval of Conditional Use Authorization to demolish one dwelling unit at 2000 Bryant Street and two dwelling units at 2028 Bryant Street.

Memo

SITE DESCRIPTION & PRESENT USE:

The Project is located on three lots (with a collective lot area of approximately 65,000 square feet), which are bounded by Florida, 18th and Bryant Streets, which have approximately 325-ft of frontage along Florida Street, and 325-ft of frontage along Bryant Street, and 200-ft of frontage along 18th Street. Currently, the subject lot contains six buildings, including:

- 2000 Bryant Street, a two-story mixed-use building with a ground floor commercial space and a dwelling unit on the second floor;
- 2010-2012 Bryant Street, a two-story arts activity building;
- 2028 Bryant Street, a two-story residential building with two dwelling units;
- 2815 18th Street, a two-story office building;
- 611 Florida Street, a one-to-two-story warehouse and automotive repair building; and
- 2044-2070 Bryant Street, a one-to-two-story warehouse/light industrial/arts activity building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD:

The project site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with mixed residential, commercial and industrial development along 18th, Bryant and Florida Streets. The immediate neighborhood includes a three-to-four-story former industrial building, two-story commercial properties, and a four-to-five-story larger-scale residential development. To the south of the project site on the same block, the adjacent buildings include two-to-three-story and six-story multi-family dwellings. The project site has three street frontages: 18th Street, which is 66-ft wide with parallel parking on either side of the street; Bryant Street, which is 80-ft wide with parallel parking on either side of the street and Florida Street, which is also 80-ft wide with perpendicular parking on the east side of the street bordering the project site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family) and PDR-1-G (Production, Distribution, Repair-General).

PROJECT DESCRIPTION:

The Project includes demolition of the six existing buildings on the project site (collectively measuring approximately 68,690 square feet), and new construction of a six-story, 68-ft tall, mixed-use building (approximately 203,656 square feet) with 199 dwelling units, ground floor retail/trade shop spaces along 18th Street and Florida Street (collectively measuring up to 7,007 square feet), 12,00 square feet of ground floor PDR space, 1 car-share parking space, 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 80 two-bedroom units, 89 one-bedroom units, and 30 studio units. The Project incorporates one off-street freight loading space within the private mid-block alley. The Project includes common open space (approximately 15,920 square feet) via two interior courtyards and a roof terrace. The Project would include a lot merger and subdivision of Lots 001, 002 and 021 on Block 4022. The Project would result in one lot for the principal project (measuring 46,000 sq ft) and another lot (19,000 sq ft), which would be dedicated to the Mayor's Office of Housing and Community Development (MOHCD) to fulfill the Project's affordable housing requirement. To meet the inclusionary affordable housing requirements, the Project will establish three on-site, below-market rate (BMR) units for rent, and will donate a parcel of

land to MOHCD, which is capable of constructing up to 98 dwelling units as of right and 136 dwelling units with a state density bonus.

BACKGROUND:

2013: Preliminary & Initial Project Applications

On May 24, 2013, the Project Sponsor first filed a Preliminary Project Assessment (PPA) Application for the demolition of a 50,000 sq ft warehouse at 2070 Bryant Street and the new construction of a six-story residential building with 177 dwelling units (Case No. 2013.0677U).

On July 23, 2013, the Planning Department ("Department") published the PPA Letter in response to the original project (Case No. 2013.0677U).

On September 25, 2014, the Project Sponsor filed the first Environmental Evaluation Application for the proposed project at 2000-2070 Bryant Street.

On December 23, 2013, the Project Sponsor filed another PPA Application for the demolition of the six buildings at 2000 Bryant Street, 2070 Bryant Street, 2815 18th Street and 611 Florida Street, and the new construction of a six-story mixed-use building with 276 dwelling units, 151 off-street parking spaces and approximately 4,300 sq ft of ground floor retail.

2014: Pre-Application Community Meeting & Project Entitlement Application (Large Project Authorization)

On May 15, 2014, the Project Sponsor conducted a mandatory Pre-Application Meeting with adjacent neighbors and neighborhood organizations to describe the project and receive initial feedback.

On June 12, 2014, the Project Sponsor first filed a Large Project Authorization (LPA), pursuant to Planning Code Section 329, to construct a new six-story, 68-ft tall, mixed-use building with 276 dwelling units and 161 off-street parking spaces (See Case No. 2013.0677X).

2015: Conditional Use Application & Completion of CEQA Review

On February 9, 2015, the Project Sponsor filed a Conditional Use Authorization Application, pursuant to Planning Code Sections 303 and 317, to demolish three dwelling units on the project site (See Case No. 2013.0677CUA).

On February 27, 2015, the Planning Department published an initial letter outlining initial design comments. Subsequently, the Project Sponsor provided the additional information and responded to the Department's design concerns by revising the Project.

On March 17, 2015, the Planning Department published a notice outlining comments on the streetscape design. Subsequently, the Project Sponsor responded to the Department's inquiries and adjusted the streetscape plan.

On June 2, 2015, the Environmental Planning Division of the Planning Department completed environmental review for the original project (274 dwelling units). Subsequently, this document was rescinded due to changes in the project description filed by the Project Sponsor.

2016: Revised Large Project Authorization, Revised CEQA Review, Public Hearings, & Appeals

On January 14, 2016, the Planning Commission adopted Mission 2016 Interim Zoning Controls, per Planning Resolution No. 19548. For large projects, these controls require additional information to be provided to the Commission on demographic changes, economic pressure, total housing production, affordable housing production, housing preservation, tenant displacement, and additional information for displacement, demolition or conversion of certain use.

On February 10, 2016, the Project Sponsor elected to revise the Project, and submitted a revised Large Project Authorization Application, which included a new project description involving the construction a new six-story, 68-ft tall, mixed-use building with 189 dwelling units (down from the original 276 dwelling units) and 87 off-street parking spaces (See Case No. 2013.0677X), and to incorporate the land dedication alternative to address the Project's affordable housing requirement.

On May 11, 2016, the Environmental Planning Division of the Planning Department found the revised project to be categorically exempt from environmental review as a Community Plan Exemption, per Section 15183 of the California Environmental Quality Act ("CEQA") and California Public Resources Code Section 21083.3.

On May 11, 2016, the Project Sponsor provided a letter, which addressed the Mission 2016 Interim Zoning Controls.¹

On May 12, 2016, the Mayor's Office of Housing and Community Development published a letter regarding "2070 Bryant Street Land Dedication," which stated that the land dedication alternative project site would meet the requirements of Planning Code Section 419.5(a)(2) and the MOHCD Inclusionary Housing Procedures Manual, subject to the conditions contained herein.

On May 19, 2016, the Planning Commission held a public hearing on the Large Project Authorization and Conditional Use Authorization for the Project. At this hearing, the Commission continued the Project to June 2, 2016.

On June 2, 2016, at the next Planning Commission hearing, the Commission approved the Conditional Use Authorization per Planning Commission Motion No. 19657 and approved the Large Project Authorization per Planning Commission Motion No. 19658. As part of this approval, the Commission authorized the 2070 Bryant Street Land Dedication for affordable housing and established a requirement for three additional on-site affordable units within the existing approval, contingent upon passage of Proposition C by the voters, which occurred five days later. The Planning Commission also added a condition of approval to increase the amount of PDR space from 3,938 sq ft to 12,000 sq ft.

¹ Note: The Project was not subject to these controls, since the Project included a land dedication equivalent to more than 33% of the units of the principal project.

On June 7, 2016, the voters passed Proposition C (hereinafter, "Prop. C") to modify Affordable Housing Requirements. The Board of Supervisors had also passed a related ordinance (Ord No. 76-16 and File No. 160255) to implement the increased requirements.

On June 17, 2016, Peter Papadopoulos appealed the Large Project Authorization to the Board of Appeals (See Appeal No. 16-114).²

On July 5, 2016, Rachel Mansfield-Howlett (Attorney) on behalf of Peter Papadopoulos appealed the Conditional Use Authorization to the Board of Supervisors (See Board of Supervisors, File No. 160777).

CONDITIONAL USE AUTHORIZATION REQUIREMENTS:

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use authorization. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - 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;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and,
3. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and,
4. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

² Currently, the Board of Appeals is scheduled to review this appeal on September 14, 2016, pending the Board of Supervisors' consideration of the CEQA document and Conditional Use Authorization (CUA). If the Board of Supervisors upholds both the CEQA document and the CUA, the Board of Appeals would consider the LPA appeal. However, should the BOS overturn the CEQA document, the LPA would be invalidated without the need for consideration by the BOA. If the BOS overturn the CUA document, the Project would need to be revised to accommodate the existing dwelling units.

In addition, Planning Code Section 317 establishes further criteria for the Commission to consider when reviewing applications to demolish residential buildings. These criteria apply to all applications to demolish residential buildings. Unlike the Section 303 findings above which must be affirmatively met, the Section 317 criteria must only be considered by the Commission. While the Commission must consider all of the 317 criteria, it is within the Commission's discretion to decide how to prioritize these criteria in determining the overall public value of each project. The Section 317 criteria are as follows:

- a) whether the property is free of a history of serious, continuing Code violations;
- b) whether the housing has been maintained in a decent, safe, and sanitary condition;
- c) whether the property is an "historical resource" under CEQA;
- d) whether the removal of the resource will have a substantial adverse impact under CEQA;
- e) whether the project converts rental housing to other forms of tenure or occupancy;
- f) whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;
- g) whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
- h) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
- i) whether the project protects the relative affordability of existing housing;
- j) whether the project increases the number of permanently affordable units as governed by Section 415;
- k) whether the project locates in-fill housing on appropriate sites in established neighborhoods;
- l) whether the project increases the number of family-sized units on-site;
- m) whether the project creates new supportive housing;
- n) whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
- o) whether the project increases the number of on-site Dwelling Units;
- p) whether the project increases the number of on-site bedrooms;
- q) whether or not the replacement project would maximize density on the subject lot; and
- r) if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES:

The concerns raised in the Appeal Letter are cited in a summary below and are followed by the Department's response:

ISSUE #1: The Appellant claims that the project approvals must be based upon compliance with the requirements of CEQA (separately appealed) and are not.

RESPONSE #1: The Department's response regarding the adequacy of the environmental review completed for the Project pursuant to CEQA is contained within the "Appeal of the California Environmental Quality Act for 2000-2070 Bryant Street," dated September 2, 2016.

ISSUE #2: The Appellant claims that the determinations and findings of the Large Project Approval (separately appealed to the Board of Appeals on June 17, 2016 by Peter Papadopoulos) are inadequate and incomplete and are not supported by substantial evidence.

RESPONSE #2: The Commission's decision to grant a Large Project Authorization is appealable to the Board of Appeals per Planning Code Section 329(e)(5). Thus, the following response is provided for informational purposes for the Board and public.

The Commission concluded that the Project meets the requirements of the Large Project Authorization (LPA), as outlined in Planning Code Section 329. Under the LPA, the Commission must find that the Project addresses certain design issues, including: overall building massing and scale; architectural treatments, façade design and building materials; design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access; required open space; the provision of mid-block alleys; streetscape and other public improvements, including tree planting, street furniture, and lighting; circulation, including streets, alleys and mid-block pedestrian pathways; bulk limits; and, other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.

Planning Commission Motion No. 19658 (attached) records the specific findings made by the Commission demonstrating that the proposed project meets the criteria outlined in Planning Code Section 329. Overall, the Commission found the design to be appropriate to warrant granting the requested exceptions allowed through a Large Project Authorization.

ISSUE #3: The Appellant claims that the Project does not comply with the requirements of the Urban Mixed Use Zoning District and the 68-X Height and Bulk District.

RESPONSE #3: The Commission concluded that the Project meets both the requirements of the Urban Mixed-Use (UMU) Zoning District and is within the limits of the 68-X Height and Bulk Zoning Map District.

Within the UMU Zoning District, the Project would construct new residential, retail and PDR uses, which are principally permitted, per Planning Code Sections 843.20, 843.45, and 843.78-843.87. While the Project did receive certain exceptions under a Large Project Authorization, the UMU Zoning District land use controls permits the granting of such exceptions via the Large Project Authorization. In fact, the Large Project Authorization process was created explicitly for Mixed-Use Districts in the Eastern Neighborhoods Plan areas to enable designs that may need exceptions from requirements envisioned for smaller lots in order to better meet the goals of the General Plan and achieve a coordinated design on a larger site. Further, the Project was determined to meet all aspects of the Planning Code and UMU Zoning District. No specific non-compliance issues have yet been raised by the Appellant.

Within the 68-X Height and Bulk District, the Project would be limited to a height of 68-ft. The Project would construct a new building measuring a height of 68-ft, which is within the 68-ft Height District. The project site is not constrained by a bulk limitation, since it is located within an "X" Bulk District.

ISSUE #4: The Appellant claims that the Project's reliance on the yet to be designed future affordable housing component of the Project to meet open space, affordable housing and other requirements, including the 35% land dedication alternative, is unsupported.

RESPONSE #4: **The Commission concluded that the Project meets the open space and affordable housing requirements of the Planning Code.**

Open Space. Per Planning Code Section 135, for the proposed 199 dwelling units, the Project is required to provide 15,920 sq ft of useable open space. Overall, the Project meets the open space requirements for the 199 dwelling units through a roof terrace, which measures 15,920 sq ft. Therefore, the Project complies with Planning Code Section 135. In addition to the code-complying open space, the Project also includes two inner courtyards, which are 40-ft in width, but do not meet the dimensional requirements of Planning Code Section 135. This open space is in addition to the provided code-complying open space on the roof terrace. Similarly, the Project includes a mid-block passage between Florida and Bryant Streets, which provides additional open space for the Project, but is not required to meet the Planning Code requirements.

Inclusionary Affordable Housing—Method of Compliance. Per Planning Code Section 415 residential developments are required to pay an Affordable Housing Fee. Project Sponsors may apply for an alternative to the affordable housing fee by designating BMR units on-site or constructing BMR units off-site. Within the UMU Zoning District, dedicating land for affordable housing is an additional option for compliance. The Project satisfies all of the inclusionary affordable housing requirements by electing the land dedication alternative (Planning Code Section 419.5) and designating three on-site BMR units for rent (Planning Code Section 415.6).

The Project Sponsor has demonstrated that the Project is eligible for land dedication alternative, outlined in Planning Code Section 419.5), per the letter received from MOHCD verifying acceptance of the site. In addition, the Project Sponsor has elected to provide three on-site affordable housing units per Planning Code Section 415.6, and has submitted an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415."

Inclusionary Affordable Housing—Required Amount. The amount of required inclusionary affordable housing was recently raised per Proposition C (hereinafter, "Prop. C") passed by June 7, 2016. To modify Affordable Housing Requirements and trailing legislation was passed by the Board of Supervisors (Ord No. 76-16 and File No. 160255) to implement the increased requirements. These recent changes to the Inclusionary Program establish requirements based upon the project's Environmental Evaluation (EE) Application file date. The EE Application for this project was submitted on September 25, 2013.

The Project Sponsor has elected to pursue the land dedication alternative to meet the inclusionary affordable housing program requirements. As a result of the pending lot

subdivision, the new mixed-use building would be located on a parcel measuring 46,000 sq ft. Since the Project is located on a site that has at least 30,000 square feet of developable area, the Project Sponsor must provide a dedicated site that is capable of holding at least 35% of the total number of units from the Principal Project (and in no case less than forty units). The Principal Project possesses 199 dwelling units; therefore, the land dedication site must be able to construct at least 70 dwelling units. The Project Sponsor meets these requirements and shall subdivide Lot 21 on Assessor's Block 4022, and convey the new parcel located at 2070 Bryant Street to MOHCD, which would measure 19,000 sq ft (or 95-ft by 200-ft). Of this land, approximately 19,000 square feet would consist of developable area. The Project Sponsor has demonstrated that up to 98 dwelling units may be constructed on the dedicated land ("as-of-right"), and up to 136 dwelling units if the state density bonus law (California Government Code Sections 65915-65918) is invoked—both of these options would exceed the 70 dwelling units needed to meet the Project's inclusionary affordable housing requirements. MOHCD concurs with the Project Sponsor's dedicated land and has conveyed a letter expressing tentative acceptance of the dedicated land (See MOHCD Letter dated May 12, 2016). To accept the dedicated land, the Board of Supervisors will need to accept the land to provide to MOHCD.

In addition to the land dedication, the Project Sponsor would provide three dwelling units as affordable rental units, if the Charter amendment passes. Less than a week after the Commission hearing, the voters passed Prop. C, and these three on-site BMR units are required as part of the Commission's approval.

Mission 2016 Interim Zoning Controls. Effective on January 14, 2016, the Planning Commission adopted Mission 2016 Interim Zoning Controls ("Interim Controls"), per Planning Resolution No. 19548. The Interim Controls apply to project providing less than 33% Affordable Inclusionary Units in Table 419.5 under Planning Code Section 419.5. This Project is exempt from these Interim Controls since it provides a dedication of land to the Mayor's Office of Housing and Community Development (MOHCD), in amount of 35% or more of its land. Nonetheless, the Project Sponsor did submit materials in compliance with the Interim Controls, even though these materials were not required.

ISSUE #5: The Appellant claims that the Project does not meet the criteria outlined in Planning Code Sections 303, 317, and 101(b) and the determinations are not supported by substantial evidence.

RESPONSE #5: The Commission found that the project is, on balance, consistent with the required findings including Residential Demolition findings per Planning Code Section 317 (Finding 8 of Planning Commission Motion No. 19657), Objectives and Policies of the General Plan (Finding 9 of Planning Commission Motion No. 19657 and Finding 8 of Planning Commission Motion No. 19658), and the Priority Planning Policies per Planning Code Section 101.1 (Finding 10 of Planning Commission Motion No. 19657).

Overall, the Commission found the demolition of the existing three dwelling units to be necessary and desirable in order to enable the benefits provided by the Project, specifically the creation of 199 dwelling units and the dedication of land for the construction of new affordable housing. Per Planning Code Section 317(d), the Commission shall consider the replacement structure as part of its decision on the Conditional Use Application. The Commission included findings of consistency in the adopted motions, which balance the General Plan Policies and

provide a determination of overall consistency. For the Commission's complete findings, see Planning Commission Motion Nos. 19657 & 19658.

ISSUE #6: The Appellant claims that the approval improperly relies on adoption of a state density bonus rather than the adoption of a special use district.

RESPONSE #6: **The Project does not rely upon or utilize the State Density Bonus for either the principal project or the associated land dedication for MOHCD.**

As stated above, the Project meets the requirements of the affordable housing requirements through the land dedication alternative and the Project also provides for three on-site affordable housing units. The Project Sponsor would subdivide Lot 21 on Assessor's Block 4022, and convey the new parcel located at 2070 Bryant Street to MOHCD, which would consist of approximately 19,000 square feet of developable area. The Project Sponsor has demonstrated that up to 98 dwelling units may be constructed on the dedicated land (without the use of the State Density Bonus), and up to 136 dwelling units (with application of the State Density Bonus). Regardless of whether the State Density Bonus law is applied, the land dedication site meets the requirements of Planning Code Sections 415 and 419.5.

ISSUE #7: The Appellant claims that the approval contains errors and omissions and is not supported by substantial evidence.

RESPONSE #7: **The Appellant has not identified any errors or omissions.** After careful review of the Project, the Commission found that the Project meets all aspects of the Planning Code.

CONCLUSION:

For the reasons stated above, the Department recommends that the Board uphold the Commission's decision in approving the Conditional Use Authorization to demolish three dwelling units, and deny the Appellant's request for appeal.



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization & Conditional Use Authorization

HEARING DATE: MAY 19, 2016

AMENDED

Date: May 12, 2016
Case No.: 2013.0677CUA & 2013.0677X
Project Address: 2000-2070 BRYANT STREET
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lot: 4022/001, 002 and 021
Project Sponsor: Nick Podell, Nick Podell Company
22 Battery Street, Ste. 404
San Francisco, CA 94111
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes demolition of the six existing buildings on the project site (collectively measuring approximately 68,690 square feet), and new construction of a six-story, 68-ft tall, mixed-use building (approximately 203,656 square feet) with 199 dwelling units, ground floor retail/trade shop spaces along 18th Street and Florida Street (collectively measuring 7,007 square feet, which are divided into three separate spaces), 3,938 square feet of ground floor PDR space, 1 car-share parking space, 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 80 two-bedroom units, 89 one-bedroom units, and 30 studio units. The Project also incorporates one off-street freight loading space within the private mid-block alley. The Project includes common open space (approximately 15,920 square feet) via two interior courtyards and a roof terrace. The Project would also include a lot merger and subdivision of Lots 001, 002 and 021 on Block 4022.

SITE DESCRIPTION AND PRESENT USE

The proposed project is located on three lots (with a lot area of approximately 65,000 square feet), which are bounded by Florida, 18th and Bryant Streets, which have approximately 325-ft of frontage along Florida Street, and 325-ft of frontage along Bryant Street, and 200-ft of frontage along 18th Street. Currently, the subject lot contains six buildings, including: 2000 Bryant Street, a two-story mixed-use building with a ground floor commercial space and a dwelling unit on the second floor; 2010-2012 Bryant

Street, a two-story arts activity building; 2028 Bryant Street, a two-story residential building with two dwelling units; 2815 18th Street, a two-story office building; 611 Florida Street, a one-to-two-story warehouse and automotive repair building; and 2044-2070 Bryant Street, a one-to-two-story warehouse/light industrial/arts activity building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with mixed residential, commercial and industrial development along 18th, Bryant and Florida Streets. The immediate neighborhood includes a three-to-four-story former industrial building, two-story commercial properties, and a four-to-five-story larger-scale residential development. To the south of the project site on the same block, the adjacent buildings include two-to-three-story and six-story multi-family dwellings. The project site has three street frontages: 18th Street, which is 66-ft wide with parallel parking on either side of the street; Bryant Street, which is 80-ft wide with parallel parking on either side of the street and Florida Street, which is also 80-ft wide with perpendicular parking on the east side of the street bordering the project site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family) and PDR-1-G (Production, Distribution, Repair-General).

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on May 12, 2016, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

AMENDED HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 29, 2016	April 29, 2016	20 days
Posted Notice	20 days	April 29, 2016	April 29, 2016	20 days
Mailed Notice	20 days	April 29, 2016	April 29, 2016	20 days

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the required hearing notification for the Large Project Authorization & Conditional Use Authorization.

PUBLIC COMMENT

As of May 12, 2016, the Department has numerous public correspondences regarding the proposed project. Much of this public correspondence has expressed opposition to the proposed project. In addition, the Department has received an electronic petition entitled "Turn the Beast on Bryant into a Beauty on Bryant." Copies of this correspondence are included in the Commission packet.

ISSUES AND OTHER CONSIDERATIONS

- Large Project Authorization & Exceptions: Since the Project would construct more than 25,000 gross square feet within an Eastern Neighborhoods Mixed-Use District, the Project requires a Large Project Authorization from the Planning Commission. As part of the Large Project Authorization (LPA), the Commission may grant modifications from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests modifications from: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-modification of the accessory use provisions of Planning Code 803.3(b)(1)(c) (Planning Code Sections 329(d)(10)). Department staff is generally in agreement with the most of the proposed modifications given the overall project and its outstanding and unique design.

Since the public notice, the Project has modified the amount of on-site open space. The Project provides code-complying open space on the roof deck, and does not require an exception to residential useable open space, as defined in Planning Code Section 135.

- Conditional Use Authorization: Per Planning Code Sections 303 and 317, the Project requires Conditional Use Authorization from the Planning Commission for the removal of three dwelling units, which are located on the project site.
- Mission 2016 Interim Zoning Controls: Effective on January 14, 2016, the Planning Commission adopted interim zoning controls for the Mission, per Planning Resolution No. 19548. The Project is exempt from the Mission 2016 Interim Zoning Controls, since it provides a dedication of land to the Mayor's Office of Housing and Community Development (MOHCD), in amount equal to the equivalent of 33% units or greater as described in Table 419.5 under Planning Code Section 419.5.
- Inclusionary Affordable Housing: The Project has elected the on-site affordable housing alternative, identified in Planning Code Section 415.6 and 419.3, and the land dedication option outlined in Planning Code Section 419.6.

Per Planning Code Section 415.6 and 419.3, the Project will provide three on-site below-market rate (BMR) dwelling units for rent. As part of the project, the Project Sponsor will enter into a Costa-Hawkins Agreement with the City. A copy of this agreement will be provided at the Planning Commission Hearing.

Per Planning Code Section 419.6, the Project would satisfy the inclusionary affordable housing requirements by subdividing the existing lot (4022/021) and dedicating land to the Mayor's Office of Housing (MOH) for the purpose of developing affordable housing units. Based upon an initial density study, approximately 136 dwelling units could be created on the dedicated land. If

the Project were to pursue the on-site affordable housing alternative, the Project would be required to provide 16% or 32 affordable dwelling units on the project site. MOH has tentatively agreed to accept the dedicated land in fulfillment of the affordable housing requirements. Prior to the public hearing on May 19, the Commission will be provided a letter from MOH stating their acceptance of the land.

- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Eastern Neighborhoods Impact Fee (4,980 sq ft – Tier 1; Change in Use from Non-Residential to Non-Residential)	423 (@ \$0)	\$0
Eastern Neighborhoods Impact Fee (3,938 sq ft – Tier 1; Change in Use from PDR to PDR)	423 (@ \$0)	\$0
Eastern Neighborhoods Impact Fee (3,070 sq ft – Tier 1; Change in Use from Residential to Residential)	423 (@ \$0)	\$0
Eastern Neighborhoods Impact Fee (54,675 sq ft – Tier 1; Change in Use from PDR to Residential)	423 (@ \$6.37)	\$348,280
Eastern Neighborhoods Impact Fee (2,027 sq ft – Tier 2; Change in Use from PDR to Non-Residential)	423 (@ \$8.92)	\$18,081
Eastern Neighborhoods Impact Fee (122,972 sq ft – Tier 1; New Residential)	423 (@ \$10.19)	\$1,253,085
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TSF Rules – 50% Disc.] (58,613 gsf – Change in Use from PDR to Residential)	411A (@ \$0.13) x 50%	\$3,809
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TSF Rules – 50% Disc.] (66,714 gsf – New Residential, Up to 99 DU)	411A (@ \$7.74) x 50%	\$258,183
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TSF Rules – 50% Disc.] (67,384 gsf – New Residential, 99 DU to 199 DU)	411A (@ \$8.74) x 50%	\$294,468
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TIDF Rates – TSF Rules] (2,027 gsf – Change in Use from PDR to Retail)	411A (@ \$5.97)	\$12,102
Residential Child-Care Impact Fee (192,711 gsf – 10 Units or More)	414A (@ \$1.83)	\$352,661
	TOTAL	\$2,540,669

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Conditional Use Authorization to authorize the removal and replacement of three existing dwelling units, pursuant to Planning Code Sections 303 and 317, and a Large Project Authorization, pursuant to Planning Code Section 329, to allow the new construction of a six-story (68-ft tall) mixed use development (with approximately 203,656 square feet) with 199 dwelling units, approximately 7,007 gsf of ground floor retail, 3,938 gsf of ground floor PDR and to allow modifications to the requirements for: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-modification of the accessory use provisions of Planning Code 803.3(b)(1)(c) (Planning Code Sections 329(d)(10)).

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project exhibits overall quality design, which relates to the surrounding context and neighborhood.
- The Project is located in zoning districts where residential, ground floor commercial and PDR uses are principally permitted.
- The Project produces a new mixed-use development with ground floor retail, ground floor PDR, and significant site updates, including landscaping, site furnishings, corner bulb outs and private and common open space.
- The Project is consistent with and respects the varied neighborhood character, and provides an appropriate massing and scale for the adjacent contexts.
- The Project complies with the First Source Hiring Program.
- The Project, as revised by the conditions of approval, is necessary and desirable, is compatible with the surrounding neighborhood, and would not be detrimental to persons or adjacent properties in the vicinity.
- The Project adds 199 new dwelling units to the City's housing stock, including 80 two-bedroom units, 89 one-bedroom units, and 30 studio units.
- In addition to 3 on-site BMR dwelling units, the Project would be using the Land Dedication Alternative to satisfy the inclusionary affordable housing requirements. This alternative provides a unique opportunity to develop more affordable housing units than would be required through the on-site affordable housing option.

- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion-Large Project Authorization (Revised)
Draft Motion-Conditional Use Authorization (Revised)
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Major Projects within .25 Radius
Architectural Drawings
Project Sponsor Submittal
Affordable Housing Affidavit
Costa-Hawkins Agreement (Pending)
First Source Hiring Affidavit
Anti-Discriminatory Housing Affidavit
Letter from MOHCD
Public Correspondence
Community Plan Exemption

Attachment Checklist

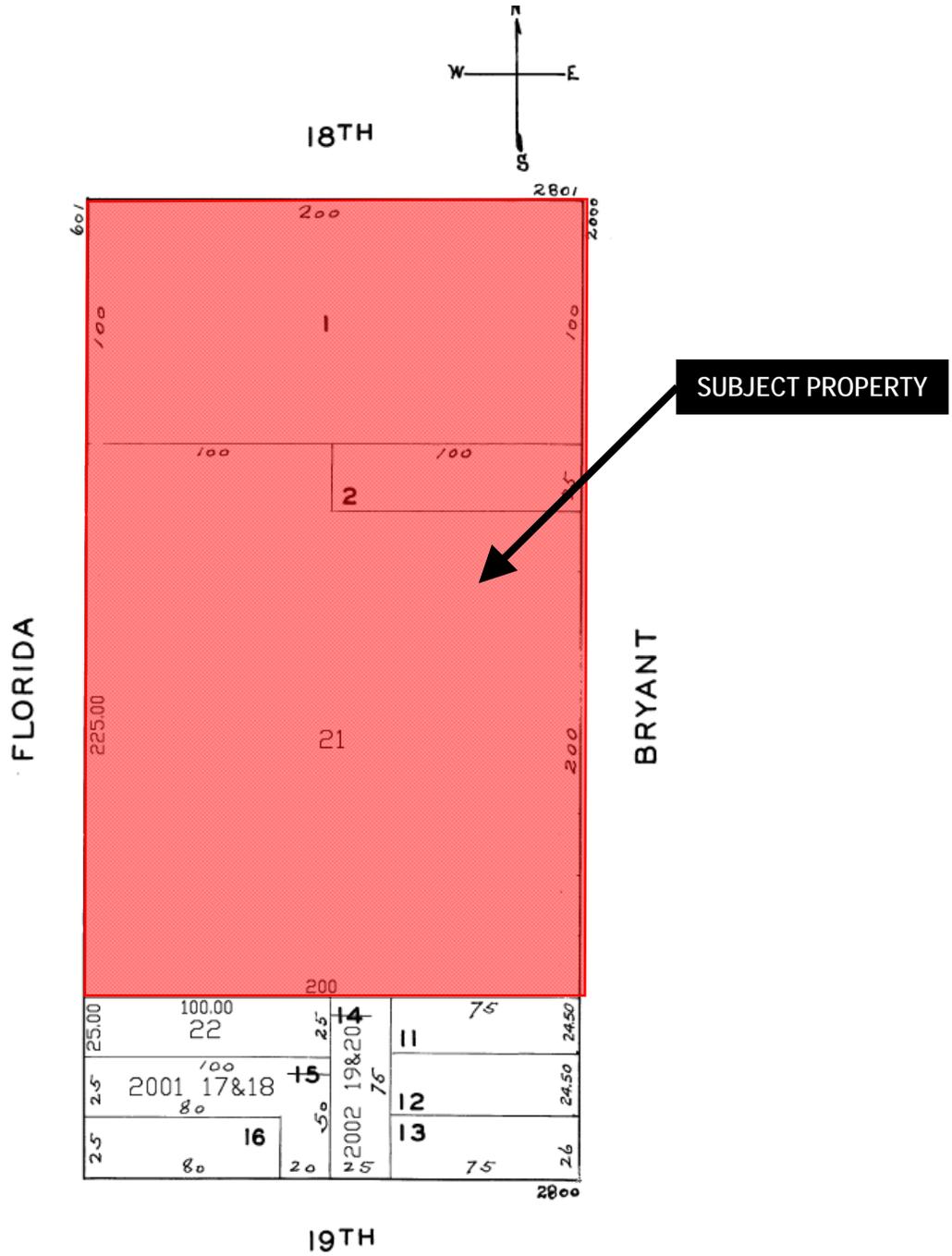
- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project Sponsor Submittal: |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for Legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for Legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> 3-D Renderings: |
| <input checked="" type="checkbox"/> Aerial Photo | (New Construction or Significant Addition) |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> First Source Hiring Affidavit | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input checked="" type="checkbox"/> Housing Documents |
| | <input checked="" type="checkbox"/> Inclusionary Affordable Housing
Program: Affidavit for Compliance |
| | <input checked="" type="checkbox"/> Anti-Discriminatory Housing Affidavit |

Exhibits above marked with an "X" are included in this packet

RS
Planner's Initials

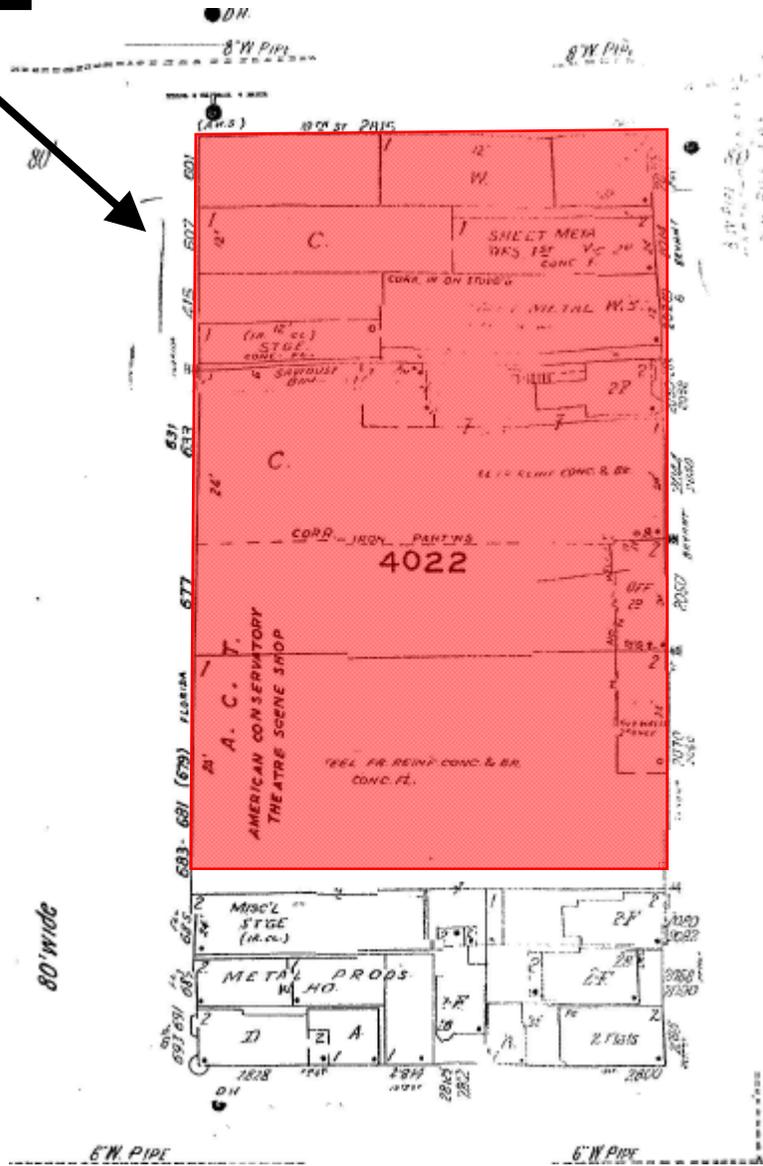
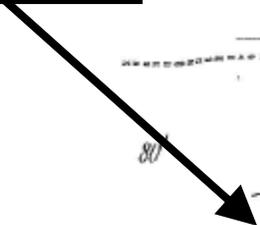
RS: G:\Documents\Large Project Authorization\2013.0677X 2000-2070 Bryant St\ExecutiveSummary_2000-2070 Bryant St.doc

Parcel Map



Sanborn Map*

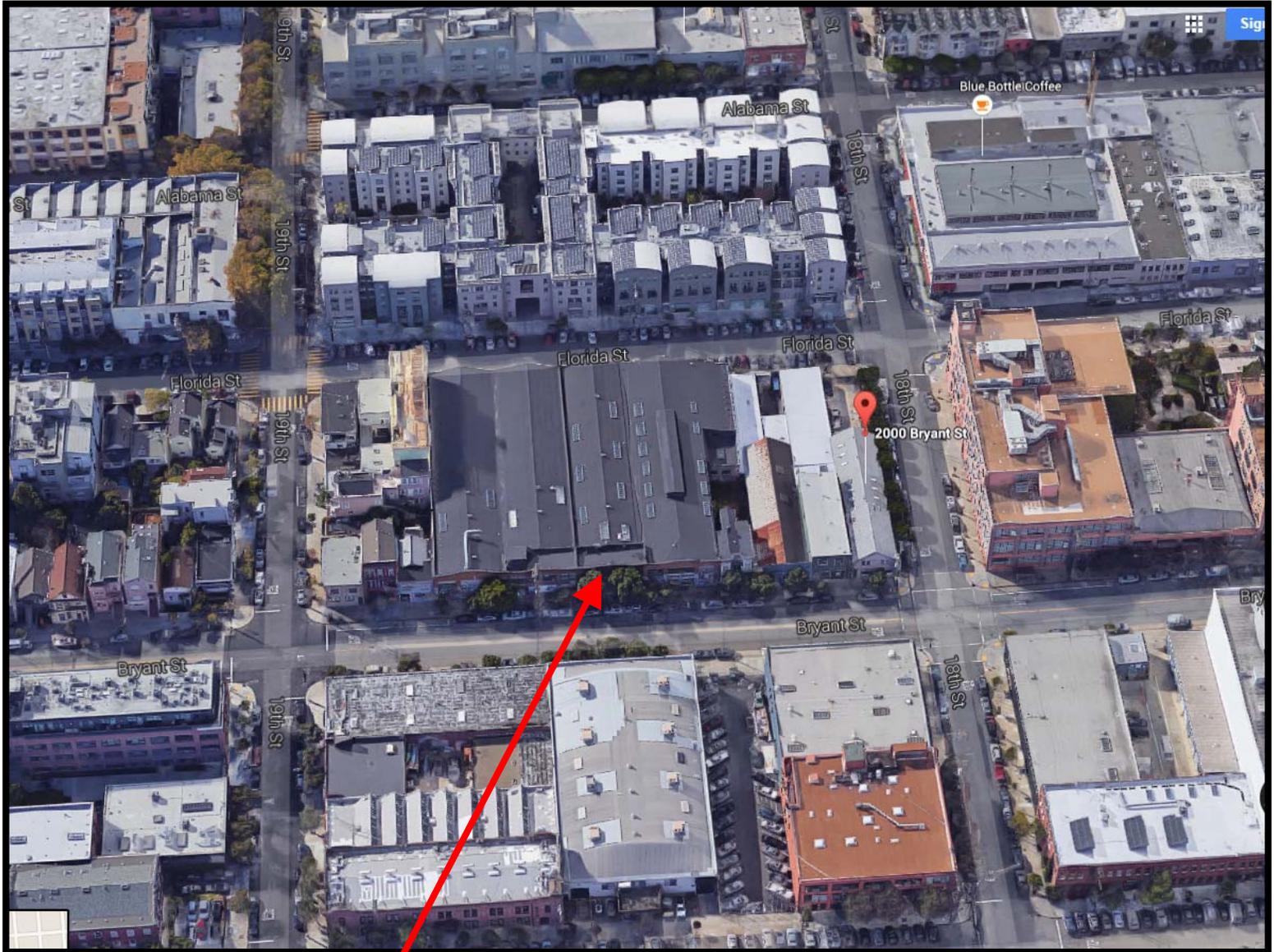
SUBJECT PROPERTY



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Aerial Photo

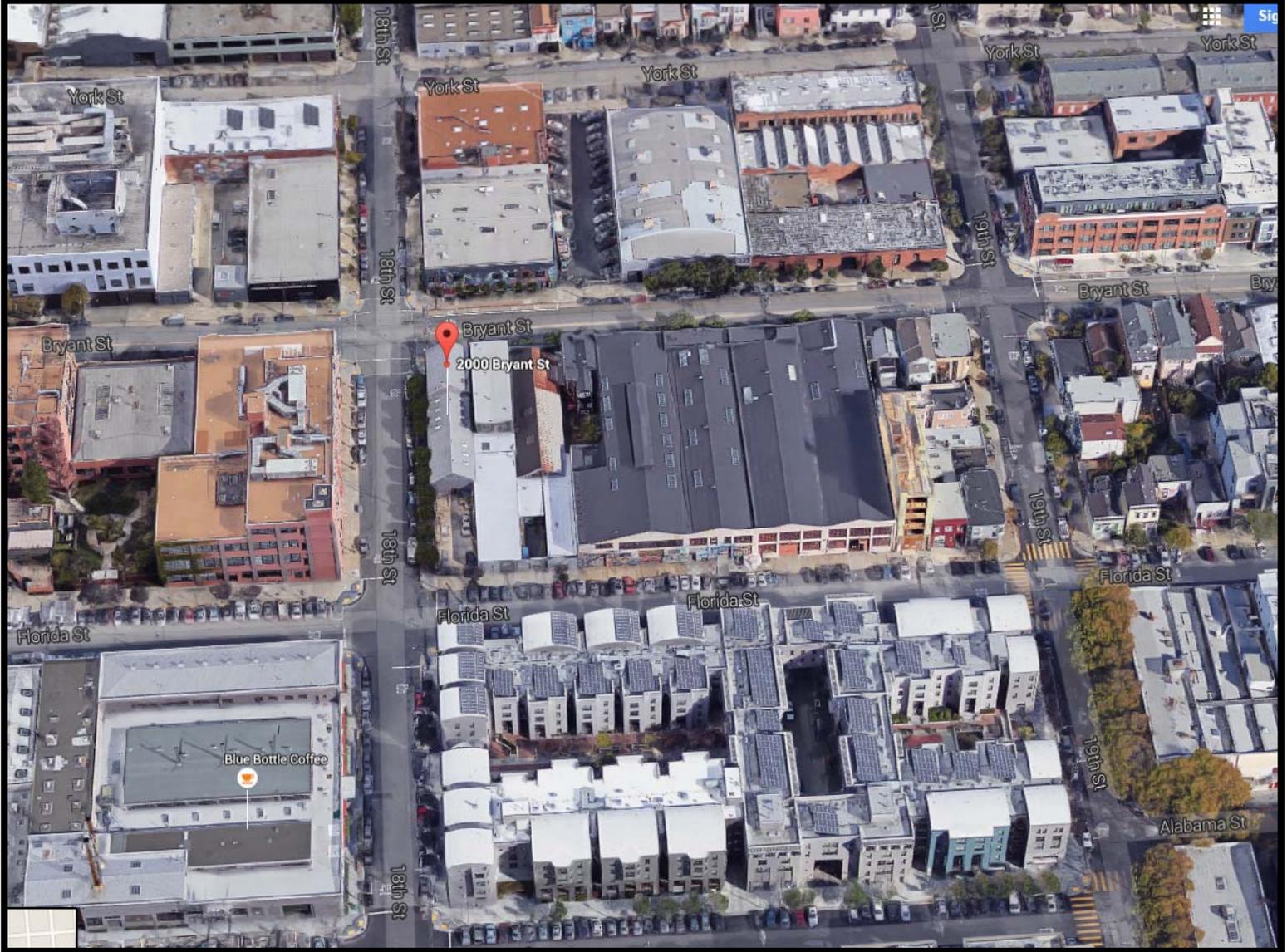


PROJECT SITE



Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Aerial Photo

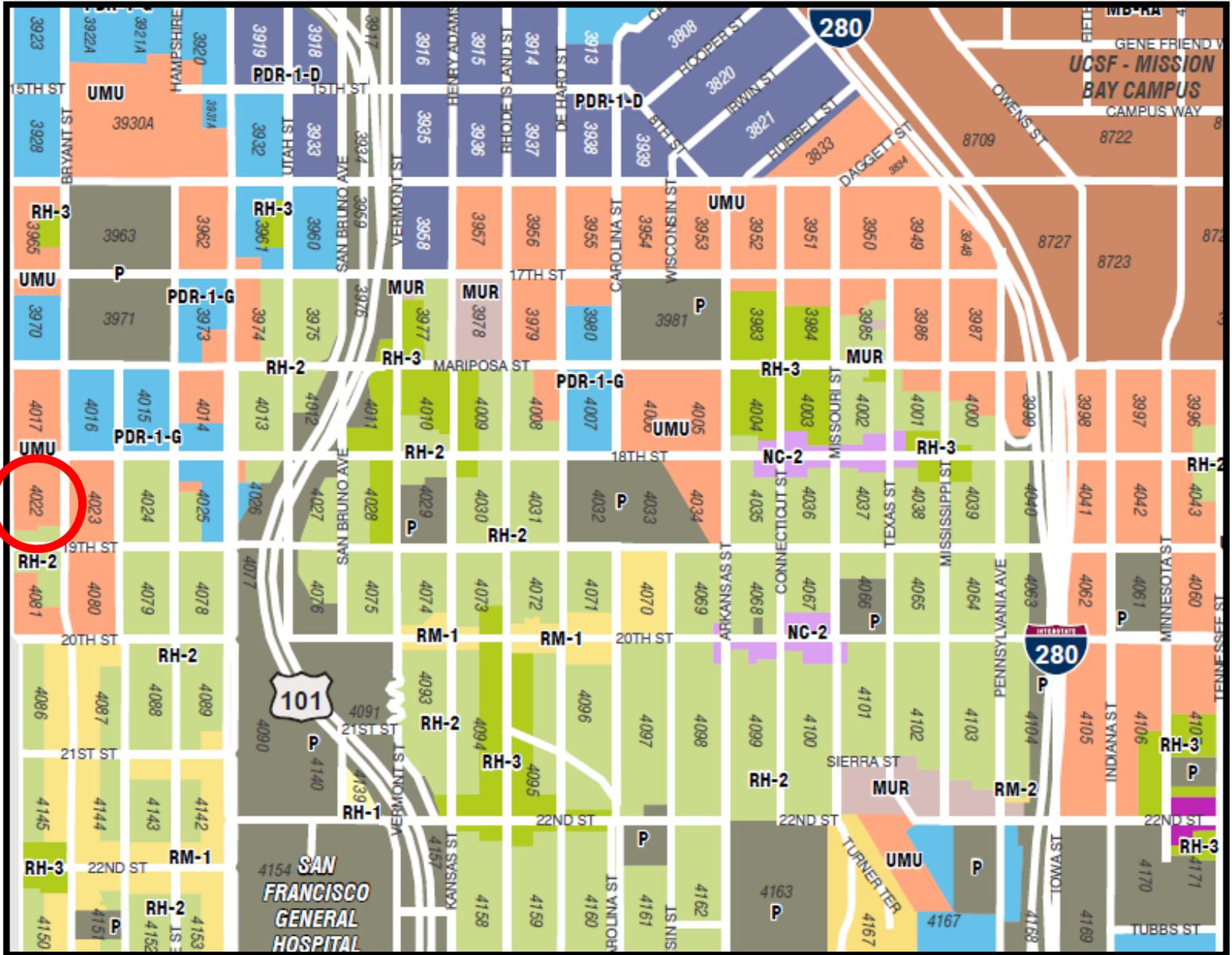


SUBJECT PROPERTY



Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Zoning Map



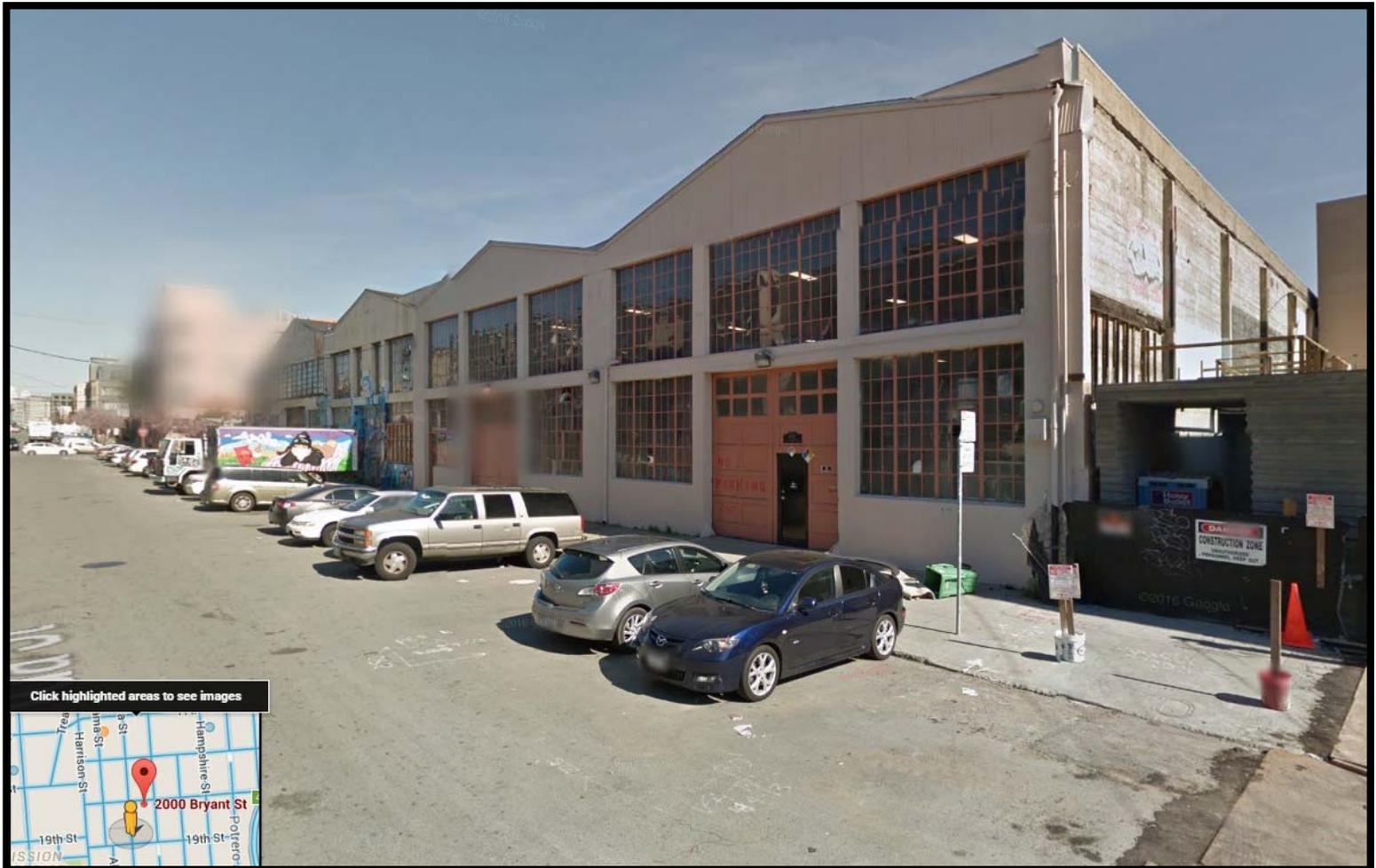
Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Height and Bulk Map



Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



View along Florida Street
(Source: Google Maps, February 2015)

Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



View along Florida Street, near 18th Street
(Source: Google Maps, February 2015)

Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



View along 18th Street
(Source: Google Maps, February 2015)

Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



View of Bryant and 18th Street
(Source: Google Maps, February 2015)

Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



View of Bryant and 18th Street
(Source: Google Maps, February 2015)

Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



View of corner properties on Bryant Street, near 18th Street
(Source: Google Maps, February 2015)

Site Photos



**View along Bryant Street
(Source: Google Maps, May 2014)**

Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



View of 2070 Bryant Street
(Source: Google Maps, May 2011)

Large Project Authorization &
Conditional Use Authorization Hearing
Case Numbers: 2013.0677CUA & 2013.0677X
2000-2070 Bryant Street

Site Photos



**View of adjacent properties next to 2070 Bryant Street
(Source: Google Maps, May 2011)**



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19657

HEARING DATE: JUNE 2, 2016

Case No: 2013.0677CUA
 Project Address: 2000-2070 BRYANT STREET
 Zoning: UMU (Urban Mixed Use) Zoning District
 68-X Height and Bulk District
 Block/Lot: 4022/001 and 002
 Project Sponsor: Nick Podell, Nick Podell Company
 22 Battery Street, Ste. 404
 San Francisco, CA 94111
 Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF THREE RESIDENTIAL UNITS.

PREAMBLE

On February 9, 2015, Linsey Perlov of Nick Podell Company (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish one residential unit at 2000 Bryant Street and two residential units at 2028 Bryant Street on Assessor's Block 4022 Lots 001 and 002 within the UMU (Urban Mixed-Use) Zoning District and a 68-X Height and Bulk District.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by

the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

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

On May 11, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2013.0677CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

On June 2, 2016, the Commission adopted Motion No. 19658, approving a Large Project Authorization for the Proposed Project (Large Project Authorization Application No. 2013.0677X). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On May 19, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0677CUA. At this hearing, the Commission continued this project to June 2, 2016.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0677CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed project is located on three lots (with a lot area of 65,000± square feet), which are bounded by Florida, 18th and Bryant Streets, which have approximately 325-ft of frontage along Florida Street, 325-ft of frontage along Bryant Street, and 200-ft of frontage along 18th Street. The proposed project occupies the majority of the block bounded by 18th, Bryant, 19th and Florida Streets. Currently, the subject lot contains six buildings, including: 2000 Bryant Street, a two-story mixed-use building with a ground floor commercial space and a dwelling unit on the second floor; 2010-2012 Bryant Street, a two-story arts activity building; 2028 Bryant Street, a two-story residential building with two dwelling units; 2815 18th Street, a two-story office building; 611 Florida Street, a one-to-two-story warehouse and automotive repair building; and 2044-2070 Bryant Street, a one-to-two-story warehouse/light industrial/arts activity building.
3. **Surrounding Properties and Neighborhood.** The project site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with mixed residential, commercial and industrial development along 18th, Bryant and Florida Streets. The immediate neighborhood includes a three-to-four-story former industrial building, two-story commercial properties, and a four-to-five-story larger-scale residential development. To the south of the project site on the same block, the adjacent buildings include two-to-three-story multi-family dwellings. The project site has three street frontages: 18th Street, which is 66-ft wide with parallel parking on either side of the street; Bryant Street, which is 80-ft wide with parallel parking on either side of the street and Florida Street, which is also 80-ft wide with perpendicular parking on the east side of the street bordering the project site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family) and PDR-1-G (Production, Distribution, Repair-General).

4. **Project Description.** The Project includes demolition of the six existing buildings on the project site (collectively measuring approximately 68,690 square feet), which include two dwelling units at 2028 Bryant Street and one dwelling unit at 2000 Bryant Street. The Project includes new construction of a six-story, 68-ft tall, mixed-use building (approximately 203,656 square feet) with 199 dwelling units, ground floor retail/trade shop spaces along 18th Street and Florida Street (up to 7,007 square feet), 12,000 square feet of ground floor PDR space, 1 car-share parking space, 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 80 two-bedroom units, 89 one-bedroom units, and 30 studio units. The Project also incorporates two off-street freight loading spaces within the private mid-block alley. The Project includes common open space via two interior courtyards and a roof terrace (approximately 15,920 square feet). The Project would also include a lot merger and subdivision of Lots 001, 002 and 021 on Block 4022.
5. **Public Comment.** The Department has numerous public correspondences regarding the proposed project. Much of this public correspondence has expressed opposition to the proposed project; however, the Department has also received letters in support of the Project.
6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. 19658, Case No. 2013.0677X (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
 1. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The use and size of the Project is compatible with the immediate neighborhood and the goals of the City. Although the Project would demolish three residential units, the Project, as a whole, would construct 199 dwelling units for rent (inclusive of 3 on-site affordable housing units for rent), which is more desirable in terms of compatibility with the surrounding housing density and the UMU Zoning District. The replacement building is designed to be consistent with the larger mixed-use neighborhood. The construction of new housing with affordable housing units is a goal supported by the City. Further, the Project will provide land dedicated to the City for construction of up to approximately 136 units of affordable housing.
 2. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

The Project is located on a larger corner site bounded by Bryant, 18th and Florida Streets. The Project is designed as a large-scale, six-story, 68-ft tall, brick warehouse, which encompasses the full block on 18th Street between Bryant and Florida Street. This large-scale massing is appropriate given the larger neighborhood context, which includes larger-scale, four-story reinforced concrete industrial buildings. The surrounding neighborhood is extremely varied with many examples of smaller-scale residential properties and larger-scale industrial properties—both of which range in height from one-to-six-stories in height. The Project's overall mass and scale are further broken down by the fine detail evident in the choice of exterior materials (brick), ground floor storefronts and accentuated cornices. In addition, the Project incorporates a 25-ft wide private alley, which provides separation from the adjacent land dedication site. Overall, these features provide variety in the building design and scale, while providing for features that strongly relates to the varied neighborhood context. The proposed size, shape and arrangement of the Project are in keeping with the development patterns of the larger neighborhood.

- 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;

For the 199 dwelling units, the Project is allowed to have a maximum of 149 off-street parking spaces. Currently, the Project provides 84 off-street parking spaces via mechanical lifts. Of these 85 off-street parking spaces, two handicap parking spaces have been identified, as well as one car-share parking spaces. Further, the Project incorporates only one garage entrances consisting of a 11-ft wide entrance on Bryant Street. The Project complies with the requirements for off-street parking, bicycle parking and car-share.

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

The Project is primarily residential in nature with 199 dwelling units. The Project does incorporate up to 7,007 square feet of ground floor retail/trade shop use and 12,000 square feet of PDR use. The proposed residential density and commercial intensity are not anticipated to produce noxious or offensive emissions.

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

In compliance with Planning Code Section 138.1, the Project includes the required street trees, as specified by the Department of Public Works. In addition, the Project includes streetscape elements, including new concrete sidewalks, linear planters along the street edge, new street trees,

bicycle parking spaces, and corner bulb-outs. The Department finds that these improvements would improve the public realm.

3. Such use or feature 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 seeking exceptions under the Large Project Authorization to address the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-accessory use provisions for dwelling units (Planning Code Sections 329(d)(10) and 803.3(b)(1)(c). Overall, the Project is consistent with objectives and policies of the General Plan (See Below).

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

The Project is consistent with the intent and requirements of the UMU (Urban Mixed-Use) Zoning District. The Project includes new residential units, ground floor commercial space, and PDR use, which are principally permitted within the UMU Zoning District.

8. **Planning Code Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. whether the property is free of a history of serious, continuing Code violations;

Project Meets Criterion.

Based upon a review of records with the Department of Building Inspection (DBI) and the San Francisco Planning Department, no active code violations are on file for any of the three existing properties.

- ii. whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criterion.

The existing three residences have been maintained in a decent, safe and sanitary condition.

- iii. whether the property is an "historical resource" under CEQA;

Project Meets Criterion.

The existing buildings are not considered to be historic resource under CEQA. See Case No. 2013.0677E for additional information on the project's historic status.

- iv. whether the removal of the resource will have a substantial adverse impact under CEQA;

Project Meets Criterion.

The removal of the three residences would not result in a substantial adverse impact under CEQA.

- v. whether the project converts rental housing to other forms of tenure or occupancy;

Project Meets Criterion.

The Project removes two owner-occupied dwelling units and one rental unit, and replaces them with 199 dwelling units for rent. At 2000 Bryant Street, only one rental dwelling units exists on the project site.

- vi. whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

Project Does Not Meet Criterion.

The Project removes 2028 Bryant Street, which currently has two dwelling units, and 2000 Bryant Street, which has one dwelling unit. These three units are subject to the Residential Rent Stabilization and Arbitration Ordinance. Three of the 199 replacement units would be on-site affordable dwelling units for rent.

- vii. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criterion.

Although the Project would demolish three existing housing units, the Project would provide 199 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. Further, the Project would provide 3 on-site affordable housing units for rent and will dedicate a portion of the project site to MOHCD, who will develop the land with affordable housing. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- viii. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criterion.

The Project does conserve neighborhood character, since the new design is expressive and evokes the area's industrial heritage. The Project relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- ix. whether the project protects the relative affordability of existing housing;

Project Does Not Meet Criterion.

The Project demolishes three existing vacant residences on the project site, and constructs 199 new dwelling units, including 3 on-site affordable units; therefore, the existing housing would be removed from the project site.

- x. whether the project increases the number of permanently affordable units as governed by Section 415;

Project Meets Criterion.

The Project includes 3 on-site BMR units and would dedicate land to MOHCD for the purpose of constructing new affordable housing. Based upon initial feasibility studies, up to 136 new affordable units could be constructed on the dedicated land.

- xi. whether the project locates in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criterion.

The Project provides infill new construction of 199 dwelling units on the project site.

- xii. whether the project increases the number of family-sized units on-site;

Project Meets Criterion.

The Project increases the number of family-sized units on the project site. The Project incorporates 80 two-bedroom units.

- xiii. whether the project creates new supportive housing;

Project Does Not Meet Criterion.

The Project does not include new supportive housing.

- xiv. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

Project Meets Criterion.

The Project successfully draws from these older industrial properties in a contemporary manner, and provides a design, which incorporates finer detailing on the exterior, as evident in the material palette, cornice, window surrounds and storefront. The Project provides for a unique and contemporary expression along the street, which draws from the mixed-industrial character within the surrounding area, while also referencing older architectural styles. The Project evokes a 19th century brick warehouse with a red brick exterior, terracotta tile, and wood storefront. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

- xv. whether the project increases the number of on-site Dwelling Units;

Project Meets Criterion.

The Project increases the number of on-site dwelling units from three to 199.

- xvi. whether the project increases the number of on-site bedrooms;

Project Meets Criterion.

The Project increases the number of on-site bedrooms.

- xvii. whether or not the replacement project would maximize density on the subject lot; and

Project Meets Criterion.

The Project maximizes the density on the subject lot.

- xviii. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Project Meets Criterion.

The Project does replace the existing units with new dwelling units of a similar size with the same number of bedrooms.

9. **General Plan Compliance.** The General Plan Compliance Findings set forth in Motion No. 19658, Case No. 2013.0677X (Large Project Authorization, pursuant to Planning Code Section 329), apply to this Motion, and are incorporated herein as though fully set forth.

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

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

Although the project site currently contains existing neighborhood-serving uses, including a restaurant and auto repair shop, the Project would assist in enhancing the larger neighborhood by providing new space for new neighborhood-serving uses and other retail opportunities. The Project improves the urban form of the neighborhood by constructing new ground floor retail and PDR uses. These new retail spaces will provide goods and services to area workers, residents and visitors, while creating new ownership and employment opportunities for residents. The Project would add new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

Although the Project would demolish three existing housing units, the Project would provide 199 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. Further, the Project would provide 3 on-site affordable housing units for rent and will dedicate a portion of the project site to MOHCD, who will develop the land with affordable housing. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not displace any identified affordable housing units. The three existing units are vacant and not identified as affordable housing units. The Project will comply with the City's Inclusionary Housing Program, therefore increasing the stock of affordable housing units in the City.

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

The project site is served by nearby public transportation options. The Project is located within one block of bus lines for the 27-Bryant & within three blocks of the bus lines for the 22-Fillmore and 33-Stanyan. Future residents would be afforded proximity to bus line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

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

The Project does not include commercial office development. The Project provides new ground floor retail/trade shop use, PDR use and housing, which is a top priority in the City. The new retail/trade shop use will provide new opportunity for the service sector.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the project site does not contain any City Landmarks or historic buildings.

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

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

11. 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.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

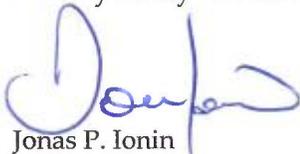
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0677CUA**, under Planning Code Sections 303 and 317, to demolish three residential units at the project site associated with 2000-2070 Bryant Street, subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. 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 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson and Richards

NAYS: Moore and Wu

ABSENT: None

ADOPTED: June 2, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of three residential units located at 2000 & 2028 Bryant Streets, pursuant to Planning Code Sections 303 and 317, within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated April 29, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0677CUA and subject to conditions of approval reviewed and approved by the Commission on June 2, 2016 under Motion No. 19657. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

COMPLIANCE WITH OTHER REQUIREMENTS

The Conditions of Approval set forth in Exhibit A of Motion No. 19658, Case No. 2013.0677X (Large Project Authorization under Planning Code Section 329) apply to this approval, and are incorporated herein as though fully set forth, except as modified herein.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 2, 2016 under Motion No. 19657.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19657 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 Office Development 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 authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

Additional Project Authorization. The Project Sponsor must obtain a project authorization under Planning Code Section 329 for a Large Project Authorization with modifications to the requirements for rear yard, open space, permitted obstructions over the street, ground floor ceiling height, off-street loading and accessory use provisions for dwelling units, and satisfy all the conditions thereof. The

conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0986E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414A)
- Other (EN Impact Fees, Sec 423; TSF, Sec 411A)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19658

HEARING DATE: JUNE 2, 2016

Case No.: 2013.0677X
 Project Address: 2000-2070 BRYANT STREET
 Zoning: UMU (Urban Mixed Use) Zoning District
 68-X Height and Bulk District
 Block/Lot: 4022/001, 002 and 021
 Project Sponsor: Nick Podell, Nick Podell Company
 22 Battery Street, Ste. 404
 San Francisco, CA 94111
 Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, 2) GROUND FLOOR CEILING HEIGHT FOR NON-RESIDENTIAL USES PURSUANT TO PLANNING CODE 145.1, 3) OFF-STREET LOADING PURSUANT TO PLANNING CODE SECTION 152.1, 4) HORIZONTAL MASS REDUCTION PURSUANT TO PLANNING CODE SECTION 270.1 AND 5) FLEXIBLE UNITS-MODIFICATION OF THE ACCESSORY USE PROVISIONS OF PLANNING CODE SECTION 803.3(B)(1)(C) PURSUANT TO PLANNING CODE SECTIONS 329(D)(10), AND TO ALLOW CONSTRUCTION OF A NEW SIX-STORY, 68-FT TALL, MIXED-USE BUILDING (APPROXIMATELY 203,656 SQUARE FEET) WITH 199 DWELLING UNITS (CONSISTING OF 30 STUDIOS, 89 1-BEDROOM UNITS, AND 80 2-BEDROOM UNITS), UP TO 7,007 SQUARE FEET OF RETAIL/TRADE SHOP, AND 12,000 SQUARE FEET OF PDR SPACE, LOCATED AT 2000-2070 BRYANT STREET, LOTS 001, 002 AND 021 IN ASSESSOR'S BLOCK 4022, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 12, 2014, Nick Podell and Linsey Perlov of Nick Podell Company (hereinafter "Project Sponsor") filed Application No. 2013.0677X (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new six-story, 68-ft tall, mixed-use building with 199 dwelling units, 7,007 square feet of ground floor retail, and 3,938 square feet of ground floor PDR use, at 2000-2070 Bryant Street (Block 4022 Lots 001, 002 and 021) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

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

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

On May 11, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2013.0677X at 1650 Mission Street, Fourth Floor, San Francisco, California.

On May 19, 2016, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2013.0677X. The Commission continued the project to the June 2, 2016 Planning Commission Hearing.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2013.0677X, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed project is located on three lots (with a lot area of 65,000± square feet), which are bounded by Florida, 18th and Bryant Streets, which have approximately 325-ft of frontage along Florida Street, and 325-ft of frontage along Bryant Street, and 200-ft of frontage along 18th Street. Currently, the subject lot contains six buildings, including: 2000 Bryant Street, a two-story mixed-use building with a ground floor commercial space and a dwelling unit on the second floor; 2010-2012 Bryant Street, a two-story arts activity building; 2028 Bryant Street, a two-story residential building with two dwelling units; 2815 18th Street, a two-story office building; 611 Florida Street, a one-to-two-story warehouse and automotive repair building; and 2044-2070 Bryant Street, a one-to-two-story warehouse/light industrial/arts activity building.
3. **Surrounding Properties and Neighborhood.** The project site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with mixed residential, commercial and industrial development along 18th, Bryant and Florida Streets. The immediate neighborhood includes a three-to-four-story former industrial building, two-story commercial properties, and a four-to-five-story larger-scale residential development. To the south of the project site on the same block, the adjacent buildings include two-to-three-story and

six-story multi-family dwellings. The project site has three street frontages: 18th Street, which is 66-ft wide with parallel parking on either side of the street; Bryant Street, which is 80-ft wide with parallel parking on either side of the street and Florida Street, which is also 80-ft wide with perpendicular parking on the east side of the street bordering the project site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family) and PDR-1-G (Production, Distribution, Repair-General).

4. **Project Description.** The Project includes demolition of the six existing buildings on the project site (collectively measuring approximately 68,690 square feet), and new construction of a six-story, 68-ft tall, mixed-use building (approximately 203,656 square feet) with 199 dwelling units, ground floor retail/trade shop spaces along 18th Street and Florida Street (up to 7,007 square feet), 12,000 square feet of PDR space, 1 car-share parking space, 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 80 two-bedroom units, 89 one-bedroom units, and 30 studio units. The Project also incorporates one off-street freight loading space within the private mid-block alley. The Project includes common open space (approximately 15,920 square feet) via two interior courtyards and a roof terrace. The Project would also include a lot merger and subdivision of Lots 001, 002 and 021 on Block 4022. The new lots would measure 230-ft by 200-ft (Project), and 95-ft by 200-ft (Land Dedication Site).
5. **Public Comment.** The Department has numerous public correspondences regarding the proposed project. Much of this public correspondence has expressed opposition to the proposed project; however, the Department has also received letters in support of the Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Permitted Uses in UMU Zoning Districts.** Planning Code Sections 843.20, 843.45 and 843.78-843.87 states that residential, retail and industrial (PDR) uses are principally permitted use within the UMU Zoning District.

The Project would construct new residential, retail and PDR uses within the UMU Zoning District; therefore, the Project complies with Planning Code Sections 843.20, 843.45, and 843.78-843.87.

On June 2, 2016, the Commission increased the amount of PDR space within the Project to 12,000 square feet, in order to mitigate the loss of existing PDR space and further meet the goals of the Mission Area Plan.
 - B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 5:1 for properties within the UMU Zoning District and a 68-X Height and Bulk District.

The Project's lot is 46,000 sq ft, thus resulting in a maximum allowable floor area of 230,000 sq ft for non-residential uses. The Project would construct up to 7,007 sq ft of non-residential space and 12,000 square feet of PDR space, and would comply with Planning Code Section 124.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at every residential level. The Project would merge the subject lots and subdivide the lot, so that the Project would be located on a lot measuring 230-ft by 200-ft (or 46,000 square feet). Therefore, the Project would have to provide a rear yard, which measures approximately 11,500 sq ft.

Currently, the Project is designed to have full lot coverage on the ground floor level and does not provide a rear yard at the lowest level containing a dwelling unit. The Project provides open space through two interior courtyards and a roof terrace. The Project provides a total of 15,920 sq ft of code-complying open space. This amount of open space, which would have been provided through the required rear yard, is thus exceeded. Since the Project does not provide a code-complying rear yard, the Project is seeking an exception to the rear yard requirement as part of the Large Project Authorization.

The Project occupies the majority of the block bounded by 18th, Florida, 19th and Bryant Streets. The subject block does not possess a pattern of mid-block open space, since the majority of the project site is currently occupied by a one-to-two-story industrial building. By providing for two interior courtyards, the Project maintains the street wall along 18th, Bryant and Florida Streets, and provides sufficient dwelling unit exposure for all dwelling units.

- D. **Useable Open Space.** Planning Code Section 135 requires a minimum of 80 sq ft of open space per dwelling unit, if not publically accessible, or 54 sq ft of open space per dwelling unit, if publically accessible. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 sq ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

For the proposed 199 dwelling units, the Project is required to provide 15,920 sq ft of useable open space. Overall, the Project meets the open space requirements for the 199 dwelling units through a roof terrace, which measures 15,920 sq ft. Therefore, the Project complies with Planning Code Section 135.

In addition to the code-complying open space, the Project also includes two inner courtyards, which are 40-ft in width, but do not meet the dimensional requirements of Planning Code Section 135. This open space is in addition to the provided code-complying open space on the roof terrace.

- E. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a streetscape plan, which includes elements from the Better Streets Plan, for new construction on a lot greater than a half-acre in size.

The Project includes the new construction of a six-story mixed-use building on a lot with approximately 230-ft of frontage along Florida Street, 200-ft of frontage along 18th Street and approximately 230-ft of frontage along Bryant Street. Currently, the Project includes new streetscape elements, such as new concrete sidewalks, linear planters along the street edge, new street trees, bicycle parking spaces, and corner bulb-outs. The Project would incorporate perpendicular on-street parking along Florida Street, parallel on-street parking on Bryant Street, and two on-street loading zones on 18th Street. Therefore, the Project complies with Planning Code Section 138.1.

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

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

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 ft in width, or an open area (either an inner court or a space between separate buildings on the same lot) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located.

The Project organizes the dwelling units to have exposure either on one of the public streets (18th, Florida, or Bryant Streets), within one of the two code-complying interior courtyards, or along the private alley, which measures 25-ft wide. Therefore, the Project complies with Planning Code Section 140.

- H. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 17 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets most of the requirements of Planning Code Section 145.1. At grade, the off-street parking is setback by more than 25-ft from the street. The Project has only one 11-ft wide garage entrance along Bryant Street. The Project features at-grade off-street parking, which is setback more than 25-ft from the street. The Project features active uses on the ground floor with residential amenities, a ground floor retail/trade shop use, walk-up dwelling units with direct, individual pedestrian access to a public sidewalk, flexible units along. Finally, the Project features appropriate street-facing ground level spaces, as well as the ground level transparency and fenestration requirements.

For the PDR and arts uses, the Project incorporates a ground floor ceiling height, which ranges from 18-ft to 19-ft 11-in. Due to the existing grade of the project site, the ground floor ceiling height for the non-residential varies from 17-ft tall along Florida Street down to 14-ft 5-in along Bryant Street; therefore, the Project does not meet the requirements for ground floor ceiling height, as required in Planning Code Section 145.1. Therefore, the Project is seeking an exception to the ground floor ceiling height requirement as part of the Large Project Authorization.

- I. **Off-Street Parking.** Planning Section 151.1 of the Planning Code allows off-street parking at a maximum ratio of .75 per dwelling unit.

For the 199 dwelling units, the Project is allowed to have a maximum of 149 off-street parking spaces. Currently, the Project provides 85 off-street parking spaces via mechanical lifts. Of these 85 off-street parking spaces, 2 handicap parking spaces have been identified, as well as 1 car-share parking spaces. Therefore, the Project complies with Planning Code Section 151.1.

- J. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires two off-street freight loading space for apartment use between 200,001 and 500,000 gsf.

The Project includes approximately 203,656 square feet of apartment use; thus, the Project requires at least two off-street freight loading spaces. The Project is proposing two on-street loading space along 18th Street, and one off-street loading zone within the mid-block alley, which is accessed from Florida Street. The Project is seeking an exception to the requirement to provide two off-street loading spaces as part of the Large Project Authorization.

- K. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least 100 Class 1 bicycle parking spaces plus one Class 1 bicycle parking space for every four dwelling units and one Class 2 bicycle parking spaces for every 20 dwelling units. In addition for the retail use, one Class 1 space is required for every 7,500 square feet of occupied area and a minimum of two Class 2 bicycle parking spaces are required and an additional Class 2 bicycle parking space is required for every 2,500 square feet of occupied area.

The Project includes 199 dwelling units, up to 7,007 square feet of ground floor retail/trade shop use, and 12,000 square feet of PDR use; therefore, the Project is required to provide 128 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces. The Project will provide 128 Class 1 bicycle

parking spaces and 18 Class 2 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2.

- L. **Car Share Requirements.** Planning Code Section 166 requires one car-share parking space for projects with 50 to 200 residential units.

Since the Project includes 199 dwelling units, it is required to provide a minimum of two car-share parking spaces. The Project provides two car-share parking spaces. Therefore, the Project complies with Planning Code Section 166.

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

The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project meets this requirement.

- N. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

For the 199 dwelling units, the Project is required to provide at least 80 two-bedroom units or 60 three-bedroom units. The Project provides 30 studios, 89 one-bedroom units and 80 two-bedroom units. Therefore, the Project meets the requirements for dwelling unit mix.

- O. **Horizontal Mass Reduction.** Planning Code Section 270.1 outlines the requirements for horizontal mass reduction on large lots within the Eastern Neighborhoods Mixed Use Districts. For projects with street frontage greater than 200-ft in length, one or more mass reduction breaks must be incorporated to reduce the horizontal scale of the building into discrete sections not more than 200-ft in length. Specifically, the mass reduction must 1) be not less than 30-ft in width; 2) be not less than 60-ft in depth from the street-facing building façade; 3) extend up to the sky from a level not higher than 25-ft above grade or the third story, whichever is lower; and, 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft.

Since the overall frontage is 230-ft along Bryant and Florida Streets, larger than 200-ft, the Project is required to provide a single horizontal mass break along Bryant and Florida Streets, which is not less than 30-ft wide by 60-ft deep, and extends from the third-story up to the sky. Per the Planning Code, this mass break must result in discrete building sections along the street frontage of not greater than 200-ft.

Over the entire project site, the Project incorporates a private alley as part of the horizontal mass reduction to provide separation between the principal project and the land dedication site. This alley is 25-ft wide and is open to the sky from the ground floor. Since the provided horizontal mass reduction does not meet the dimensional requirements of the Planning Code, the Project is seeking an exception to the horizontal mass reduction requirements as part of the Large Project Authorization.

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

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

- Q. **Loss of Dwelling Units through Demolition.** Planning Code Section 317 requires Conditional Use Authorization from the Planning Commission for the removal of three or more dwelling units in any zoning district.

The Project Sponsor has submitted a Conditional Use Authorization Application for the removal of three dwelling units on the project site (See Case No. 2013.0677CUA).

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

The Project includes 192,711 gsf of new residential use, up to 7,007 gsf of retail/trade shop use, and 12,000 gsf of PDR use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

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

The Project includes 192,711 gsf of new residential use associated with the new construction of 199 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A.

- T. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Since the subject property is located within the UMU Zoning District, the Project is subject to the inclusionary affordable housing requirements identified in Planning Code Section 419. The

subject property has been designated as Tier B, thus a minimum of 16 percent of the total units constructed shall be considered affordable.

The Project Sponsor shall address the inclusionary affordable housing requirements through the land dedication alternative outlined in Planning Code Section 419.3.

This requirement is subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. If the requirement is modified, the project would be required to provide an additional three on-site BMR units.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the project's on- or off-site units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and approved by the Mayor's Office Housing and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on May 4, 2016 and a draft of the Costa Hawkins agreement on May 4, 2016. The EE application was submitted on September 25, 2013. Pursuant to Planning Code Section 415.3 and 415.6 the on-site requirement is 16%. Of the 199 units, the Project Sponsor would provide three dwelling units as affordable rental units if the Charter amendment passes. The designation of these three units would be in combination with the land dedication alternative outlined in Planning Code Section 419.3.

If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. The Project must execute the Costa Hawkins agreement prior to Planning Commission approval or must revert to payment of the Affordable Housing Fee.

- U. Inclusionary Affordable Housing Program-Land Dedication.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects

that consist of five or more units, where the first application was applied for on or after July 18, 2006. Under Planning Code Section 419.6, the Land Dedication Alternative may be elected as an alternative to the inclusionary housing component. As further described in Planning Code Section 419.5(a)(2), an Applicant may dedicate a portion of the total development area of the principal site to the City and County of San Francisco for the purpose of constructing units affordable to qualifying households. To meet this requirement, the developer must convey title to land in fee simple absolute to the Mayor's Office of Housing and Community Development (MOHCD). The dedicated site must result in a total amount of inclusionary units not less than 40 units; however, MOH may conditionally approve and accept dedicated sites which result in no less than 25 units at their discretion. Per Planning Code Section 419.2, all sites within the UMU Zoning District electing to utilize the land dedication alternative would be subject to the "Tier B" requirements.

In addition to designating three on-site BMR units, the Project Sponsor has elected to pursue the land dedication alternative to meet the inclusionary affordable housing program requirements. As a result of the pending lot subdivision, the new mixed-use building would be located on a parcel measuring 46,000 sq ft. Since the Project is located on a site that has at least 30,000 square feet of developable area, the Project Sponsor must provide a dedicated site that is capable of holding at least 35% of the total number of units from the Principal Project. The Principal Project possesses 199 dwelling units; therefore, the land dedication site must be able to construct at least 70 dwelling units. The Project Sponsor meets these requirements and shall subdivide Lot 21 on Assessor's Block 4022, and convey the new parcel located at 2070 Bryant Street to MOHCD, which would measure 19,000 sq ft (or 95-ft by 200-ft). Of this land, approximately 19,000 square feet would consist of developable area. The Project Sponsor has demonstrated that up to 98 dwelling units may be constructed on the dedicated land (as of right), and up to 136 dwelling units with a density bonus. If the Project were to pursue the on-site affordable housing alternative, the Project would be required to provide 16% or 32 below-market-rate dwelling units on the project site.

MOHCD concurs with the Project Sponsor's dedicated land and has conveyed a letter expressing conditional approval of the dedicated land.

- V. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the MUO (Mixed Use Office) Zoning District that results in the addition of gross square feet of non-residential space.

The Project includes approximately 203,656 square feet of new development consisting of approximately 192,711 sq ft of residential use, up to 7,007 sq ft of retail/trade shop use, 12,000 sq ft of PDR use, and up to 11,994 sq ft of garage. Excluding the square footage dedicated to the garage, the other uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

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

A. Overall building mass and scale.

The Project is designed as a large-scale, six-story, 68-ft tall, brick warehouse, which encompasses the full block on 18th Street between Bryant and Florida Street. This large-scale massing is appropriate given the larger neighborhood context, which includes larger-scale, four-story reinforced concrete industrial buildings. The surrounding neighborhood is extremely varied with many examples of smaller-scale residential properties and larger-scale industrial properties—both of which range in height from one-to-five-stories in height. The Project's overall mass and scale are further broken down by the fine detail evident in the choice of exterior materials (brick), ground floor storefronts and accentuated cornices. In addition, the Project incorporates a 25-ft wide private alley, which provides separation from the adjacent land dedication site. Overall, these features provide variety in the building design and scale, while providing for a feature that strongly relates to the varied neighborhood context. Thus, the project is appropriate and consistent with the mass and scale of the surrounding neighborhood.

B. Architectural treatments, facade design and building materials:

The Project's architectural treatments, façade design and building materials include a brick, aluminum-sash windows, wood storefronts, and terra cotta glazed tiles. The Project's overall design aesthetic harkens back to industrial buildings of the 19th and 20th century. The Project successfully draws from these older industrial properties in a contemporary manner, and provides a design, which incorporates finer detailing on the exterior, as evident in the material palette, cornice, window surrounds and storefront. The Project provides for a unique and contemporary expression along the street, which draws from the mixed-industrial character within the surrounding area, while also referencing older architectural styles. The Project evokes a 19th century brick warehouse with a red brick exterior, terracotta tile, and wood storefront. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

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

Along the lower floors, the Project provides for residential amenities (lounge, fitness room, and entry lobby), ground floor retail, ground floor PDR space, walk-up dwelling units with individual pedestrian access on Bryant Street, and "flexible units" on Florida Street. These dwelling units, retail space and PDR space will provide for activity on the street level along with the new streetscape improvements. In addition, the Project is seeking an exception to permit five "flexible units" along Florida Street. The Project minimizes the impact to pedestrian by providing one 11-ft wide garage entrance on Bryant

Street, and one 24-ft wide loading zone along Florida Street. In addition, off-street parking is setback from the ground floor by more than 25-ft.

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

The Project provides code-complying open space via a roof terrace. In addition, the Project provides additional open space through two inner courtyards. The Project also includes semi-public street improvements, including a private mid-block alley.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

The Project is not subject to the mid-block alley requirements, since the subject block is not larger than 400-ft. The Project is voluntarily providing a mid-block pedestrian alley adjacent to the six-story mixed-use building.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Section 138.1, the Project would provide new street trees along 18th, Florida and Bryant Streets, as specified by the Department of Public Works. In addition, the Project includes streetscape elements, including new concrete sidewalks, linear planters along the street edge, new street trees, bicycle parking spaces, and corner bulb-outs. These improvements would vastly improve the public realm and surrounding streetscape.

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

The Project provides ample circulation in and around the project site through the sidewalk improvement and a voluntary mid-block alley. The primary focal point for retail visitors would occur along 18th and Florida Streets, while the residents have a ground-floor entrance on 18th Street. Automobile access is limited to the one entry/exit on Bryant Street. An off-street loading zone is provided along Florida Street. The Project incorporates two interior courtyards, which are accessible to residents.

- H. Bulk limits;

The Project is within an 'X' Bulk District, which does not restrict bulk.

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

The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.

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

A. **Rear Yard:** Exception for rear yards, pursuant to the requirements of Section 134(f);

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329...provided that:

(1) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

The Project provides for a comparable amount of open space, in lieu of the required rear yard. Overall, the Project will be located on a lot measuring 46,000 sq ft in size, and would be required to provide a rear yard measuring 11,500 sq ft. The Project provides common open space for the 199 dwelling units through two inner courtyards and a roof terrace. In total, the Project provides approximately 15,920 sq ft of code-complying open space, thus exceeding the amount of space, which would have been provided in a code-conforming rear yard.

(2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

The Project does not impede access to light and air for the adjacent properties. Many of the abutting residential properties have narrow rear yards or no rear yard. The Project is setback from the neighboring properties and is separated by a private mid-block alley and the land dedication site.

(3) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

The Project is not seeking an exception to the requirements for residential open space or dwelling unit exposure. The Project provides code-complying open space on the roof terrace and all dwelling units meet the exposure requirements defined in Planning Code Section 140.

B. **Off-Street Loading:** Exception from satisfaction of loading requirements per Section 152.1 pursuant to the criteria contained therein.

For projects in the Eastern Neighborhoods Mixed Use Districts that are subject to Section 329, the Planning Commission may waive these requirements per the procedures of Section 329 if

it finds that the design of the project, particularly ground floor frontages, would be improved and that such loading could be sufficiently accommodated on adjacent streets and alleys.

The Project would provide two on-street loading parking spaces on 18th Street and one off-street loading space within the private mid-block alley accessible from Florida Street. The on-street loading would meet the retail and residential needs of the Project. The Project offers additional off-street loading within the private mid-block alley, which can serve the ground floor PDR and flexible units. Overall, the Project's proposed loading assists in improving the ground floor street frontage and would improve character of the streets.

- C. Horizontal Mass Reduction: Modification of the horizontal massing breaks required by Section 270.1 in light of any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and superior architectural design, pursuant to the criteria of Section 270.1(d).

The Planning Commission may modify or waive this requirement through the process set forth in Section 329. When considering any such application, the Commission shall consider the following criteria:

- 1) no more than 50% of the required mass is reduced unless special circumstances are evident;

The Project incorporates a horizontal mass break from the ground floor up to the sky, which is 25-ft in width, across the entire length of the project site. The Project exceeds the required amount of mass that would have been reduced under a code-complying mass reduction.

- 2) the depth of any mass reduction breaks provided is not less than 15 feet from the front facade, unless special circumstances are evident;

The Project incorporates a mass break, which is more than 15-ft deep from the front façade.

- 3) the proposed building envelope can be demonstrated to achieve a distinctly superior effect of reducing the apparent horizontal dimension of the building; and

Through the incorporation of the mid-block alley and horizontal mass break, the Project achieves a distinctly superior building form, due to the separation from the adjacent land dedication site and the building's overall style. The Project evokes a style reminiscent of larger-scale, 19th century-early 20th century brick warehouses, which often features finer grain details and a rectilinear massing.

- 4) the proposed building achieves unique and superior architectural design.

The Project achieves a unique and superior architectural design that appropriately evokes an industrial aesthetic from the 19th century – early 20th century. The Project’s massing and scale is appropriate given the larger neighborhood context. Overall, the Project provides finer grain details, which are appropriate given the Project’s design and style.

- D. Flexible Units: Modification of the accessory use provisions of Section 803.3(b)(1)(c) for Dwelling Units. Dwelling Units modified under this Subsection shall continue to be considered Dwelling Units for the purposes of this Code and shall be subject to all such applicable controls and fees. Additionally, any building that receives a modification pursuant to this Subsection shall (i) have appropriately designed street frontages to accommodate both residential and modified accessory uses and (ii) obtain comment on the proposed modification from other relevant agencies prior to the Planning Commission hearing, including the Fire Department and Department of Building Inspection. Modifications are subject to the following:

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

The Project seeks an exception to the accessory use provisions for five dwelling units on the ground floor along Florida Street. Florida Street is wider than 40-ft, and is a qualifying street.

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

The Project will only include accessory uses that are principally-permitted uses in the UMU Zoning District, as defined in Planning Code Section 843.

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

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

- E. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located;

In addition to the exception for rear yard, off-street loading, horizontal mass reduction, and accessory use provisions for dwelling units, the Project is seeking an exception to the requirements ground floor ceiling height for non-residential uses (Planning Code Section 145.1).

Under Planning Code Section 145.1(c)(4), the ground floor ceiling height for non-residential uses is required to be a minimum of 17-ft in the UMU Zoning District. Currently, the Project specifies a ground floor ceiling height, which ranges from 14-ft 5-in to 17-ft. Although the ground floor ceiling height varies, the architectural expression along the street frontage is consistent and the overall design reinforces the concept of a tall ground floor. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along 18th, Florida and Bryant Streets.

8. **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.

Policy 1.1

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

Policy 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project is a higher density residential development, which provides up to 199 new dwelling units in a mixed-use area. The Project abuts smaller-scale residential uses and one-to-two-story commercial buildings. The project site was recently rezoned as part of a long range planning goal to create a cohesive residential and mixed-use neighborhood. The Project includes 3 on-site affordable housing units for rent (if the upcoming Charter Amendment passes) and will dedicate a portion of the project site to MOHCD for the purpose of developing up to 136 affordable housing units. These two methods comply with the City's affordable housing goals. The Project is also in proximity to public transportation options.

OBJECTIVE 4

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

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The Project will dedicate a portion of the project site to MOHCD, thus meeting the affordable housing requirements. Additionally, should a proposed Charter amendment pass, the project would provide an additional 3 on-site affordable units for rent. These methods encourage diversity among income levels within the new development. In addition, the Project provides the appropriate amount of new two-bedroom units, and meets the requirements for dwelling unit mix.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

The Project responds to the site's mixed-character by providing new ground floor retail and PDR opportunities and new dwelling units. The Project appropriately responds to the varied character of the larger neighborhood. The Project's facades provide a unique expression not commonly found within the surrounding area, while providing for a material palette, which draws from the surrounding industrial context.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The Project provides new opportunity for new ground floor retail and PDR uses, which are consistent with the goals for the UMU Zoning District. The surrounding neighborhood does not have an overabundance of ground floor retail uses. The Project would provide new opportunity for neighborhood-serving retail uses. In addition, as expressed by the Commission, the Project will provide 12,000 square feet of PDR use, which will provide a mix of uses on the ground floor and assist in mitigating the loss of the existing PDR uses.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

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

The Project will create common open space areas in a new mixed-use development through inner courts and a roof terrace. The Project will not cast shadows over open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project includes new street trees along the public rights-of-way. In addition, the Project includes streetscape elements, including new concrete sidewalks, linear planters along the street edge, new street trees, bicycle parking spaces, and corner bulb-outs. Frontages are designed with active spaces oriented at the pedestrian level. The new garage entrance/exit is narrow in width and assists in minimizing pedestrian and bicycle conflicts.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

The Project includes 128 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces in secure, convenient locations, thus meeting the amount required by the Planning Code.

OBJECTIVE 34:

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

Policy 34.1:

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

Policy 34.3:

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

Policy 34.5:

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

The Project adheres to the principally permitted parking amounts within the Planning Code. The parking spaces are accessed by one ingress and egress point. Parking is adequate for the project and complies with maximums prescribed by the Planning Code.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.7:

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

OBJECTIVE 2:

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

Policy 2.6:

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

The Project is located within the Mission neighborhood, which is characterized by the mix of uses. As such, the Project provides expressive street façades, which respond to form, scale and material palette of the existing neighborhood, while also providing a new contemporary architectural vocabulary.

OBJECTIVE 4:

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

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

Although the project site has three street frontages, it only provides one vehicular access points for the off-street parking, thus limiting conflicts with pedestrians and bicyclists. Numerous street trees will be planted on each street. Along the project site, the pedestrian experience will be greatly improved.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

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

Policy 1.2.1

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

Policy 1.2.2

For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require ground floor commercial uses in new housing development. In other mixed-use districts encourage housing over commercial or PDR where appropriate.

Policy 1.2.3

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

Policy 1.2.4

Identify portions of the Mission where it would be appropriate to increase maximum heights for residential development.

Housing

OBJECTIVE 2.3

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

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.5

Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

Built Form

OBJECTIVE 3.1

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

Policy 3.1.8

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

OBJECTIVE 3.2

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

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

Policy 3.2.6

Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

Transportation

OBJECTIVE 4.7

IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN THE MISSION

Policy 4.7.2

Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.

OBJECTIVE 4.8

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

Policy 4.8.1

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

Streets & Open Space

OBJECTIVE 5.3

CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS and ecological sustainability OF THE NEIGHBORHOOD.

Policy 5.3.1

Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets.

Policy 5.3.2

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

The Project features an appropriate mix of uses encouraged by the Area Plan for this location. The Project provides 199 new dwelling units, which will be available for rent. In addition, the Project is located within the prescribed height guidelines, and includes the appropriate dwelling unit mix, since more than 40% or 80 units are two-bedroom dwellings. The Project also incorporates an appropriate mix of uses for the UMI Zoning District, as evidenced by the 12,000 square feet of PDR use. The Project introduces a contemporary architectural vocabulary that draws from the neighborhood's industrial aesthetic, which is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high quality designed exterior, which features a variety of materials, colors and textures, including brick and aluminum windows. The Project provides ample common open space and also improves the public rights of way with new streetscape improvements, street furniture, corner bulb outs, and landscaping. The Project minimizes the impact of off-street parking and is in proximity to public transit options. The Project will also pay the appropriate development impact fees, including the Eastern Neighborhoods Impact Fees.

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

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

Although the project site currently contains existing neighborhood-serving uses, including a restaurant and auto repair shop, the Project would assist in enhancing the larger neighborhood by providing new space for new neighborhood-serving uses and other retail opportunities. The Project improves the urban form of the neighborhood by constructing new ground floor retail and PDR uses. These new retail spaces will provide goods and services to area workers, residents and visitors, while creating new ownership and employment opportunities for residents. The Project would add new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

Although the Project would demolish three existing housing units, the Project would provide 199 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. Further, the Project will dedicate a portion of the project site to MOHCD, who will develop the land with affordable housing, and, should a proposed Charter amendment pass, the Project will provide three on-site BMR units for rent. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not displace any identified affordable housing units. The three existing units are not identified as affordable housing units. The Project will comply with the City's Inclusionary Housing Program, therefore increasing the stock of affordable housing units in the City.

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

The project site is served by nearby public transportation options. The Project is located within one block of bus lines for the 27-Bryant & within three blocks of the bus lines for the 22-Fillmore and 33-Stanyan. Future residents would be afforded proximity to bus line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

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

The Project does not include commercial office development. The Project provides new ground floor retail use, PDR use and housing, which is a top priority in the City. The new retail use will provide new opportunity for the service sector.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the project site does not contain any City Landmarks or historic buildings.

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

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

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

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

10. 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.
11. The Commission hereby finds that approval of the Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2013.0677X** under Planning Code Section 329 to allow the new construction of a six-story, 68-ft tall, mixed-use building with 199 dwelling units, up to 7,007 square feet of retail/trade shop use, and a total of 12,000 gsf of PDR use, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-modification to the accessory use provisions of 803.3(b)(1)(c) (Planning Code Sections 329(d)(10)), within the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 29, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

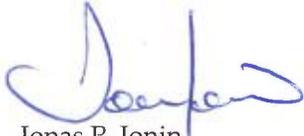
The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Johnson, Hillis and Richards

NAYS: Moore and Wu

ABSENT: None

ADOPTED: June 2, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a six-story, 68-ft tall, mixed-use building with 199 dwelling units, 7,007 gsf of ground floor retail use, 3,938 gsf of PDR use, and a modification to the requirements for rear yard, open space, permitted obstructions over the street, ground floor ceiling height, off-street loading and accessory use provisions for dwelling units, located at 2000-2070 Bryant Street, Lots 001, 002 and 021 in Assessor's Block 4022 pursuant to Planning Code Section 329 within the UMU (Urban Mixed Use) Zoning Districts, and a 68-X Height and Bulk District; in general conformance with plans, dated May 4, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0677X and subject to conditions of approval reviewed and approved by the Commission on June 2, 2016 under Motion No. 19658. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 2, 2016 under Motion No. 19658.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19658 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 Office Development 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 authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

Additional Project Authorization. The Project Sponsor must obtain a Conditional Use Authorization under Planning Code Sections 303 and 317 for removal of three residential units, and satisfy all the

conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0677E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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:

1. 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;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. 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;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. 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>

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 for each building. 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

Streetscape Plan. Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

PARKING AND TRAFFIC

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

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

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 149 off-street parking spaces for the 199 dwelling units in the UMU Zoning District.

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

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

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

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 128 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces for the 199 dwelling units, 7,007 square feet of ground floor retail use, and 3,938 square feet of PDR use.

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

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

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

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

PROVISIONS

PDR Use. The Project shall incorporate 12,000 square feet of PDR use.

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

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

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

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

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

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

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

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

MONITORING

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

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

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

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

OPERATION

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

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

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

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

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

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

INCLUSIONARY HOUSING

Land Dedication Alternative. The Project Sponsor has chosen to satisfy the affordability requirement for the Project through a land dedication pursuant to Planning Code Section 419.6 and 419.5(a)(2)(A)-(J). The Project Sponsor has been in discussions with the Mayor's Office of Housing (MOH) and the Planning Department. On May 12, 2016, MOH provided a letter to the Planning Department that confirmed that the site that the Project Sponsor has selected (a portion of 2070 Bryant St [Block 4022 Lot 021]), is acceptable under Planning Code Section 419.5(2), subject to the conditions included therein.

In the event the land dedication process is completed, and the fee title to the land dedication site is transferred to the City prior to the issuance of the first construction document for the Project, the Project will have fully complied with the Planning Code's Section 415 inclusionary affordable housing requirements. In the event, for whatever reason, fee title to the land dedication site is not transferred to

the City by issuance of the first construction document for the Project, the Project Sponsor will be subject to the requirements of Planning Code Section 415 and 419.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

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

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

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is currently required to provide 16% of the proposed dwelling units as affordable to qualifying households, but is subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. The Project contains 199 units. Should the proposed Charter Amendment pass, the Project Sponsor shall fulfill this requirement by providing the 3 affordable units on-site (1.5% of the units) in addition to the land dedication option described above. If the Project is subject to a different requirement if the Charter Amendment is approved and new legislative requirements take effect, the Project will comply with the applicable requirements at the time of compliance. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

2. **Unit Mix.** The Project will provide an affordable unit mix of one studio, one one-bedroom, and one two-bedroom units, or the unit mix that may be required if the inclusionary housing requirements change as discussed above. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

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

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than one and a half percent (1.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

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

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

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project.

The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

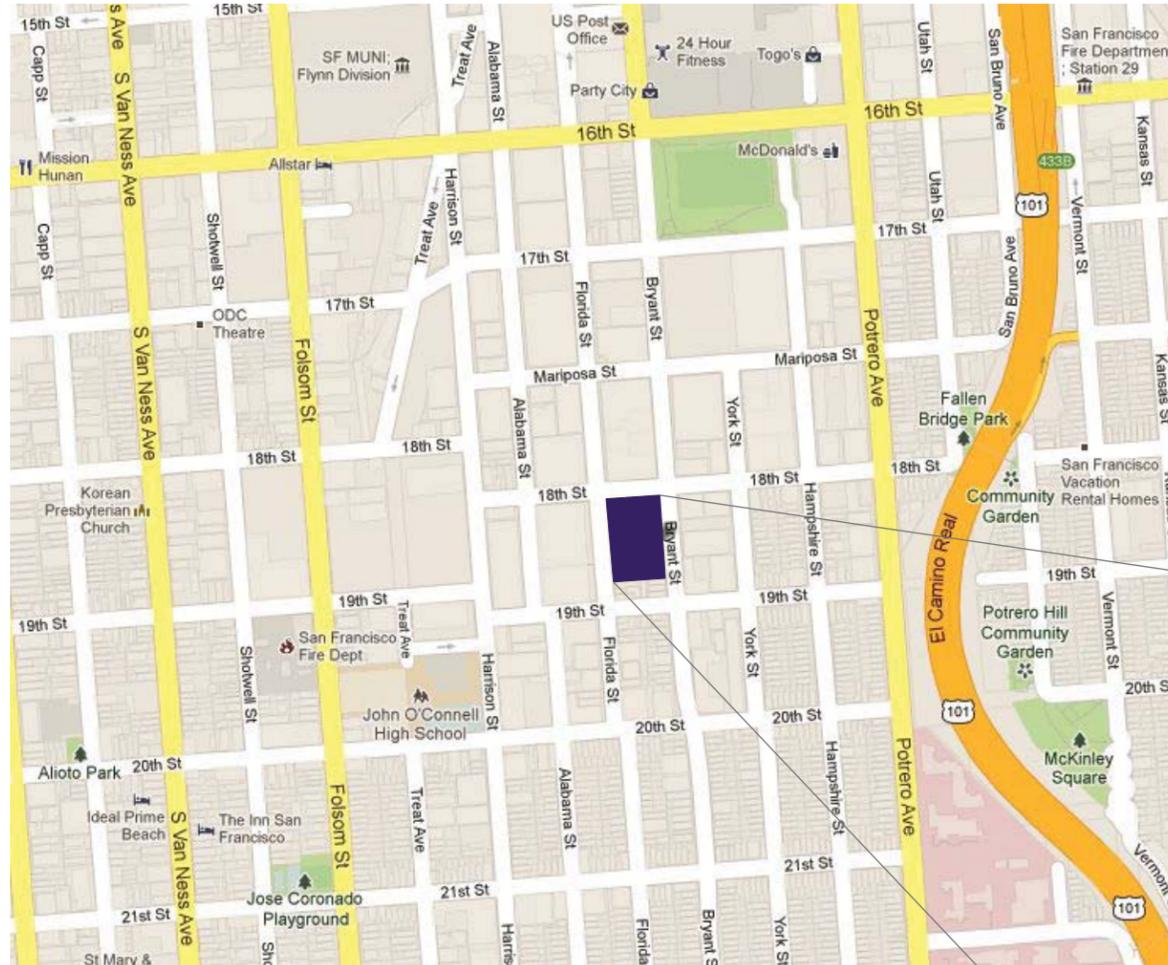
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco," but these income levels are subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. If the Project is subject to a different income level requirement if the Charter Amendment is approved and new legislative requirements take effect, the Project will comply with the applicable requirements. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior

to issuance of the first construction document or must revert payment of the Affordable Housing Fee.

- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

2000-2070 BRYANT STREET

MIXED-USE DEVELOPMENT PLANNING SUBMITTAL PACKAGE



PROJECT DESCRIPTION

63.4% OF SITE: (1) SIX-STORY MULTIFAMILY, MARKET RATE BUILDING WITH NEIGHBORHOOD SERVING RETAIL, CAFE, TRADE/SHOP, AND FLEX-ACCESSORY USE APARTMENTS. THE BUILDING HAS PARKING FOR 85 CARS PROVIDED IN AN ENCLOSED GARAGE. 144 MIN. BICYCLE PARKING SPACES IN CLASS I & CLASS II BICYCLE PARKING FACILITIES. PROJECT IS 199 RENTAL UNITS WITH (3) BMR ON SITE.

36.6% OF SITE (BY REFERENCE): (1) EIGHT-STORY MULTI-FAMILY, AFFORDABLE (SUBSIDIZED) PROJECT WITH NEIGHBORHOOD SERVING ART SPACE. BUILDING HAS 121 MIN. BICYCLE PARKING SPACES IN CLASS I & CLASS II BICYCLE PARKING FACILITIES. PROJECT IS 136 AFFORDABLE RENTAL UNITS. PROJECT WOULD REQUIRE A STATE DENSITY BONUS FOR HEIGHT.

THE BUILDINGS ARE SEPARATED BY A PUBLICLY ACCESSIBLE ALLEY BETWEEN BRYANT AND FLORIDA STREET.



PROJECT TEAM

OWNER:

NICK PODELL COMPANY
22 BATTERY STREET, #404
SAN FRANCISCO, CA 94111
P: 415.296.8800
CONTACT: LINSEY PERLOV

DESIGN CONSULTANT:

RICHARD BEARD ARCHITECTS, INC.
2475 3RD STREET, STUDIO 252
SAN FRANCISCO, CA 94107
P: 415.458.2600
CONTACT: RICHARD BEARD

PROJECT ARCHITECT:

BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: JON ENNIS

CIVIL:

LANGAN TREADWELL & ROLLO
555 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO 94111
P: 415.955.5200
CONTACT: PAMELA SALAS

LANDSCAPE:

LUTSKO ASSOCIATES
2815 18TH STREET
SAN FRANCISCO, CA 94110
P: 415.920.2800
CONTACT: RON LUTSKO

REQUIRED APPROVALS

- LARGE PROJECT AUTHORIZATION
- CONDITIONAL USE APPLICATION:
 - REMOVAL OF (3) DWELLING UNITS
- COMMUNITY PLAN EXEMPTION FOR CEQA REVIEW



MARKET RATE SITE ONLY

PLANNING INFORMATION

PROJECT LOCATION: 2000-2070 BRYANT STREET
SAN FRANCISCO, CA 94110

PARCELS (BLOCK/LOT): 4022/001
4022/002
4022/021

PROJECT DESCRIPTION: PRIVATELY FUNDED
MIXED USE DEVELOPMENT
199 RESIDENTIAL UNITS

ZONING: UMU
MISSION AREA PLAN

MAXIMUM BUILDING HEIGHT: 68'-0"

DENSITY: 211.7 DU/AC

BUILDING CODE INFORMATION

OCCUPANCY GROUP: R-2 OVER A-2/ M, S-2
A3 (COMMON AMENITY, LANDSCAPED PODIUM)
B (LEASING OFFICE)

CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA, SPRINKLERED PER NFPA 13

NUMBER OF STORIES: 5 OVER 1

ACCESSIBILITY: 100% OF UNITS SHALL BE ADAPTABLE,
PER CBC 2013 CHAPTER 11A

ALL COMMON USE AREAS SHALL BE ACCESSIBLE
PER CBC 2013 CHAPTER 11A

ALL PUBLIC AREAS SHALL BE ACCESSIBLE
PER CBC 2013 CHAPTER 11B

ENERGY CODE: 2008 ENERGY CODE
(SITE PERMIT SUBMITTED 5/15/2014)

ARTICLE 38 EXEMPT

MODIFICATION REQUEST: NON-RESIDENTIAL CEILING HEIGHT: SECTION 145.1.c.4.A (REFER TO PAGE 25)

REQUIRED: NON-RESIDENTIAL GROUND FLOOR USES TO HAVE 17'-0" FLOOR TO FLOOR

PROVIDED: RETAIL SPACES B, C, D COMPLY WITH 1451.c.4.A. RETAIL SPACE "A" PROVIDES 15'-10" FLOOR TO FLOOR.

JUSTIFICATION: SITE GRADING DOES NOT ALLOW FOR A 17'-0" FLOOR TO FLOOR FOR "RETAIL A." "RETAIL A" WAS ADDED PER COMMUNITY REQUESTS TO HAVE MORE ART/RETAIL SPACE. THE ONLY WAY FOR "RETAIL A" TO COMPLY WOULD BE TO RAISE PODIUM (SECOND FLOOR) AN ADDITIONAL 14 INCHES. THIS IS NOT PRACTICAL FOR THE 199 UNITS ABOVE THE PODIUM THAT WOULD HAVE LOWERED CEILING. AN EXCEPTION IS SOUGHT FOR "RETAIL A" ONLY.

MODIFICATION REQUEST: OFF STREET LOADING 152.1 & 152.2 (REFER TO PAGES 17)

REQUIRED: BUILDINGS WITH 200,000 - 500,000 REQUIRE (2) FRIEGHT LOADING SPACES. REATIL AREA EXCEEDING 10,000 SF REQUIRES A LOADING ZONE.

PROVIDED: (2) LOADING ZONES LOCATED IN ALLEY OFF OF FLORIDA, (2) YELLOW CURB ZONES @ 18TH & BRYANT, (1) WHITE CURB ZONE @ BRYANT.

JUSTIFICATION: PROJECT PROVIDES (2) FULLY COMPLIANT FREIGHT LOADING ZONES WITH (1) WHITE CURB AND (2) YELLOW CURB ZONES TO ELIMINATE NEED FOR ADDITIONAL LOADING ZONE.

MODIFICATION REQUEST: REAR YARD: SECTION 134 (REFER TO PAGE 18)

REQUIRED: 25% OF PROPERTY MUST BE ALLOCATED TO A REAR YARD.

PROVIDED: THE MARKET RATE PROJECT SITE IS 41,200 SF. IN LIEU OF ONE REAR YARD THE PROJECT IS PROVIDING TWO CENTRAL COURTYARDS ORIENTED NORTH/SOUTH. THE TOTAL AREA OF THE TWO COURTYARDS IS 8,558 SF PROVIDING 20.8% "REAR YARD" (NOT INCLUDING MID BLOCK ALLEY EASEMENT).

JUSTIFICATION: THE SITE IS SPLIT BETWEEN AFFORDABLE AND MARKET RATE PROJECTS. IF THE (2) PROJECTS ARE COUNTED AS ONE SITE THE TOTAL OPEN SPACE FOR COURTYARDS AND MIDBLOCK ALLEY IS 17,662SF. $17,662SF(\text{OPEN SPACE})/65,000SF(\text{SITE TOTAL})=27.1\%$ REAR YARD.

MODIFICATION REQUEST: OPEN SPACE: SECTION 135 G) 2) (REFER TO PAGES 17, 18, 29)

REQUIRED: OPEN SPACE MUST BE AS WIDE AS IT IS TALL. A 45 DEGREE ANGLED LINE FROM THE BASE OF THE LOWEST FLOOR MUST NOT HIT OPPPSOITE WALL/ARCHITECTURAL STRUCTURE.

PROVIDED: THE PROJECT HAS (2) COURTYARDS ARRANGED ON SITE FOR MAXIMUM SUN EXPOSURE. BOTH COURTYARDS ARE RECTANGULAR IN SHAPE. THE WIDTH OF THE COURTYARDS DOES NOT COMPLY. THE DEPTH OF BOTH COURTYARDS EXCEEDS THE MINIMUM REQUIRED WIDTH.

JUSTIFICATION: DUE TO THE ELONGATED SHAPE AND ORIENTATION FOR MAXIMUM SUN EXPOSURE, THE PROJECT IS PROPOSING A PORTION OF ITS REQUIRED OPEN SPACE AS NON-COMPLIANT. REFER TO SHEET 3 FOR TOTAL REQUIRED OPEN SPACE AND THE AMOUNT PROVIDED. THE PROJECT IS PROPOSING A 7,162 SF ROOF TERRACE FOR THE REMAINING OPEN SPACE FOR THE PROJECT.

MODIFICATION REQUEST: HORIZONTAL MASS REDUCTION 270.1 (REFER TO PAGE 28)

REQUIRED: BUILDINGS WITH MORE THAN 200 FEET OF CONTINUOUS STREET FRONTAGE SHALL PROVIDE A HORIZOTNAL MASS BREAK IN THE BUILDING; STARTING AT THE 3RD FLOOR OR 25 FEET, 30 FEET WIDE AND 60 FEET DEEP.

PROVIDED: 25 FOOT WIDE MID BLOCK ALLEY FROM BRYANT STREET TO FLORIDA STREET. MARKET RATE SITE STREET FRONTAGE IS 205'-0" ON BRYANT AND FLORIDA.

JUSTIFICATION: THE SITE IS DIVIDED INTO TWO PROJECTS/SITES AND PROVIDING MAXIMUM DENSITY. THE MID BLOCK ALLEY (WHICH EXCEEDS THE MASS REDUCTION VOLUME REQUIREMENT) IS THE PROJECT'S PROPOSED "MASS BREAK"

MODIFICATION REQUEST: FLEX UNIT SECTION: 803.3 (b)(1)(c) (REFER TO PAGES 17, 26)

REQUIRED: GROUND FLOOR DWELLING UNITS MAY HAVE AN ACCESSORY USE.

PROVIDED: APPROXIMATELY 126 LINEAR FEET ALONG BRYANT STREET OF STOREFRONT WINDOWS CONTAINING 6 ON GRADE UNITS.

JUSTIFICATION: THE SITE HAS HISTORICALLY BEEN USED FOR ART AND FABRICATION TRADES. THE FLEX UNITS ARE INTENDED FOR ARTISTS AND TRADESMAN TO LIVE AND WORK/DEVELOP/CREATE TO REINSTATE THE NEIGHBORHOOD AS AN ARTISTS' COMMUNITY.

CONSTRUCTION TYPE:			TYPE III OVER TYPE I										
FLOORS:			5 WOOD OVER 1 CONCRETE										
UNIT TYPE			Unit Rentable	Floor Levels						Unit		Rentable Area	
			SF	1ST	2ND	3RD	4TH	5TH	6TH	Total		by Type	
STUDIO	A1.01	STUDIO	486	0	2	0	0	0	0	2		972	
	A2.01	STUDIO	498	0	1	1	1	1	1	5		2,490	
	A3.01	STUDIO	398	0	1	1	1	1	1	5		1,990	
	A3.02	STUDIO	402	0	2	2	2	2	2	10		4,020	
	A4.01	STUDIO	385	0	1	0	0	0	0	1		385	
	A4.02	STUDIO	418	0	0	1	1	1	1	4		1,672	
										27	9.9%		
FLEX UNIT	B1.01	FLEX UNIT	727	6	0	0	0	0	0	6		4,362	
										6	2.2%		
1 BEDROOM	B2.01	ONE BEDROOM	604	0	0	2	2	2	2	8		4,832	
	B2.02	ONE BEDROOM	569	0	2	0	0	0	0	2		1,138	
	B3.01	ONE BEDROOM	489	0	1	0	0	0	0	1		489	
	B3.02	ONE BEDROOM	619	0	0	1	1	1	1	4		2,476	
	B3.03	ONE BEDROOM	467	0	1	0	0	0	0	1		467	
	B3.04	ONE BEDROOM	599	0	0	1	1	1	1	4		2,396	
	B4.01	ONE BEDROOM	406	0	1	0	0	0	0	1		406	
	B4.02	ONE BEDROOM	435	0	0	1	1	1	1	4		1,740	
	B5.01	ONE BEDROOM	613	0	2	2	2	2	2	10		6,130	
	B6.01	ONE BEDROOM	535	0	0	2	2	2	2	8		4,280	
	B7.01	ONE BEDROOM	581	0	1	1	1	1	1	5		2,905	
	B8.01	ONE BEDROOM	520	0	3	0	0	0	0	3		1,560	
	B8.02	ONE BEDROOM	549	0	0	3	3	3	3	12		6,588	
	B9.01	ONE BEDROOM	424	0	11	0	0	0	0	11		4,664	
	B9.02	ONE BEDROOM	454	0	0	11	11	11	11	44		19,976	
B9.03	ONE BEDROOM	424	0	2	2	2	2	2	10		4,240		
										128	46.7%		
2 BEDROOM	C1.01	TWO BEDROOM	862	0	0	2	0	0	0	2		1,724	
	C1.02	TWO BEDROOM	919	0	2	2	2	2	2	10		9,190	
	C1.04	TWO BEDROOM	890	0	2	0	0	0	0	2		1,780	
	C1.05	TWO BEDROOM	931	0	0	0	2	2	2	6		5,586	
	C1.06	TWO BEDROOM	862	0	1	1	1	1	1	5		4,310	
	C2.01	TWO BEDROOM	850	0	0	2	0	0	0	2		1,700	
	C2.04	TWO BEDROOM	879	0	2	0	0	0	0	2		1,758	
	C2.05	TWO BEDROOM	919	0	0	0	2	2	2	6		5,514	
	C2.06	TWO BEDROOM	850	0	1	1	1	1	1	5		4,250	
	C2.08	TWO BEDROOM	919	0	0	0	1	1	1	3		2,757	
	C2.09	TWO BEDROOM	850	0	0	1	0	0	0	1		850	
	C2.10	TWO BEDROOM	879	0	1	0	0	0	0	1		879	
	C3.01	TWO BEDROOM	887	0	2	2	2	2	2	10		8,870	
	C4.01	TWO BEDROOM	955	0	1	1	1	1	1	5		4,775	
	C5.01	TWO BEDROOM	1,089	3	0	0	0	0	0	3		3,267	
	C6.01	TWO BEDROOM	888	0	2	0	0	0	0	2		1,776	
	C6.02	TWO BEDROOM	857	0	0	2	0	0	0	2		1,714	
	C6.03	TWO BEDROOM	928	0	0	0	2	2	2	6		5,568	
	C8.01	TWO BEDROOM	1,107	0	1	0	0	0	0	1		1,107	
	C8.02	TWO BEDROOM	1,078	0	0	1	0	0	0	1		1,078	
	C8.03	TWO BEDROOM	1,147	0	0	0	1	1	1	3		3,441	
C8.04	TWO BEDROOM	1,078	0	1	1	1	1	1	5		5,390		
C9.01	TWO BEDROOM	908	0	1	1	1	1	1	5		4,540		
C11.01	TWO BEDROOM	814	0	4	0	0	0	0	4		3,256		
C11.02	TWO BEDROOM	868	0	0	4	4	4	4	16		13,888		
C11.03	TWO BEDROOM	814	0	1	1	1	1	1	5		4,070		
										113	41.2%		
TOTAL UNITS			669	9	53	53	53	53	53	274	100%	183,216	

Rentable Residential by floor (not incl. decks)	7,629	34,071	34,962	35,518	35,518	35,518	183,216
Gross Residential (lobby, corridors, stairs, etc...) (not incl. decks)	7,787	10,123	9,990	9,990	9,990	9,990	57,870
Retail Total (Including Restroom)	5,140	-	-	-	-	-	5,140
Amenity Spaces (Interior Only)	2,478	-	-	-	-	-	2,478
Leasing	538	-	-	-	-	-	538
Garage (Incl. storage, utilities, ...)	37,139	-	-	-	-	-	37,139
Total Gross	60,711	44,194	44,952	45,508	45,508	45,508	286,381

PARKING	FIRST FLOOR	153 *	
	CAR SHARE	2	
	ADA	5	
	Total	160	ratio 0.58
	ALLOWED	211	

* Parking is regular parking stalls, 2 High Klaus Parking Stackers

BIKE PARKING	CLASS 1 (RESIDENTIAL) BIKE PARKING REQUIRED		
	1 : 1 STALLS FOR 1ST 100 UNITS	100	
	1 : 4 STALLS FOR 175 UNITS	44	
	1 STALL FOR RETAIL	1	
	Total	145	
	CLASS 2 (SIDEWALK) BIKE PARKING REQUIRED		
	1 : 20 STALLS FOR UNITS	14	
	2 FOR RETAIL	2	
	Total	16	
	CLASS 1 (RESIDENTIAL) BIKE PARKING PROVIDED		
	BIKE ROOM 1	152	
	BIKE ROOM 2	68	
	BIKE ROOM 3	28	
	Total	248	
	CLASS 2 (SIDEWALK) BIKE PARKING PROVIDED		
	1 : 20 STALLS FOR UNITS	19	
	2 FOR RETAIL	7	
	Total	26	
	PROVIDED TOTAL	274	

OPEN SPACE* For each rentable unit 80 sq ft of private open space is required. When private open space is not provided, the 80 sq ft may be common open space. Example: 1Rental Unit/Private OS x 80 sq ft/Private OS = 80 sq ft Common OS. When private open space is provided for a unit but the required 80 sq ft is not met, the remaining open space must be provided as common open space. Example: 80 sq ft [1Rental Unit/Private OS x 60 sq ft/Private OS]= 20 sq ft Common OS. When a rental unit's private open space exceeds the required 80 sq ft, the excess area can not be counted towards units that do not meet the required 80 sq ft.

REQUIRED OPEN SPACE		
274 DU	80 SF/DU	= 274 X 80 21,920
ALL OPEN SPACE		
STREET LEVEL	7DU x 96 sq ft/DU =	
PODIUM PATIOS	0DU x 80 sq ft/DU =	
MASS BREAK		1,536
WEST COURT		7,788
EAST COURT		7,476
SOUTH COURT		4,108
ROOF TERRACE		5,169
Total		26,077

DU= Deck Units
OS= Open space
* All calculations for open space per Section 843.11
**Stoop Units have 106 sq ft OS w/ 80 sq ft each counted towards OS

MARKET-RATE SITE AREA: 41,200 SF
AFFORDABLE SITE AREA: 23,800 SF
COMBINED SITE AREA: 65,000 SF

CONSTRUCTION TYPE:			TYPE IIIA OVER TYPE IA									
FLOORS:			5 WOOD OVER 1 CONCRETE									
UNIT TYPE			Unit Rentable SF	Floor Levels						Unit Total	Rentable Area by Type	
				1ST	2ND	3RD	4TH	5TH	6TH			
STUDIO	A1.1	NRTHWST CORNER	494	0	1	1	1	1	1	5	2,470	
	A2.1	STHWST CORNER	450	0	1	1	1	1	1	5	2,250	
	A3.3		402	0	4	4	4	4	4	20	8,040	
										0	0	
										30	15.1%	
1 BEDROOM	B1.1	STOOP	530	4	0	0	0	0	0	4	2,120	
	B2.1		626	0	1	1	1	1	1	5	3,130	
	B2.2		620	0	2	2	2	2	2	10	6,200	
	B3.1		466	0	2	0	0	0	0	2	932	
	B3.2		595	0	0	1	1	1	1	4	2,380	
	B3.3		503	0	0	1	1	1	1	4	2,012	
	B4.1		406	0	6	1	1	1	1	10	4,060	
	B4.2		434	0	0	5	5	5	5	20	8,680	
	B5.1		596	0	1	1	1	1	1	5	2,980	
	B6.1		638	0	1	1	1	1	1	5	3,190	
	B8.1		520	0	3	0	0	0	0	3	1,560	
B8.2		549	0	0	3	3	3	3	12	6,588		
										0	0	
										4	3,152	
										1	721	
										89	44.7%	
2 BEDROOM	C1.1		862	0	2	0	0	0	0	2	1,724	
	C1.2		919	0	0	2	2	2	2	8	7,352	
	C1.6		862	0	4	4	4	4	4	20	17,240	
	C3.1		906	0	4	4	4	4	4	20	18,120	
	C4.1		868	0	1	1	1	1	1	5	4,340	
	C8.1		1,048	0	2	1	1	1	1	6	6,288	
	C8.2		1,197	0	0	1	1	1	1	4	4,788	
	C11.3		814	0	3	3	3	3	3	15	12,210	
											80	40.2%
TOTAL UNITS			666	9	38	38	38	38	38	199	100%	132,527

Rentable Residential by floor (not incl. decks)	5,993	24,782	25,438	25,438	25,438	25,438	132,527
Gross Residential (lobby, corridors, stairs, etc...) (not incl. decks)	5,718	7,380	7,380	7,380	7,380	7,380	42,618
Retail Total (Including auxiliary)	7,007	-	-	-	-	-	7,007
PDR Space	3,938	-	-	-	-	-	3,938
Amenity Spaces (Interior Only)	5,572	-	-	-	-	-	5,572
Leasing (Counted as Amenity)	-	-	-	-	-	-	0
Garage (Incl. storage, utilities, ...)	11,994	-	-	-	-	-	11,994
Total Gross	40,222	32,162	32,818	32,818	32,818	32,818	203,656

PARKING	FIRST FLOOR	82 *
	CAR SHARE	1 *
	ADA	2
	Total	85
	ratio	0.43
	ALLOWED	TBD
	* Parking is 2 & 3 High Klaus Parking Stackers	

BIKE PARKING	CLASS 1 (RESIDENTIAL) BIKE PARKING REQUIRED
	1 : 1 STALLS FOR 1ST 100 UNITS 100
	1 : 4 STALLS FOR 99 UNITS 25
	2 STALL FOR PDR 2
	1 STALL FOR RETAIL 1
	Total 128
	CLASS 2 (SIDEWALK) BIKE PARKING REQUIRED
	1 : 20 STALLS FOR UNITS 10
	2 FOR PDR 2
	6 FOR RETAIL 6
	Total 18

OPEN SPACE* For each rentable unit 80 sq ft of private open space is required.
 When private open space is not provided, the 80 sq ft may be common open space
 Example 1Rental Unit/Private OS x 80 sq ft/Private OS = 80 sq ft Common OS
 When private open space is provided for a unit but the required 80 sq ft is not met, the remaining open space must be provided as common open space
 Example 80 sq ft [1Rental Unit/Private OS x 60 sq ft/Private OS]= 20 sq ft Common OS
 When a rental unit's private open space exceeds the required 80 sq ft, the excess area can not be counted towards units that do not meet the required 80 sq ft

REQUIRED OPEN SPACE
 199 DU 80 SF/DU = 199 X 80 15,920

ALL OPEN SPACE	
STREET LEVEL	
PODIUM PATIOS	0DU x 80 sq ft/DU =
ALLEY	200
WEST COURTYARD	4,279 **
EAST COURTYARD	4,279 **
ROOF TERRACE	15,920
Total	24,678

DU= Deck Units
 OS= Open space
 * All calculations for open space per Section 843.11
 **East and West Courtyards are non-complying open space per Section 135

MARKET-RATE SITE AREA: 41,200 SF
AFFORDABLE SITE AREA: 23,800 SF
COMBINED SITE AREA: 65,000 SF

CONSTRUCTION TYPE:			TBD												
FLOORS:			8 FLOORS												
UNIT TYPE	Unit	Rentable SF	Floor Levels								Unit Total	Rentable Area by Type			
			1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH					
STUDIO	A1.1	SMALL	480	0	2	2	2	2	2	2	2	2	14	6,720	
	A1.2	LARGE	557	0	2	2	2	2	2	2	2	2	14	7,798	
	A3.1	ALLEY	393	0	1	1	1	1	1	1	1	1	7	2,751	
												35	25.7%		
1 BEDROOM	B1.1	GROUND	596	4	0	0	0	0	0	0	0	0	4	2,384	
	B2.1	CRTYARD ACCESS	675	0	1	0	0	0	0	0	0	0	1	675	
	B3.1	SM GROUND	568	1	0	0	0	0	0	0	0	0	1	568	
	B9.1	STD 1	545	0	4	2	2	2	2	2	2	2	16	8,720	
	B9.2	STD 1 W/ BAY	454	0	0	4	4	4	4	4	4	4	24	10,896	
												46	33.8%		
2 BEDROOM	C1.1	NO BAY WHT BLDG	927	0	2	2	2	2	2	2	2	2	14	12,978	
	C2.1	SMALL C1 NO BAY	807	0	1	0	0	0	0	0	0	0	1	807	
	C2.2	STREET W/ BAY	854	0	0	1	1	1	1	1	1	1	6	5,124	
	C3.1	OUTSIDE CORNER	1,042	0	2	0	0	0	0	0	0	0	2	2,084	
	C3.2	OUTSD CRNR W/ BAY	928	0	0	2	2	2	2	2	2	2	12	11,136	
	C4.1	INSIDE CORNER	1,008	0	0	1	1	1	1	1	1	1	6	6,048	
C5.1	TRASH RM ADJ	700	0	1	1	1	1	1	1	1	1	7	4,900		
												48	35.3%	0	
3 BEDROOM	D1.1	3BED/2BATH	951	0	1	1	1	1	1	1	1	1	7	6,657	
												7	5.1%		
TOTAL UNITS			664	5	17	19	19	19	19	19	19	19	136	100%	90,246

Rentable Residential by floor (not incl. decks)

2,952	11,718	12,596	12,596	12,596	12,596	12,596	12,596	12,596	12,596	90,246
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Gross Residential (lobby, corridors, stairs, etc...) (not incl. decks)

4,852	2,935	2,935	2,935	2,935	2,935	2,935	2,935	2,935	2,935	25,397
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Retail Total (Including Restroom)

0	0	0	0	0	0	0	0	0	0	0
---	---	---	---	---	---	---	---	---	---	---

ART Space

6,947	0	0	0	0	0	0	0	0	0	6,947
-------	---	---	---	---	---	---	---	---	---	-------

Amenity Spaces (Interior Only)

428	1,146	0	0	0	0	0	0	0	0	1,574
-----	-------	---	---	---	---	---	---	---	---	-------

Leasing

1,590	0	0	0	0	0	0	0	0	0	1,590
-------	---	---	---	---	---	---	---	---	---	-------

Garage (Incl. storage, utilities, ...)

2,229	0	0	0	0	0	0	0	0	0	2,229
-------	---	---	---	---	---	---	---	---	---	-------

Total Gross

18,998	15,799	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	127,983
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

PARKING	FIRST FLOOR	0 *
	CAR SHARE	3 *
	ADA	0
	Total	3
	ratio	0.02
	ALLOWED	TBD
	* One Car Share to be ADA Stall	

BIKE PARKING	CLASS 1 (RESIDENTIAL) BIKE PARKING REQUIRED	
	ART SPACE	2
	1 : 1 STALLS FOR 1ST 100 UNITS	100
	1 : 4 STALLS FOR 36 UNITS	9
	Total	111
	CLASS 2 (SIDEWALK) BIKE PARKING REQUIRED	
	ART SPACE	3
	1 : 20 STALLS FOR UNITS	7
	Total	10

OPEN SPACE* For each rentable unit 80 sq ft of private open space is required.
 When private open space is not provided, the 80 sq ft may be common open space
 Example 1 Rental Unit/Private OS x 80 sq ft/Private OS = 80 sq ft Common OS
 When private open space is provided for a unit but the required 80 sq ft is not met, the remaining open space must be provided as common open space
 Example 80 sq ft [1 Rental Unit/Private OS x 60 sq ft/Private OS]= 20 sq ft Common OS
 When a rental unit's private open space exceeds the required 80 sq ft, the excess area can not be counted towards units that do not meet the required 80 sq ft

REQUIRED OPEN SPACE
 136 DU 80 SF/DU = 136 X 80 10,880

STREET LEVEL		7DU x 96 sq ft/DU =	ALL OPEN SPACE
PODIUM PATIOS		0DU x 80 sq ft/DU =	
ALLEY			4,800
COURTYARD			3,104
ROOF TERRACE			2,976 **
Total			10,880

DU= Deck Units
 OS= Open space
 * All calculations for open space per Section 843.11
 **Minimum Roof Deck Size for Open Space Requirement

MARKET-RATE SITE AREA: 41,200 SF
AFFORDABLE SITE AREA: 23,800 SF
COMBINED SITE AREA: 65,000 SF



AFFORDABLE SITE STATISTICS - CURRENT

2050 Bryant Street Development:

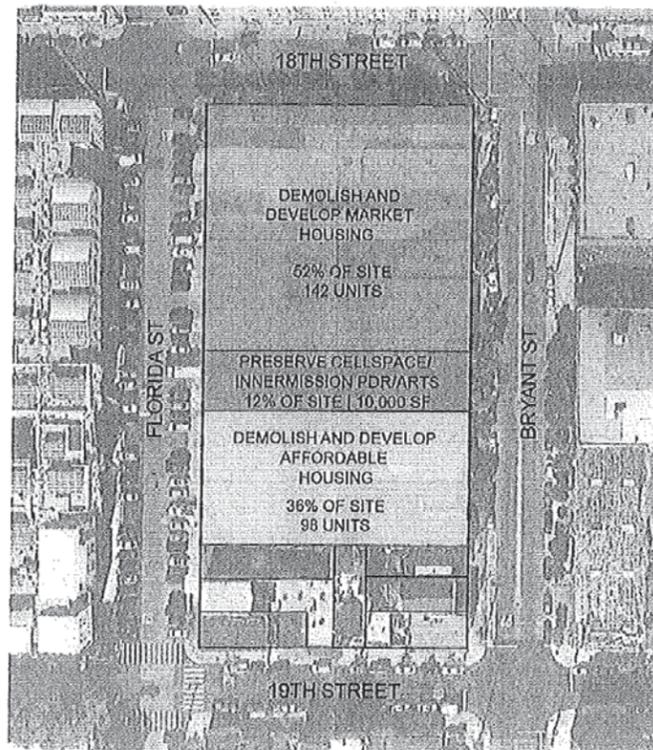
**The Podell Company's Luxury Housing Proposal
Versus A Genuine Community Building Alternative**

Podell Company Proposal:

274 Total Housing Units
230 Market Rate Units
44 (16%) Affordable Housing Units (Within Project)
10,000 sq ft Cell Space PDR/Arts Complete Demolition and Displacement

Community Building Alternative:

240 Total Housing Units
142 Market Rate Units
98 (41%) Affordable Housing Units (Site Dedication to City at Reduced Price)
10,000 sq ft Cell Space PDR/Arts Preserved (Donation to Nonprofit Trust)



Draft June 3



	PRIOR PLAN	CURRENT PLAN	DIFFERENCE
UNIT #	274	335	+61 UNITS TOTAL
MARKET RATE UNITS	227	196	-31 MARKET RATE UNITS
AFFORDABLE UNITS	47	139	+92 AFFORDABLE UNITS
% AFFORDABLE	17%	41%	+24% AFFORDABLE

-AFFORDABLE UNITS ARE ON SITE (AFFORDABLE AND MARKET-RATE COMBINED)
-AFFORDABLE UNITS INCLUDE (3) BMR UNITS ON MARKET RATE SITE

	COMMUNITY PLAN (6/15)	CURRENT PLAN	DIFFERENCE
UNIT #	274	335	+61 UNITS TOTAL
MARKET RATE UNITS	142	196	+54 MARKET RATE UNITS
AFFORDABLE UNITS	98	139	+41 AFFORDABLE UNITS
% AFFORDABLE	41%	41%	% MATCH AFFORDABLE

-AFFORDABLE UNITS ARE ON SITE (AFFORDABLE AND MARKET-RATE COMBINED)
-AFFORDABLE UNITS INCLUDE (3) BMR UNITS ON MARKET RATE SITE

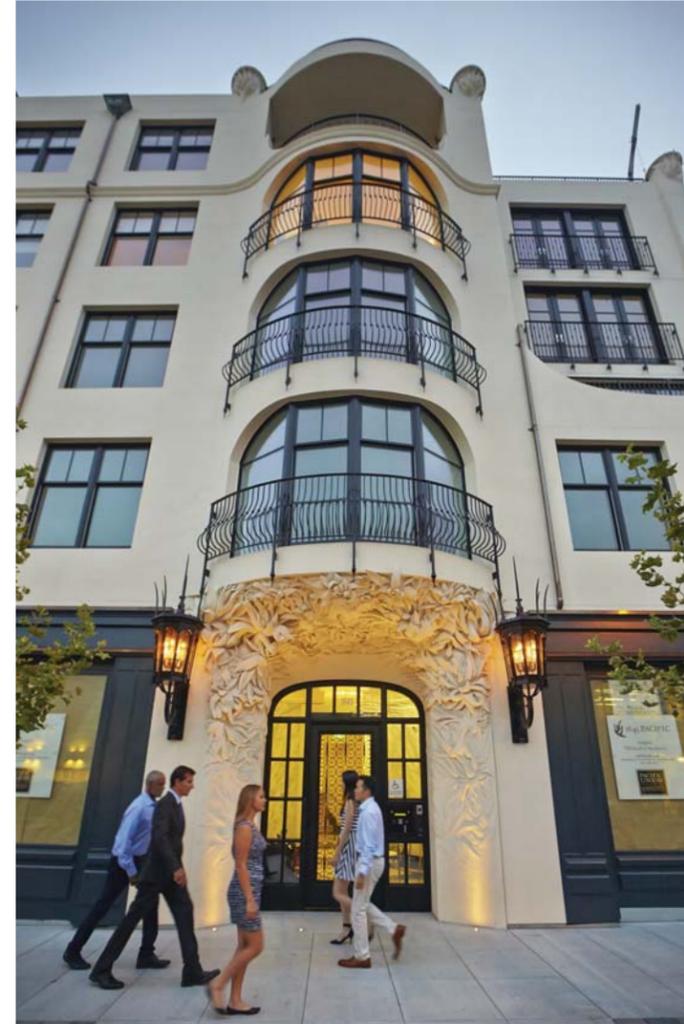


1645 PACIFIC IN RUSSIAN HILL

2000-2070 BRYANT STREET AIMS TO ACHIEVE AN EQUAL QUALITY OF DESIGN AS NICK PODELL COMPANY'S LATEST PROJECT RECENTLY COMPLETED IN RUSSIAN HILL.

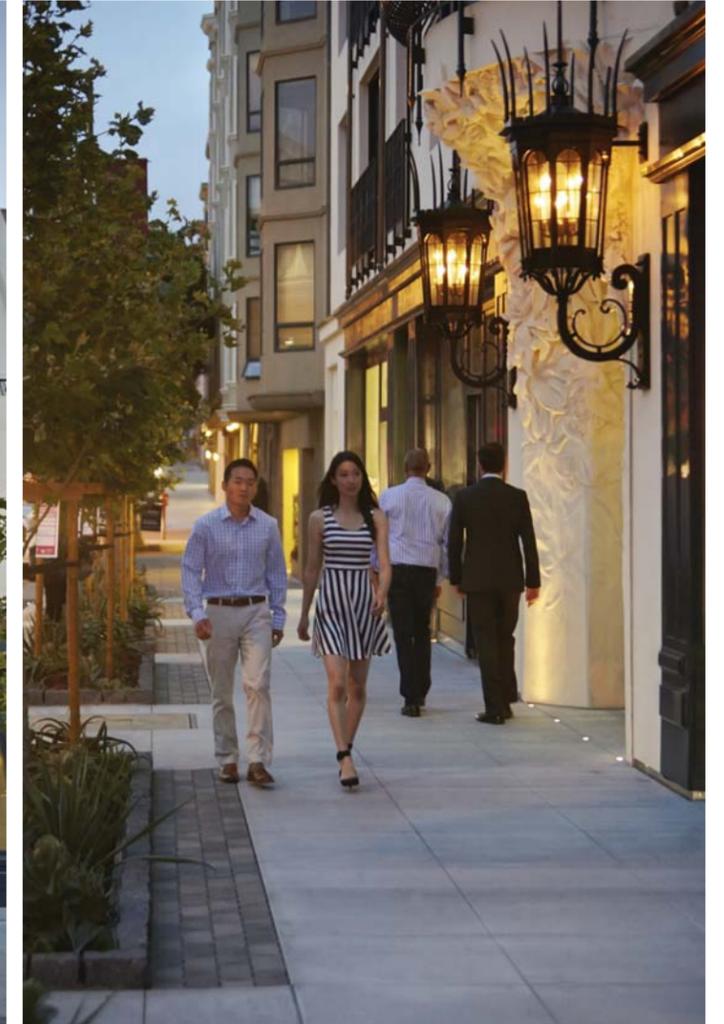
ARCHITECTURE

- NEW CONSTRUCTION AND MATERIALS
- HISTORICAL DESIGN AND DETAILING



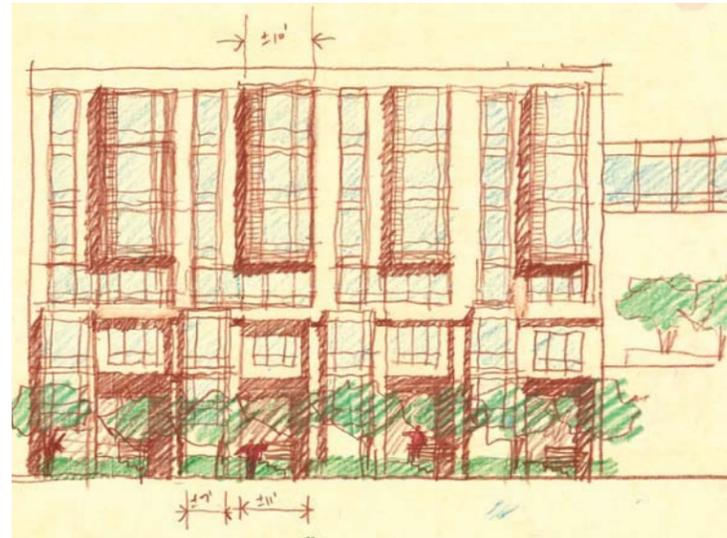
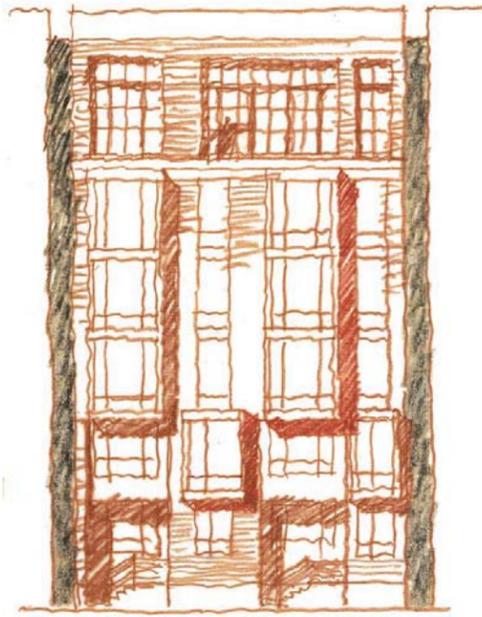
QUALITY

- MATERIALS
- FINISHES
- DESIGN



PEDESTRIAN EXPERIENCE

- FINE GRAIN
- LUSH LANDSCAPING
- LIGHTING
- RETAIL STOREFRONT
- RESIDENTIAL STOOP UNITS



1/2014 (2)

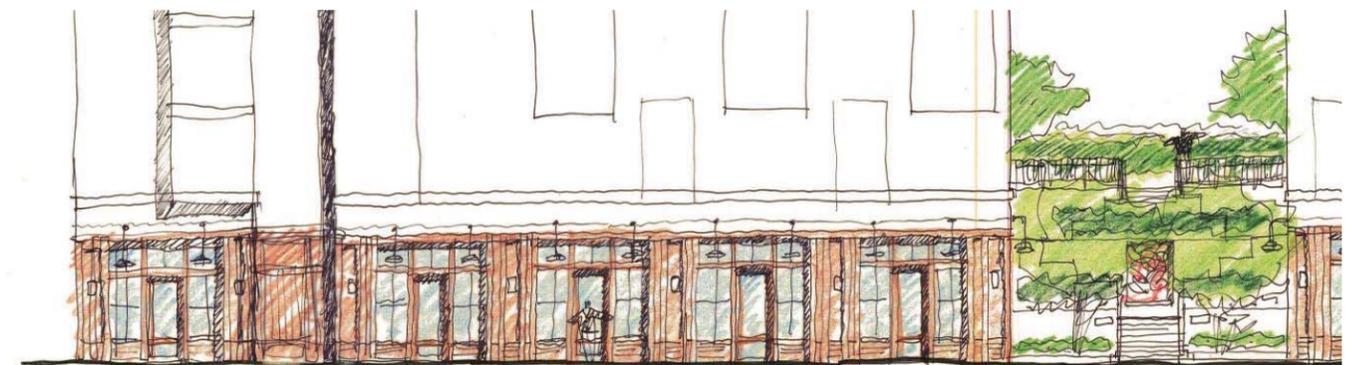


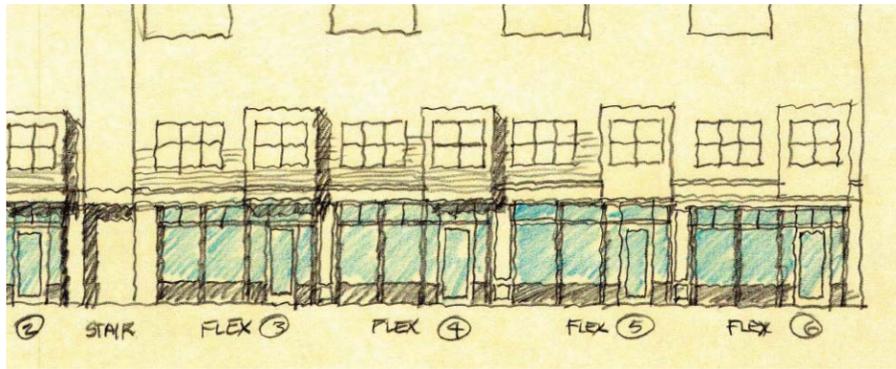
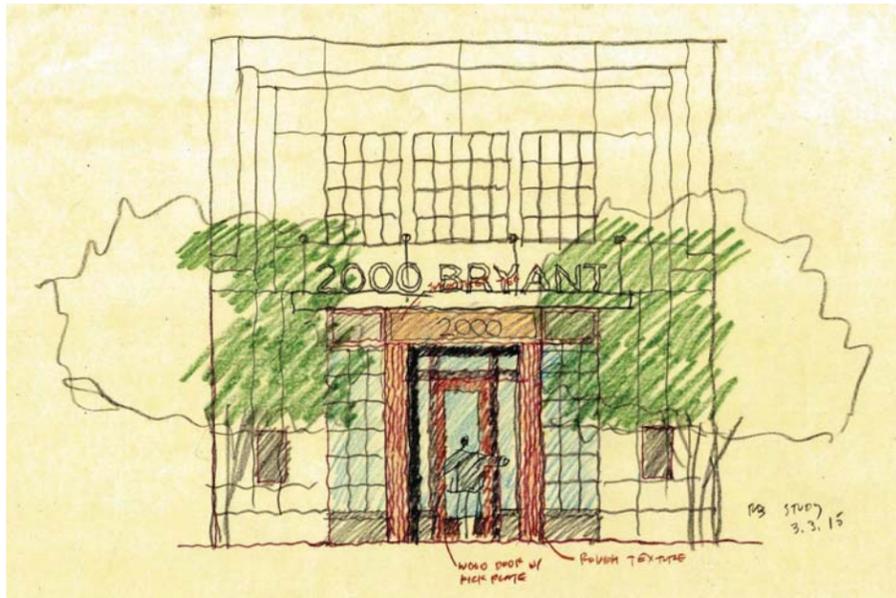
12/2013 (1)

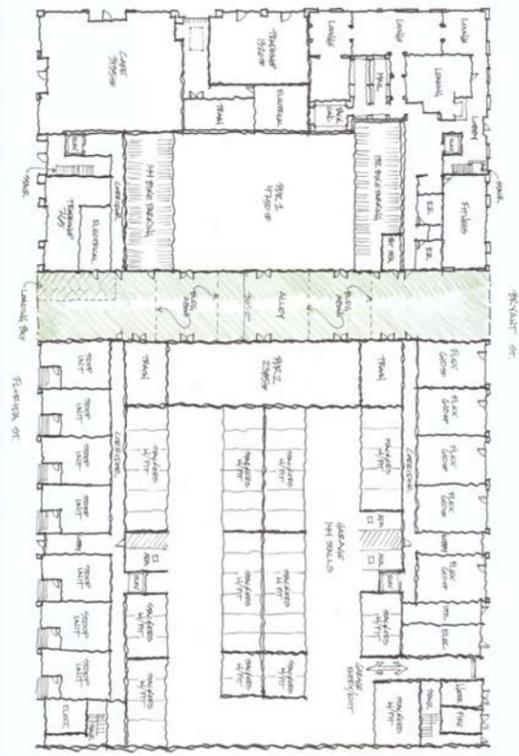
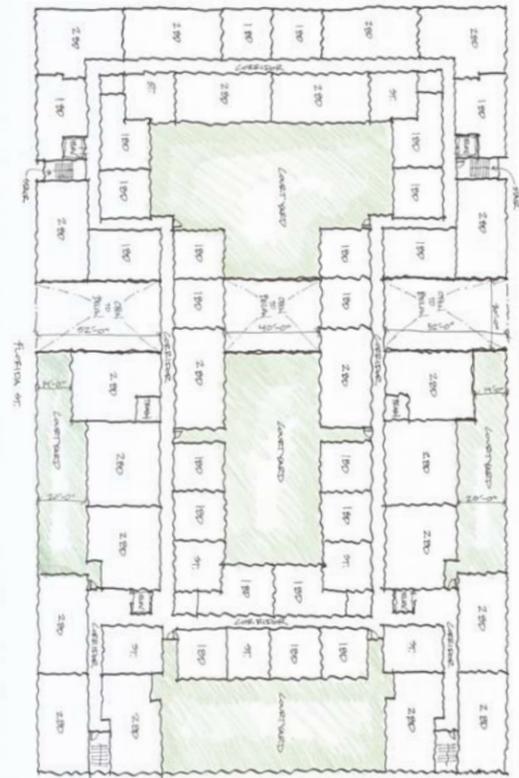


FOR THE LAST 30+ MONTHS NICK PODELL COMPANY AND THE DESIGN TEAM HAVE WORKED WITH PLANNING AT THE STAFF LEVEL TO DEVELOP THE CURRENT DESIGN.

THE PROJECT HAS GONE THROUGH MANY DESIGN ITERATIONS AND CONSIDERATIONS INCLUDING CURRENT AND HISTORICAL INFLUENCES OF THE NEIGHBORHOOD TO ARRIVE AT THE CURRENT DESIGN.







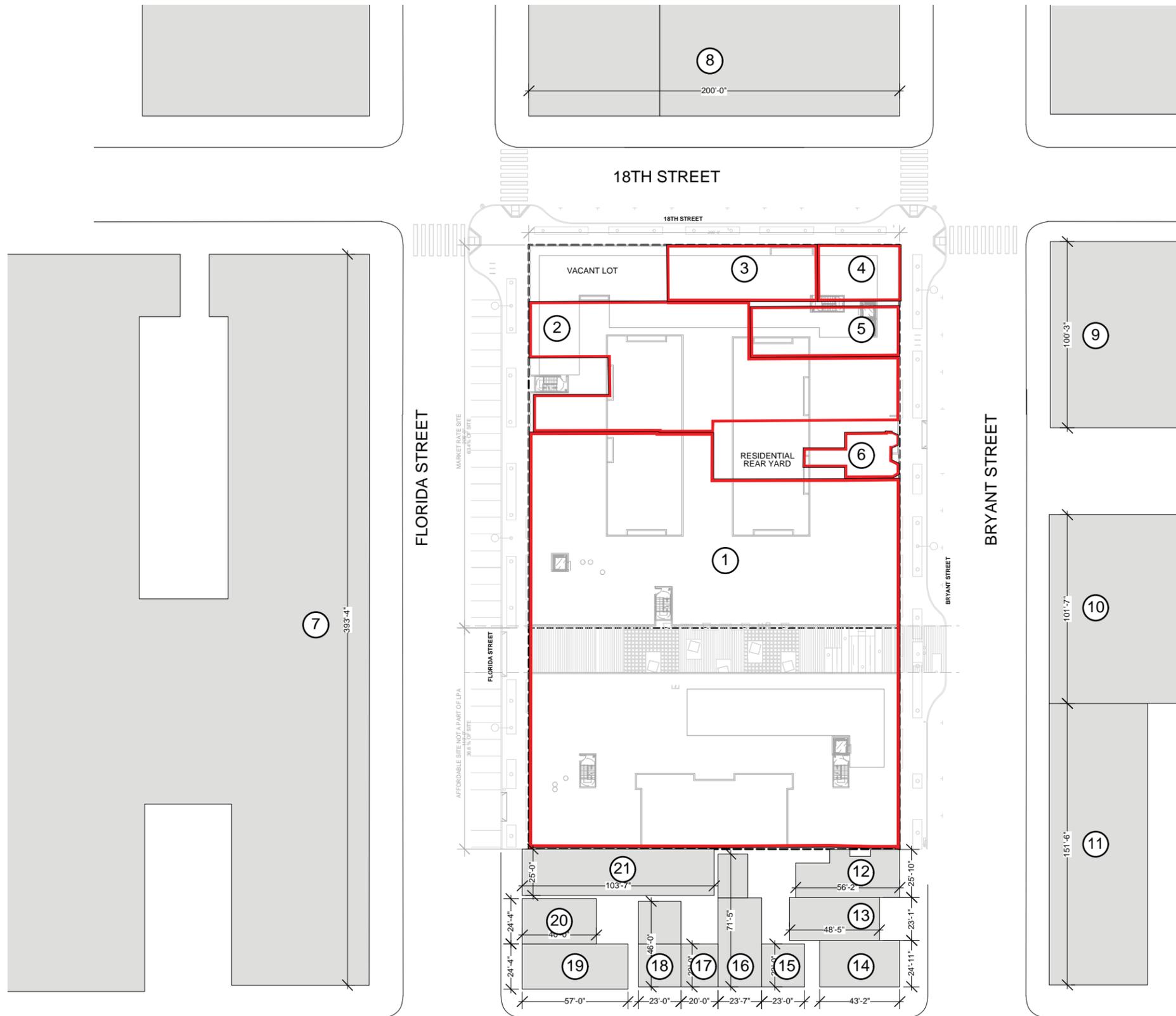
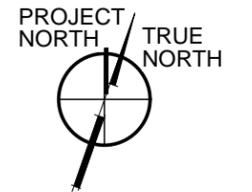
8/2015 (6)



GENERAL NOTES

A. REFER TO SITE SURVEY FOR EXISTING:

- CURB CUTS
- CURB LINES
- SITE AND VICINTY GRADING
- ADJACENT PROPERTY LINES
- EXISTING UTILITIES



SHEET NOTES

	DESCRIPTION	AREA	HEIGHT	STORIES
ON SITE	① (DEMO) WAREHOUSE-ARTS/ LIGHT INDUSTRIAL	50,000SF	26'	1-2
	② (DEMO) WAREHOUSE/ AUTOMOTIVE REPAIR	6,160SF	22'	1-2
	③ (DEMO) OFFICE	3,540SF	22'	2
	④ (DEMO) RESTAURANT/ VACANT RESIDENTIAL UNIT	(1,440SF) (1,200SF)	26'	2
	⑤ (DEMO) ARTS USE	4,480SF	23'	2
	⑥ (DEMO) VACANT 2 UNIT RESIDENTIAL	1,870SF	27'	2
OFF SITE	⑦ MULTI FAMILY	OFFSITE	50'	4
	⑧ MIXED USE	OFFSITE	40'-60'	3-4
	⑨ COMMERCIAL	OFFSITE	25'	2
	⑩ COMMERCIAL	OFFSITE	28'	2
	⑪ COMMERCIAL	OFFSITE	22'	1
	⑫ MULTI FAMILY	OFFSITE	24'	2
	⑬ MULTI FAMILY	OFFSITE	30'	2
	⑭ MULTI FAMILY	OFFSITE	26'	2
	⑮ GARAGE	OFFSITE	14'	1
	⑯ MULTI FAMILY	OFFSITE	32'	3
	⑰ RESTAURANT	OFFSITE	13'	1
	⑱ GARAGE	OFFSITE	10'	1
	⑲ MULTI FAMILY	OFFSITE	18'	2
	⑳ SINGLE FAMILY	OFFSITE	22'	2
	㉑ FUTURE RESIDENTIAL	OFFSITE	55'	5





PLOT PLAN: N.T.S.

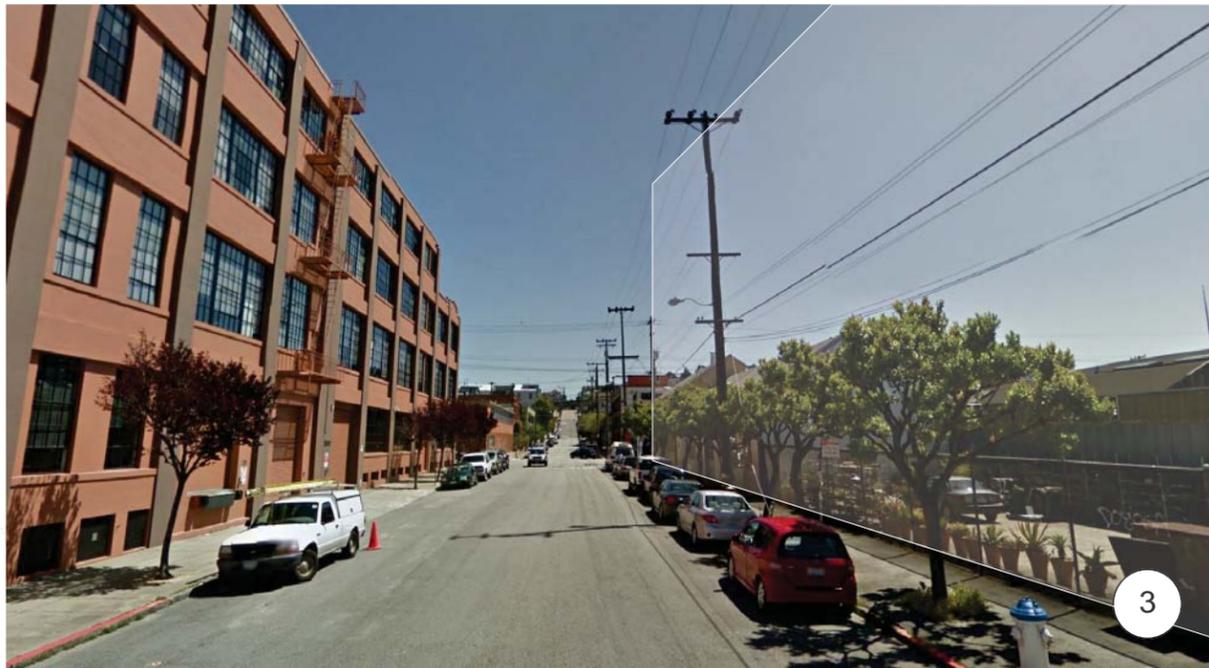




BRYANT STREET: VIEW NORTH TOWARDS 18TH STREET



18TH STREET: VIEW WEST DOWN 18TH



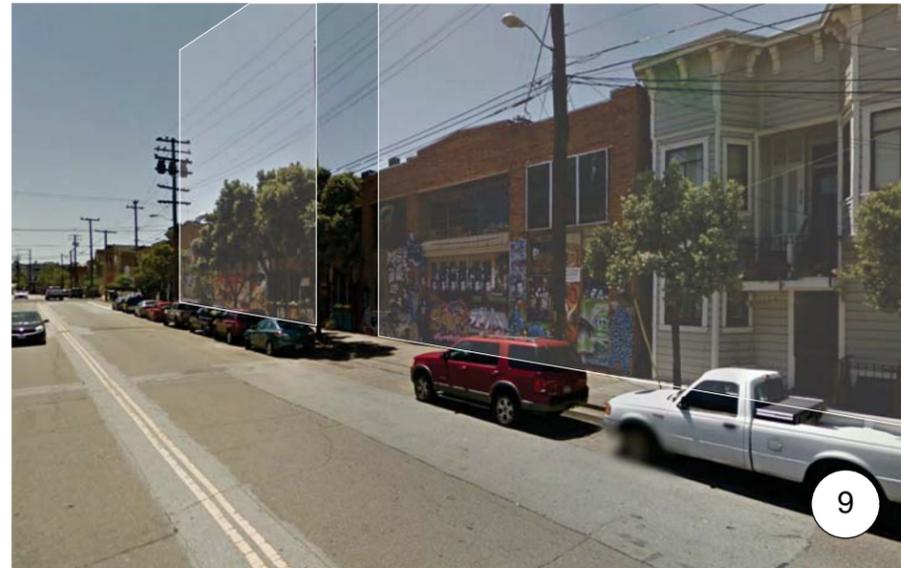
18TH STREET: VIEW EAST DOWN 18TH



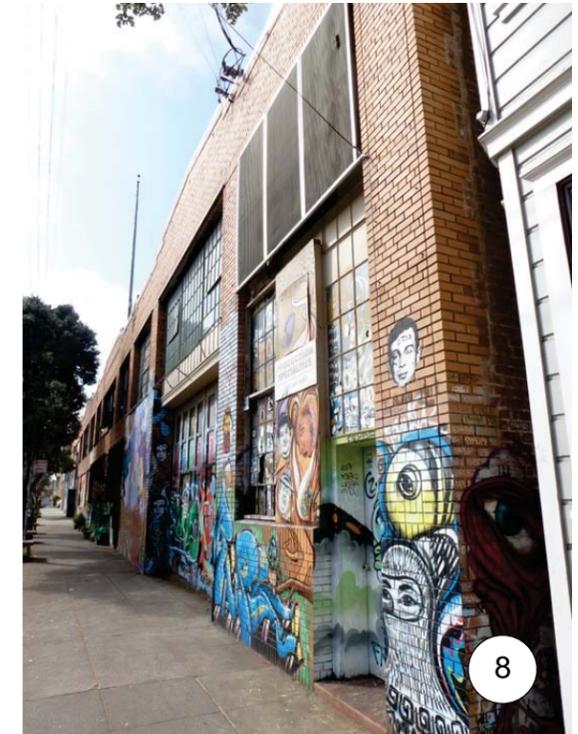
18TH STREET: VIEW SOUTH TOWARDS FLORIDA STREET



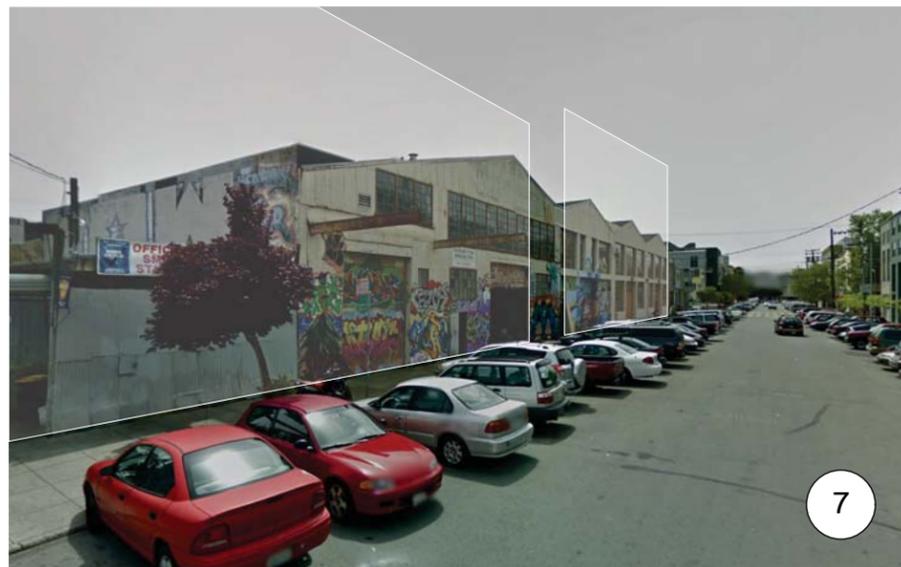
BRYANT STREET: VIEW NORTH TOWARDS 18TH STREET



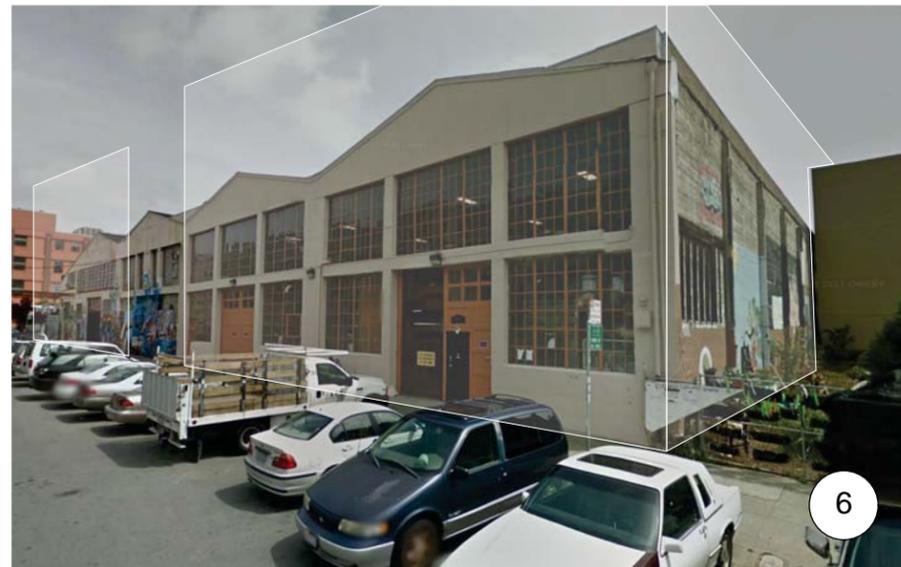
BRYANT STREET: VIEW SOUTH TOWARDS 19TH STREET



BRYANT STREET: VIEW SOUTH TOWARDS 19TH STREET



FLORIDA STREET: VIEW SOUTH TOWARDS 19TH STREET



FLORIDA STREET: VIEW NORTH TOWARDS 18TH STREET



FLORIDA STREET: VIEW NORTH TOWARDS 18TH STREET

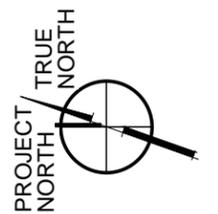


MODIFICATION REQUEST: REAR YARD: SECTION 134

REQUIRED: 25% OF PROPERTY MUST BE ALLOCATED TO A REAR YARD.

PROVIDED: THE MARKET RATE PROJECT SITE IS 41,200 SF. IN LIEU OF ONE REAR YARD THE PROJECT IS PROVIDING TWO CENTRAL COURTYARDS ORIENTED NORTH/SOUTH. THE TOTAL AREA OF THE TWO COURTYARDS IS 8,558 SF PROVIDING 20.8% "REAR YARD" (NOT INCLUDING MID BLOCK ALLEY EASEMENT).

JUSTIFICATION: THE SITE IS SPLIT BETWEEN AFFORDABLE AND MARKET RATE PROJECTS. IF THE (2) PROJECTS ARE COUNTED AS ONE SITE THE TOTAL OPEN SPACE FOR COURTYARDS AND MIDBLOCK ALLEY IS 17,662SF. $17,662\text{SF} / 65,000\text{SF} (\text{SITE TOTAL}) = 27.1\%$ REAR YARD.

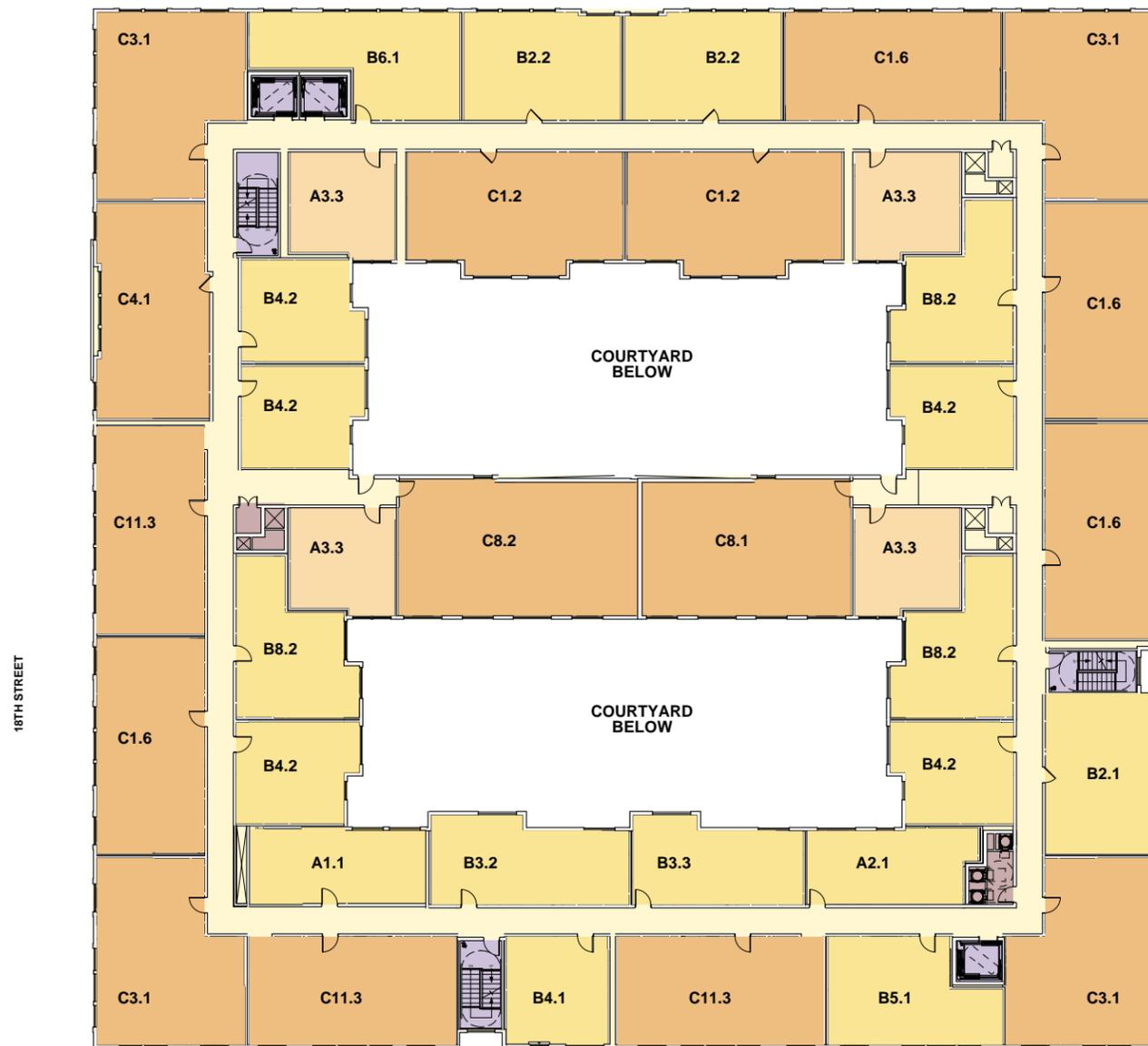


FLOOR 2 - PLAN 1/32" = 1'-0" **18**

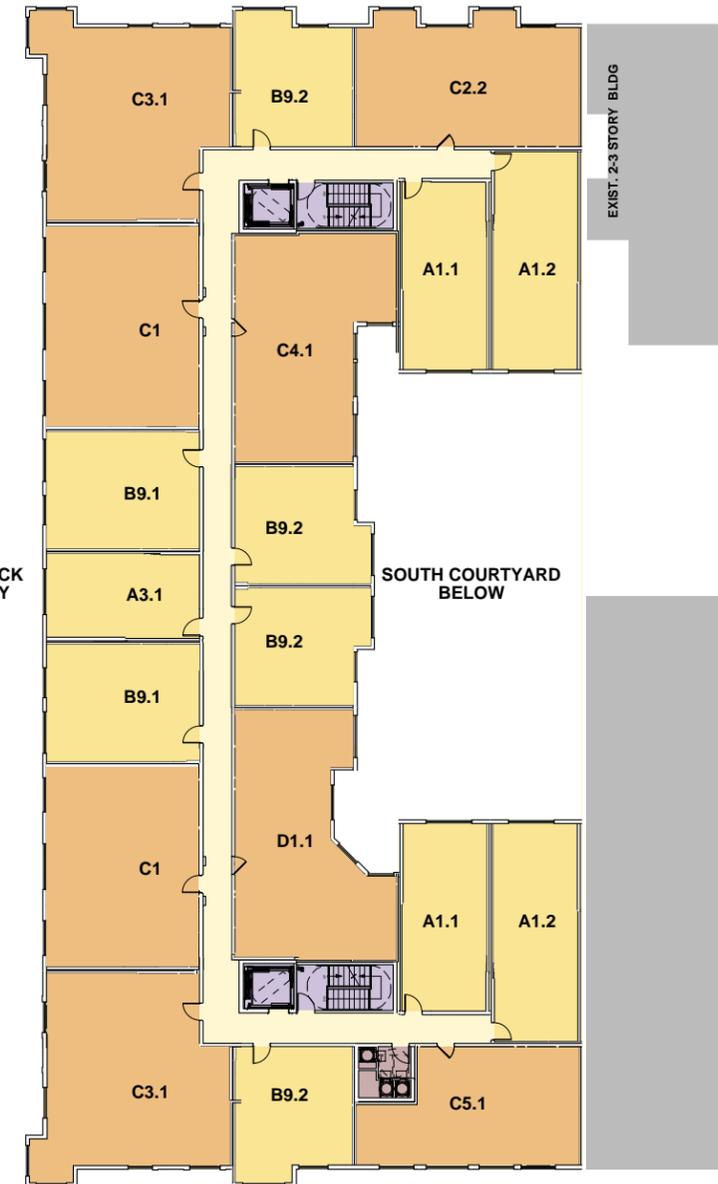
2000-2070 BRYANT ST | SAN FRANCISCO APRIL 29, 2016

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BRYANT STREET



18TH STREET



MID BOCK ALLEY

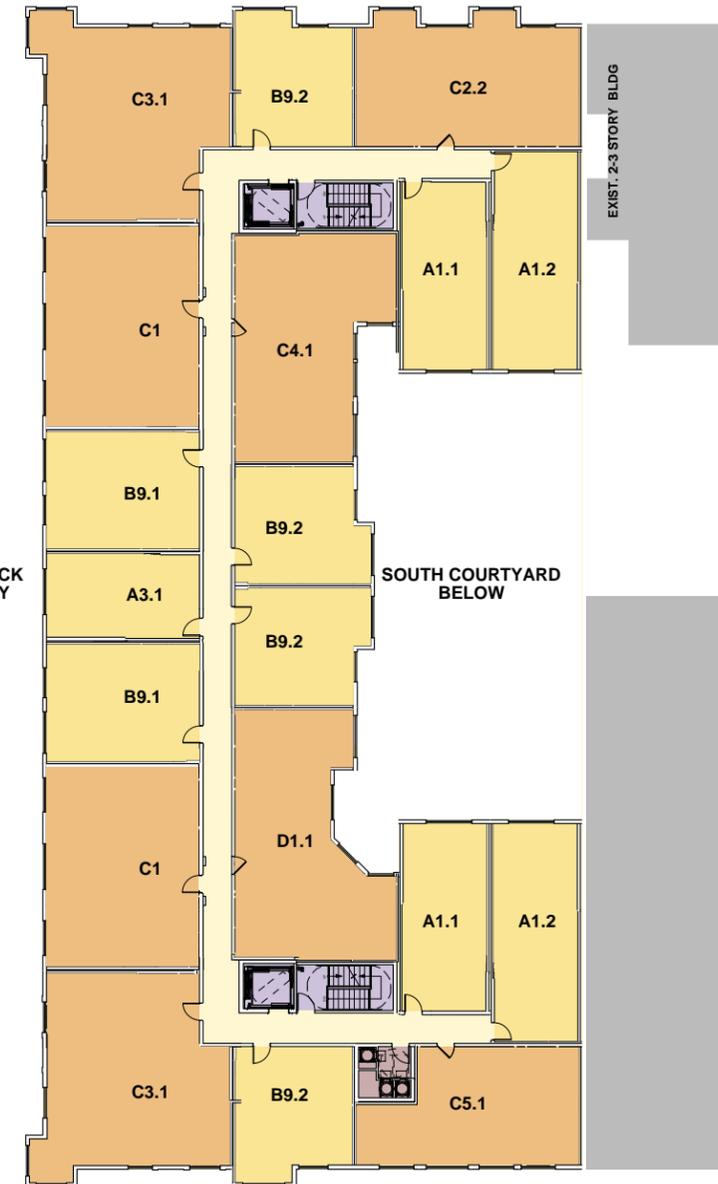
FLORIDA STREET



BRYANT STREET



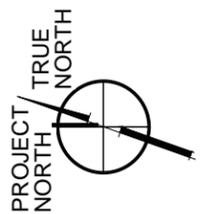
18TH STREET



EXIST. 2-3 STORY BLDG

MID BOCK ALLEY

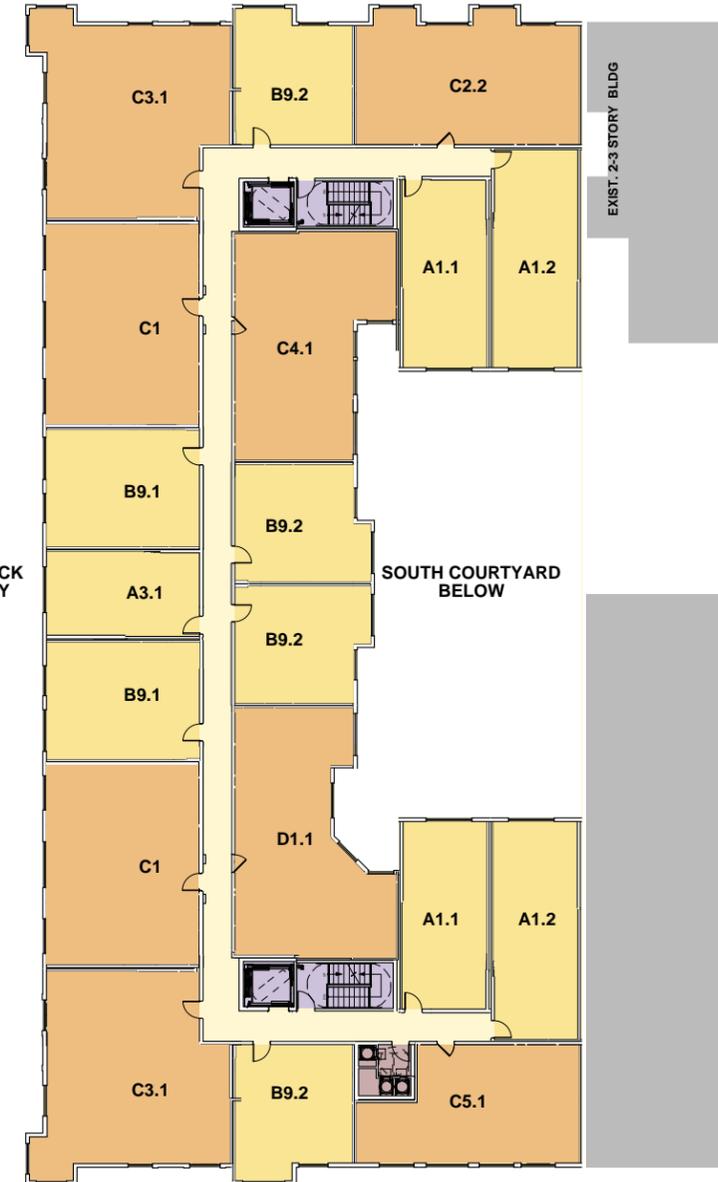
FLORIDA STREET



BRYANT STREET



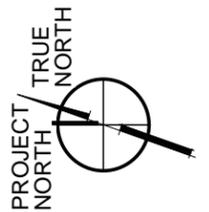
18TH STREET



MID BOCK ALLEY

EXIST. 2-3 STORY BLDG

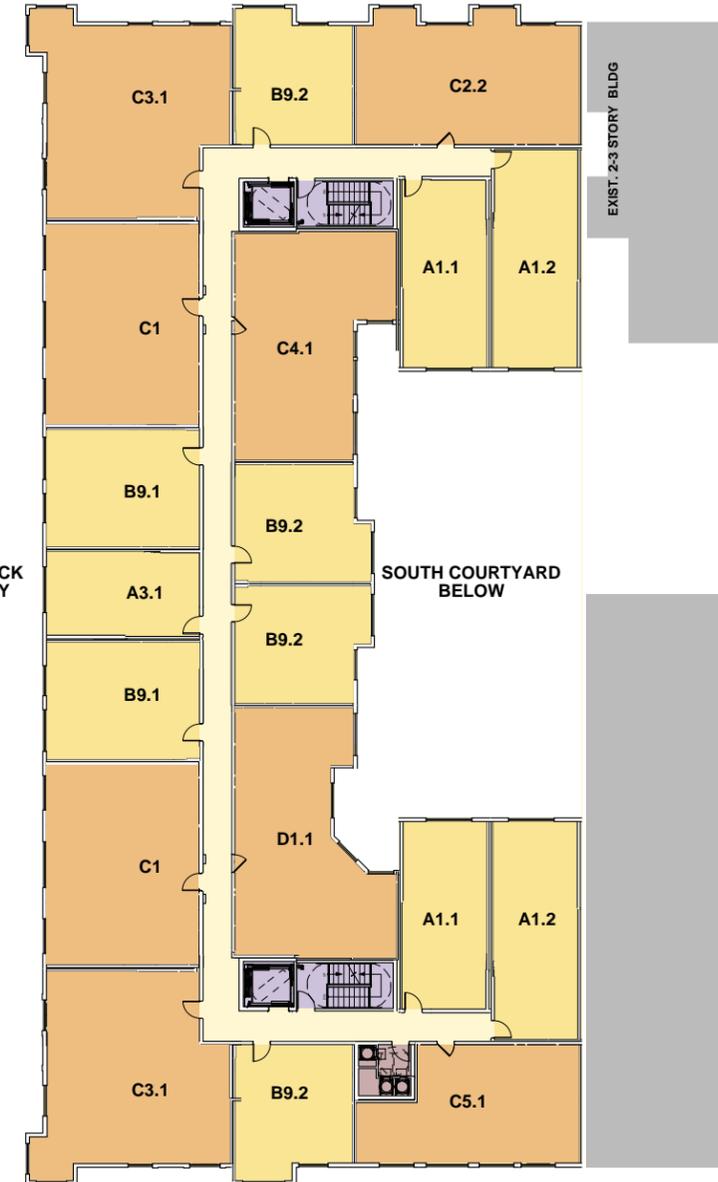
FLORIDA STREET



BRYANT STREET



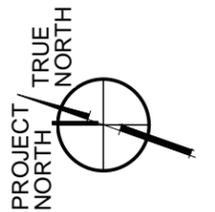
18TH STREET



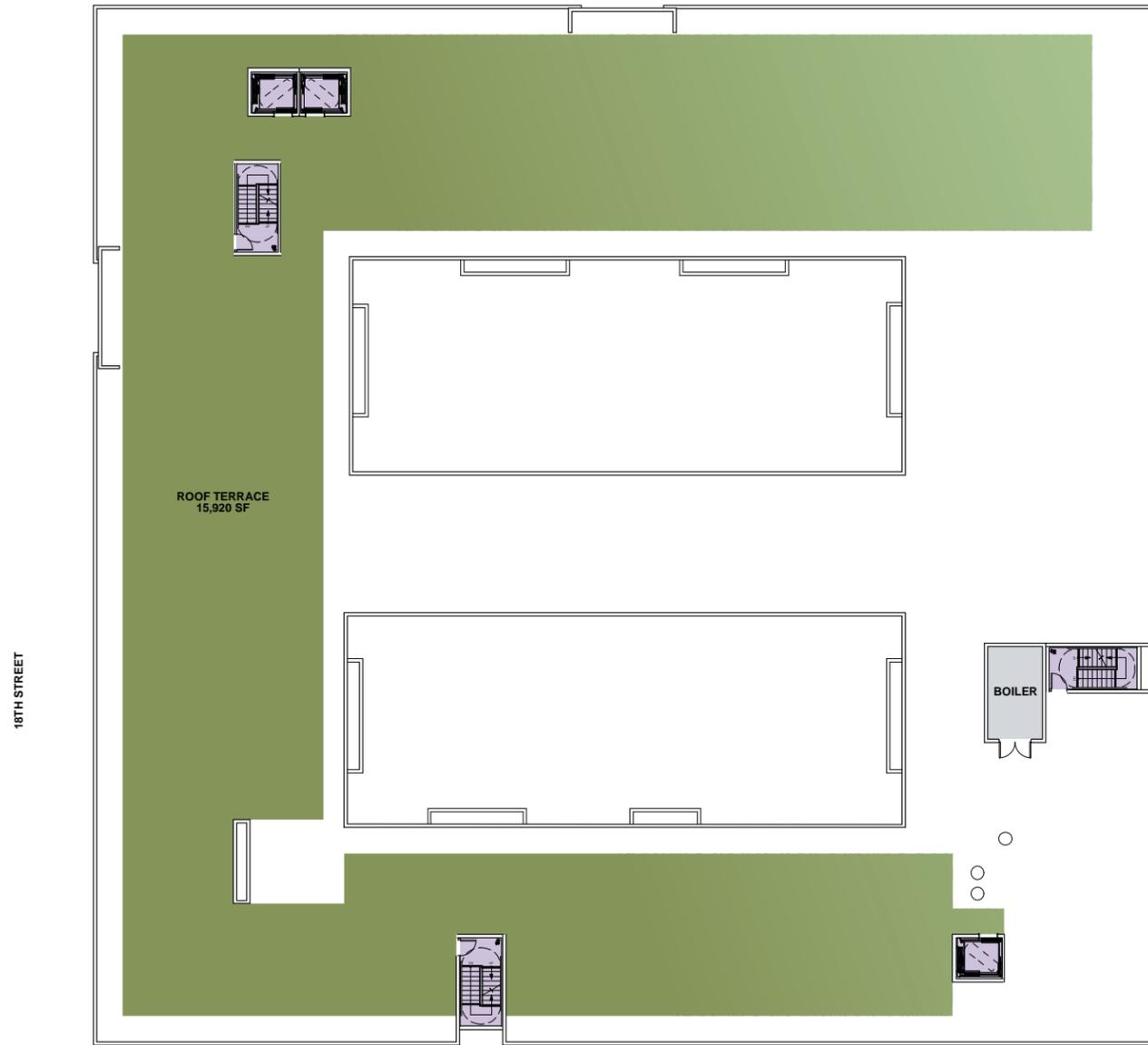
MID BOCK ALLEY

FLORIDA STREET

EXIST. 2-3 STORY BLDG



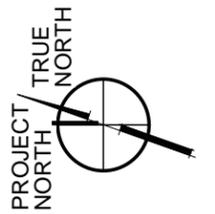
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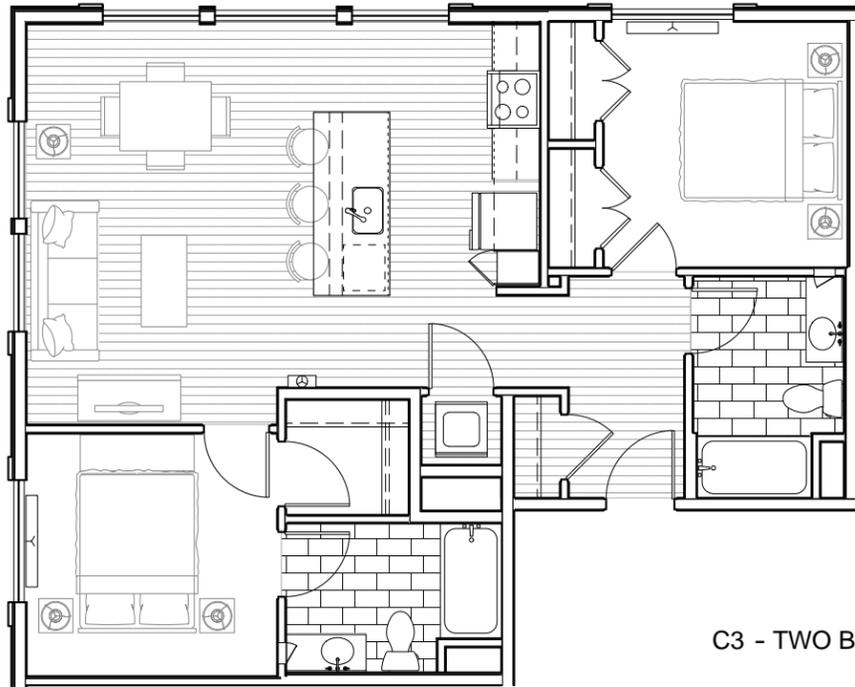


18TH STREET

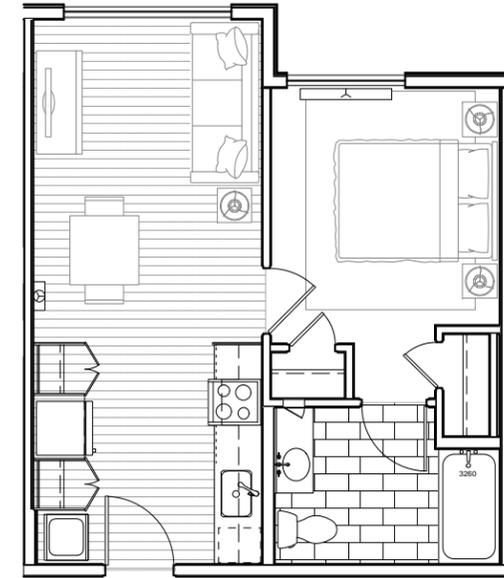


FLORIDA STREET

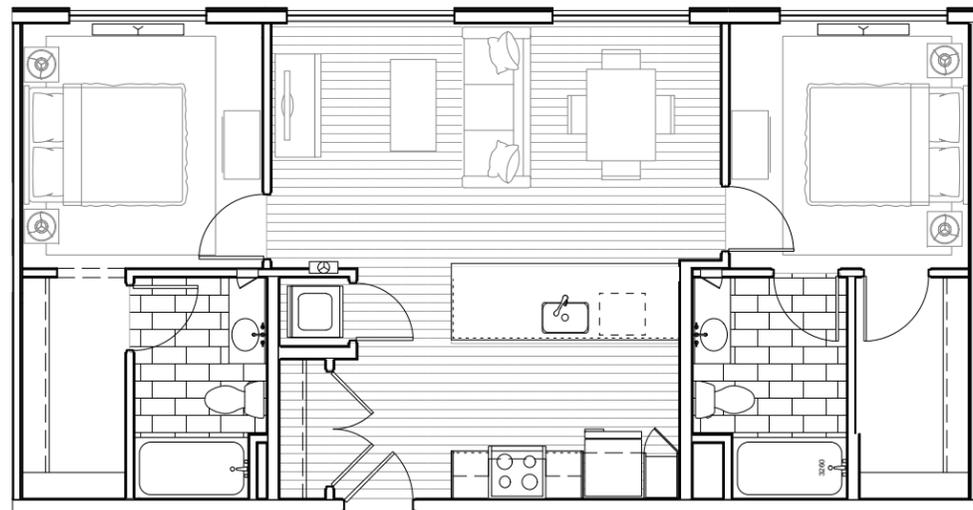




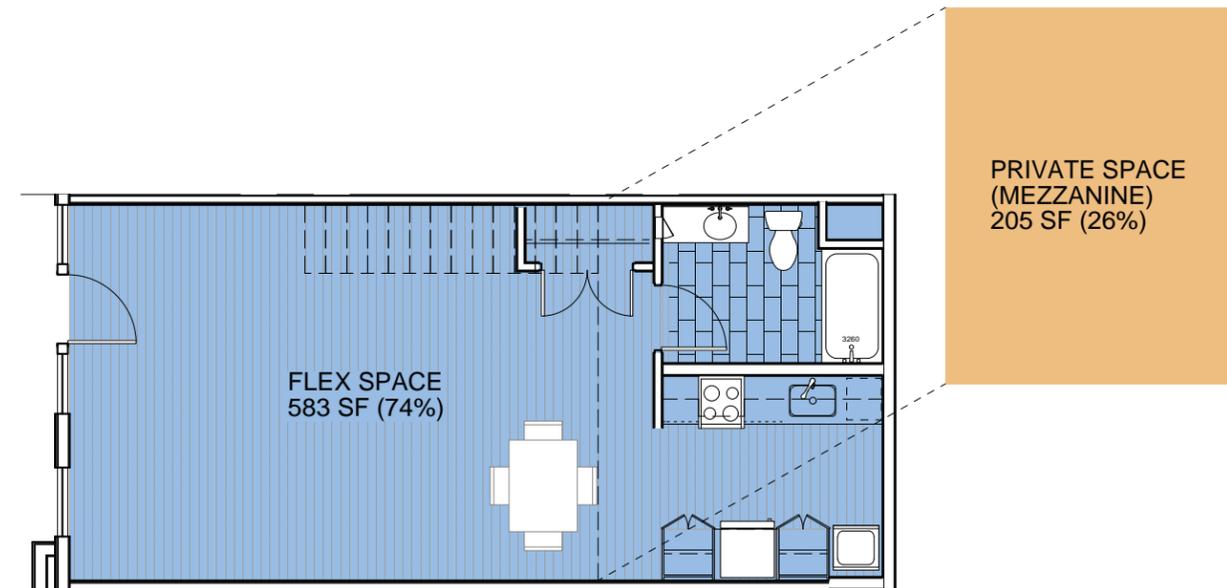
C3 - TWO BEDROOM



B4 - ONE BEDROOM



C1 - 2 BEDROOM



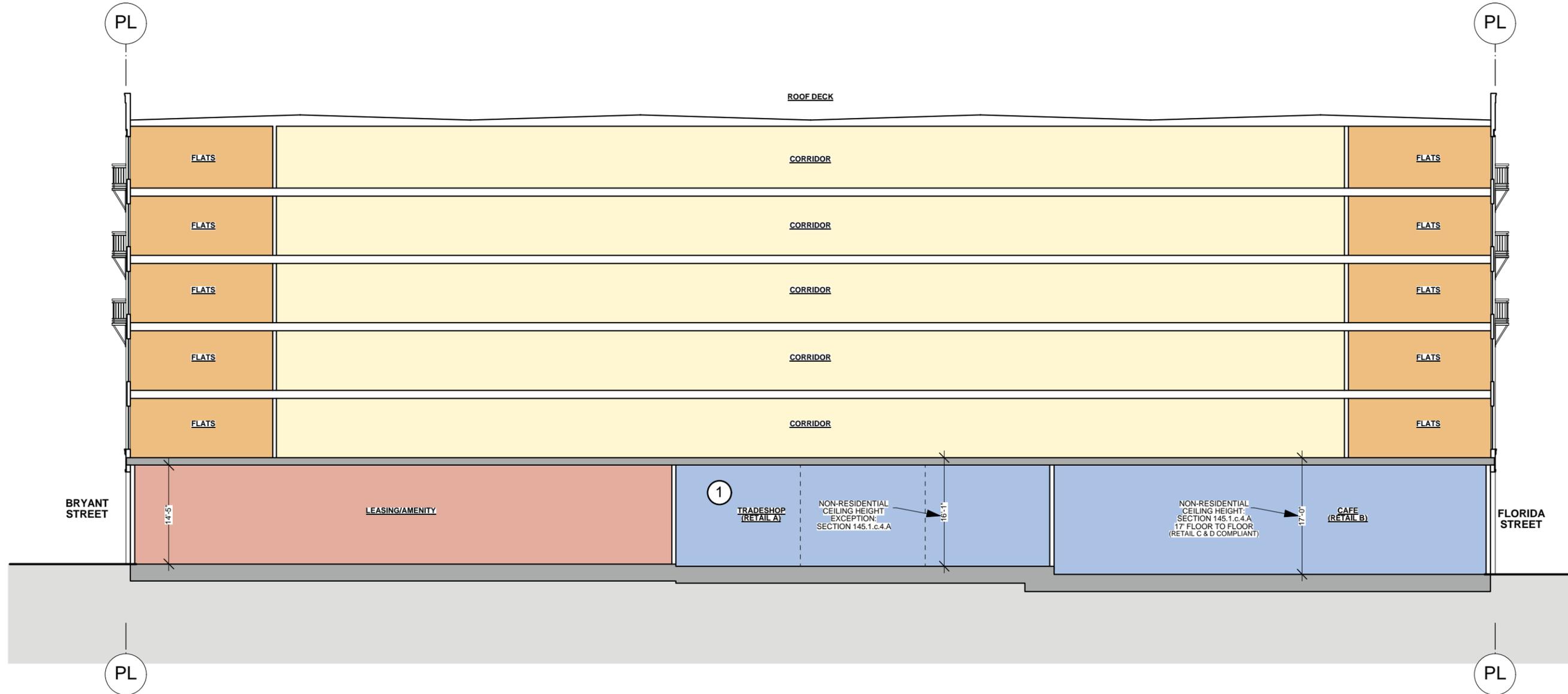
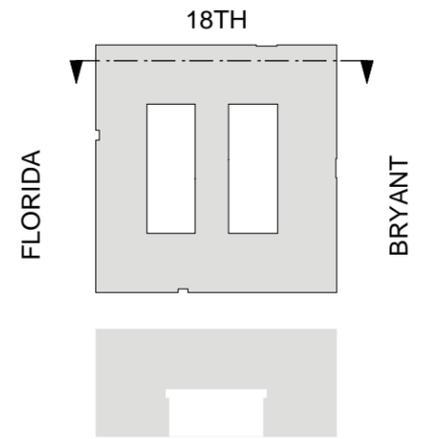
F1.1 - FLEX UNIT: 788 SF

① **MODIFICATION REQUEST: NON-RESIDENTIAL CEILING HEIGHT: SECTION 145.1.c.4.A**

REQUIRED: NON-RESIDENTIAL GROUND FLOOR USES TO HAVE 17'-0" FLOOR TO FLOOR

PROVIDED: RETAIL SPACES B, C, D COMPLY WITH 145.1.c.4.A. RETAIL SPACE "A" PROVIDES 15'-10" FLOOR TO FLOOR.

JUSTIFICATION: SITE GRADING DOES NOT ALLOW FOR A 17'-0" FLOOR TO FLOOR FOR "RETAIL A." "RETAIL A" WAS ADDED PER COMMUNITY REQUESTS TO HAVE MORE ART/RETAIL SPACE. THE ONLY WAY FOR "RETAIL A" TO COMPLY WOULD BE TO RAISE PODIUM (SECOND FLOOR) AN ADDITIONAL 14 INCHES. THIS IS NOT PRACTICAL FOR THE 199 UNITS ABOVE THE PODIUM THAT WOULD HAVE LOWERED CEILING. AN EXCEPTION IS SOUGHT FOR "RETAIL A" ONLY.



**NON-RESIDENTIAL CEILING HEIGHT DIAGRAM
BUILDING SECTION**

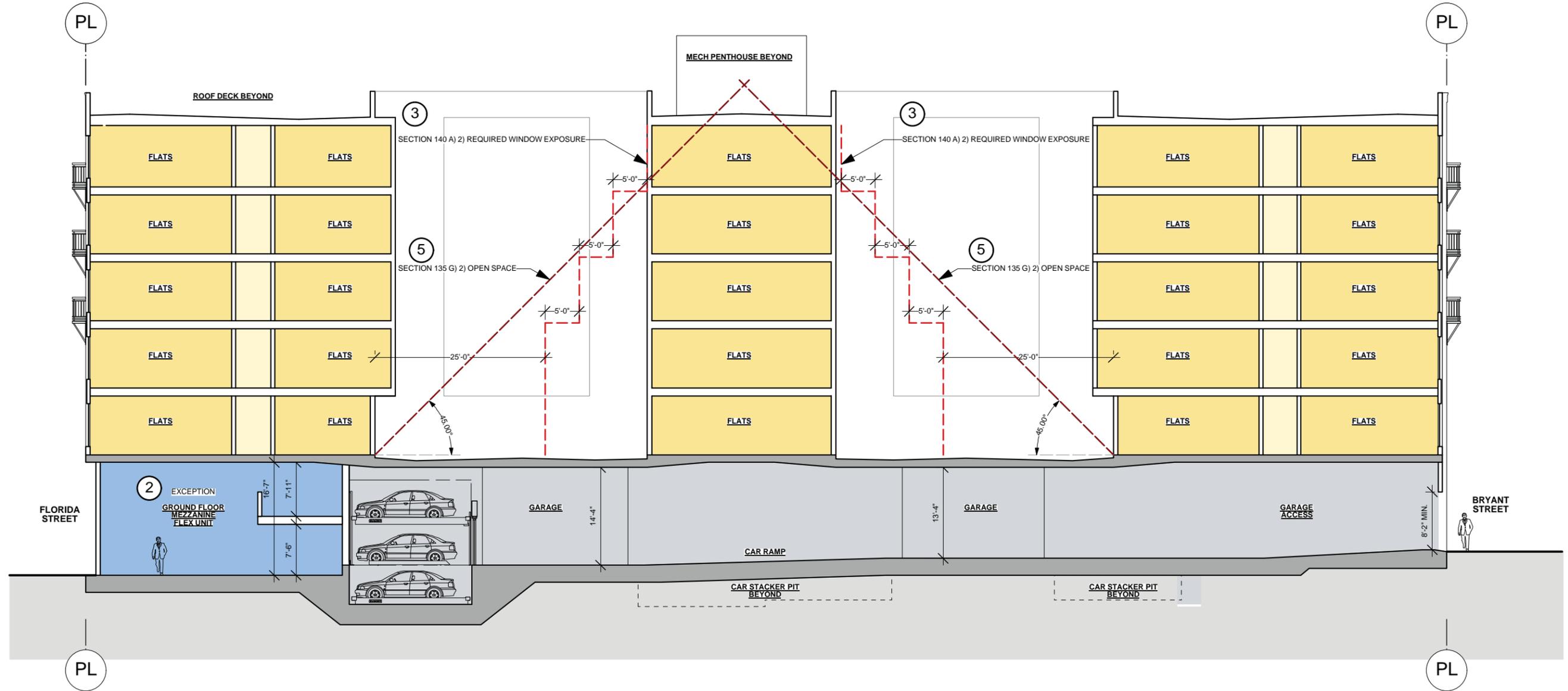
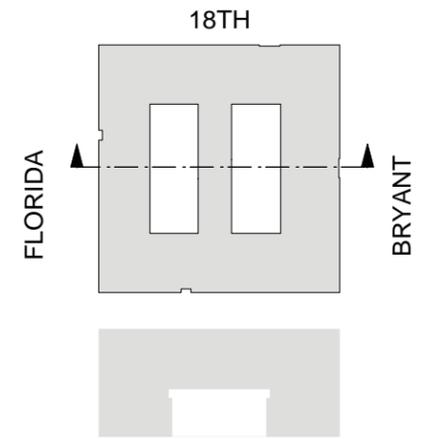
1/16" = 1'-0" **25**

② **MODIFICATION REQUEST: FLEX UNIT SECTION: 803.3 (b)(1)(c)**

REQUIRED: GROUND FLOOR DWELLING UNITS MAY HAVE AN ACCESSORY USE.

PROVIDED: APPROXIMATELY 126 LINEAR FEET ALONG BRYANT STREET OF STOREFRONT WINDOWS CONTAINING 6 ON GRADE UNITS.

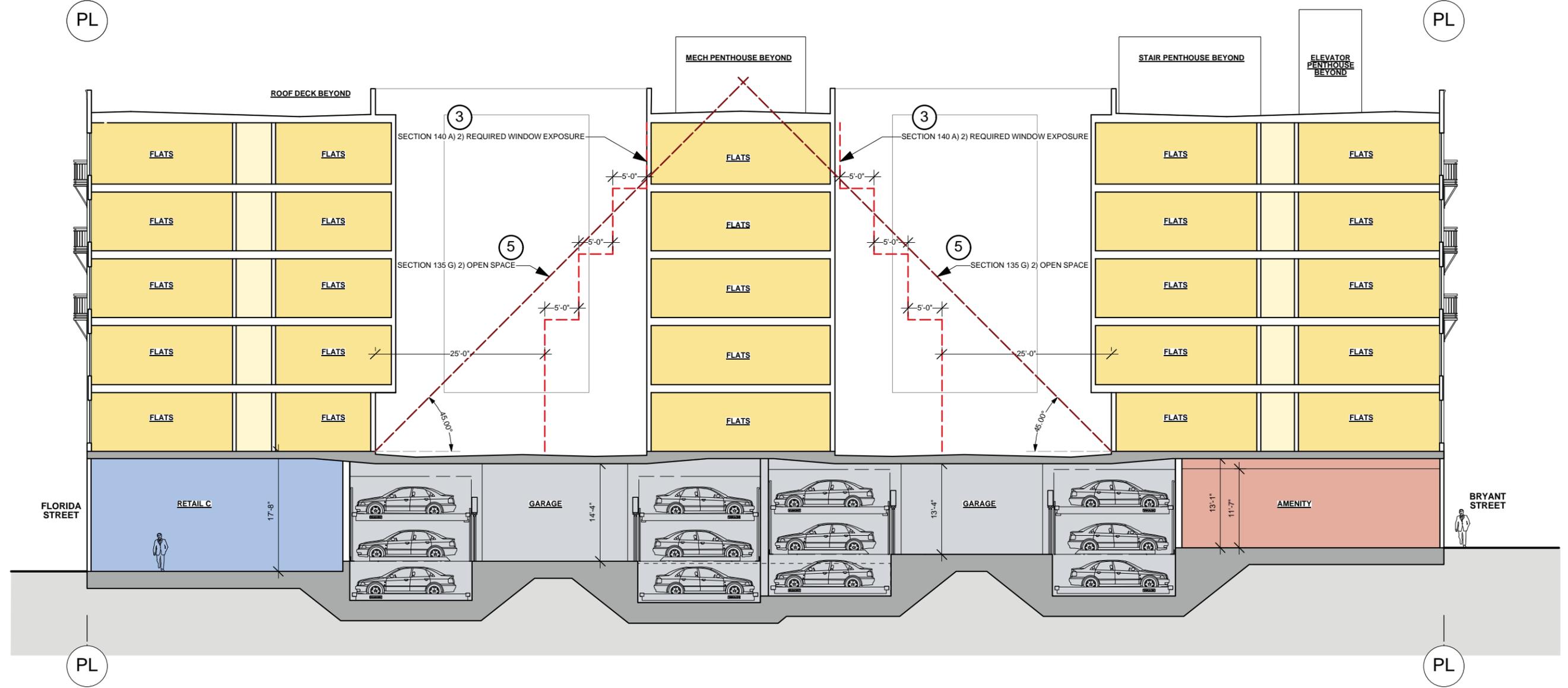
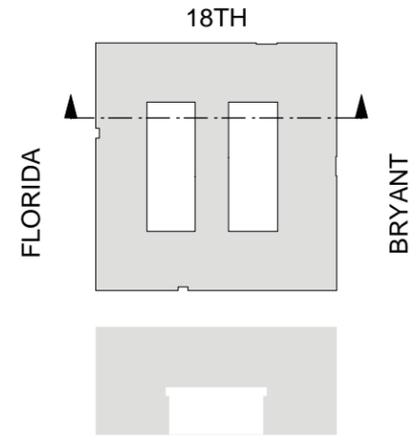
JUSTIFICATION: THE SITE HAS HISTORICALLY BEEN USED FOR ART AND FABRICATION TRADES. THE FLEX UNITS ARE INTENDED FOR ARTISTS AND TRADESMAN TO LIVE AND WORK/DEVELOP/CREATE TO REINSTATE THE NEIGHBORHOOD AS AN ARTISTS' COMMUNITY.



③ **PLANNING COMPLIANCE: WINDOW EXPOSURE: SECTION 140 A) 2)**

REQUIRED: WINDOWS SHALL HAVE 25'-0" CLEAR FROM FACE OF WALL ON FLOORS 1 AND 2. FOR EVERY ADDITIONAL FLOOR WINDOW EXPOSURE INCREASES 5'-0"

PROVIDED: ALL WINDOWS ON SITE ARE COMPLIANT WITH A MINIMUM OF 40'-0" CLEAR FROM FACE OF WALL.



WINDOW EXPOSURE / OPEN SPACE / PROJECTION OVERHANG BUILDING SECTION

1/16" = 1'-0" **27**

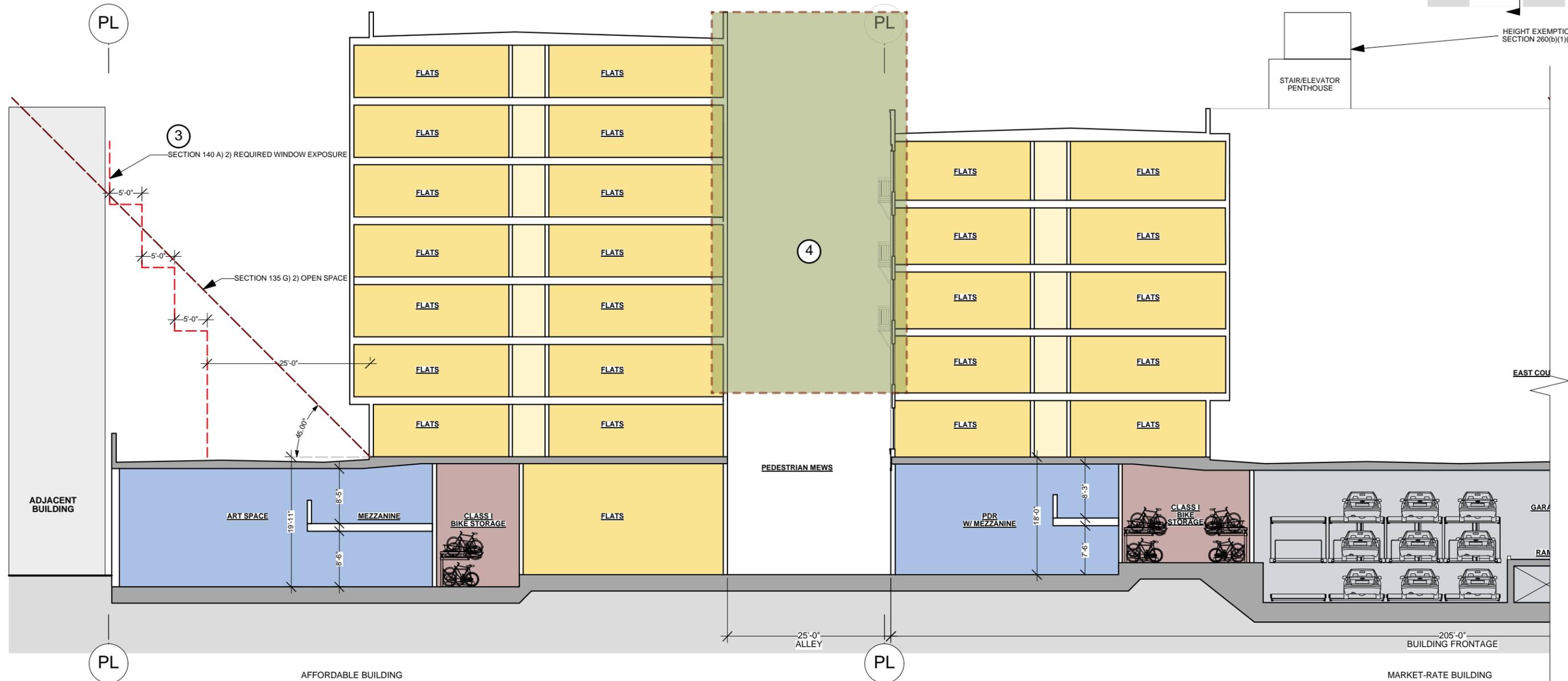
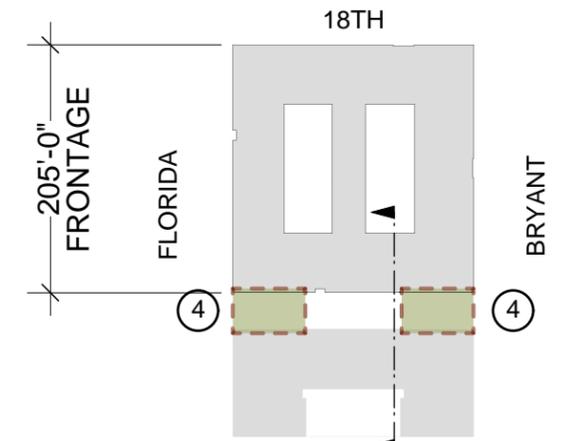


④ **MODIFICATION REQUEST: HORIZONTAL MASS REDUCTION 270.1**

REQUIRED: BUILDINGS WITH MORE THAN 200 FEET OF CONTINUOUS STREET FRONTAGE SHALL PROVIDE A HORIZONTAL MASS BREAK IN THE BUILDING; STARTING AT THE 3RD FLOOR OR 25 FEET, 30 FEET WIDE AND 60 FEET DEEP.

PROVIDED: 25 FOOT WIDE MID BLOCK ALLEY FROM BRYANT STREET TO FLORIDA STREET. MARKET RATE SITE STREET FRONTAGE IS 205'-0" ON BRYANT AND FLORIDA.

JUSTIFICATION: THE SITE IS DIVIDED INTO TWO PROJECTS/SITES AND PROVIDING MAXIMUM DENSITY. THE MID BLOCK ALLEY (WHICH EXCEEDS THE MASS REDUCTION VOLUME REQUIREMENT) IS THE PROJECT'S PROPOSED "MASS BREAK"



**OPEN SPACE/ EXPOSURE/ MID BLOCK ALLEY
BUILDING SECTION- PARTIAL**

1/16" = 1'-0" **28**

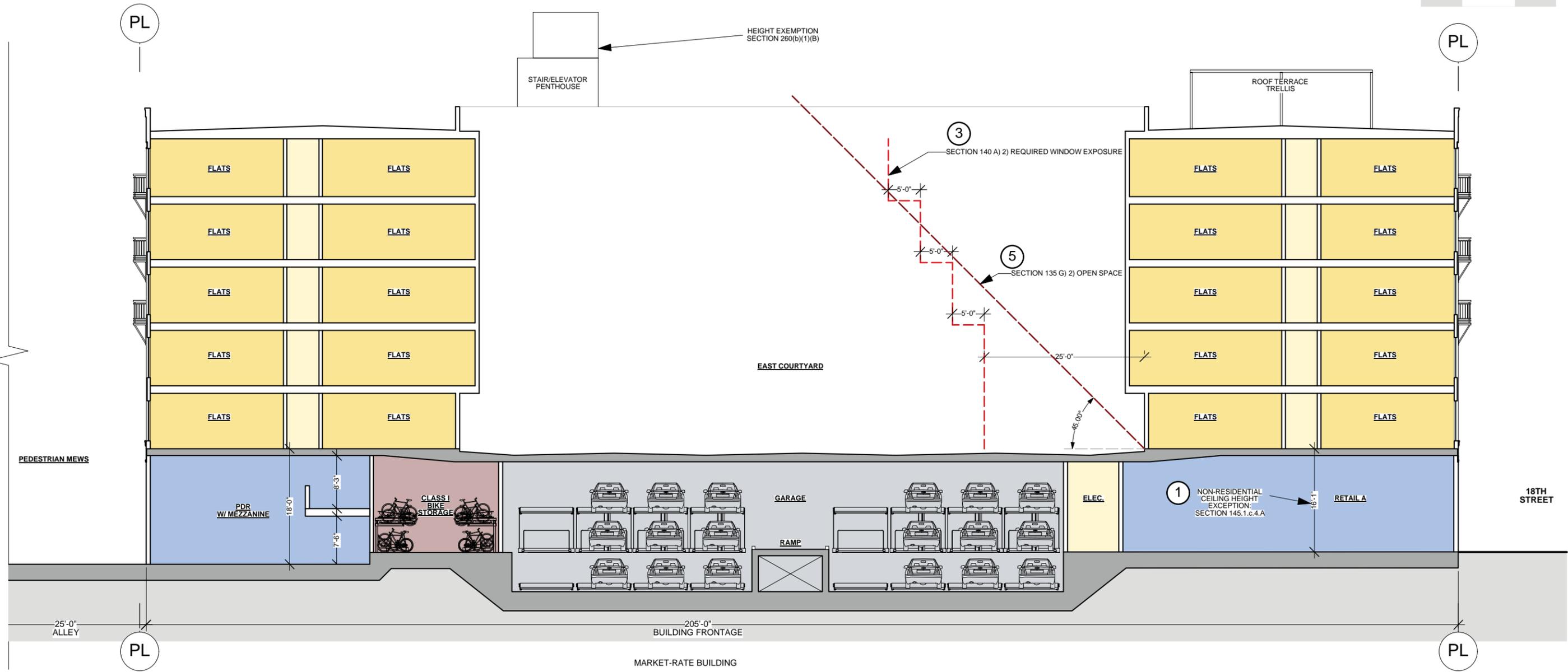
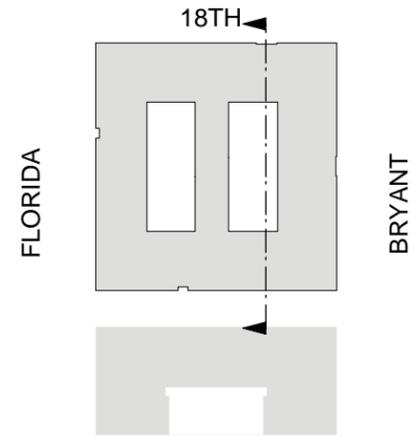


5 **MODIFICATION REQUEST: OPEN SPACE: SECTION 135 G) 2)**

REQUIRED: OPEN SPACE MUST BE AS WIDE AS IT IS TALL. A 45 DEGREE ANGLED LINE FROM THE BASE OF THE LOWEST FLOOR MUST NOT HIT OPPOSITE WALL/ARCHITECTURAL STRUCTURE.

PROVIDED: THE PROJECT HAS (2) COURTYARDS ARRANGED ON SITE FOR MAXIMUM SUN EXPOSURE. BOTH COURTYARDS ARE RECTANGULAR IN SHAPE. THE WIDTH OF THE COURTYARDS DOES NOT COMPLY. THE DEPTH OF BOTH COURTYARDS EXCEEDS THE MINIMUM REQUIRED WIDTH.

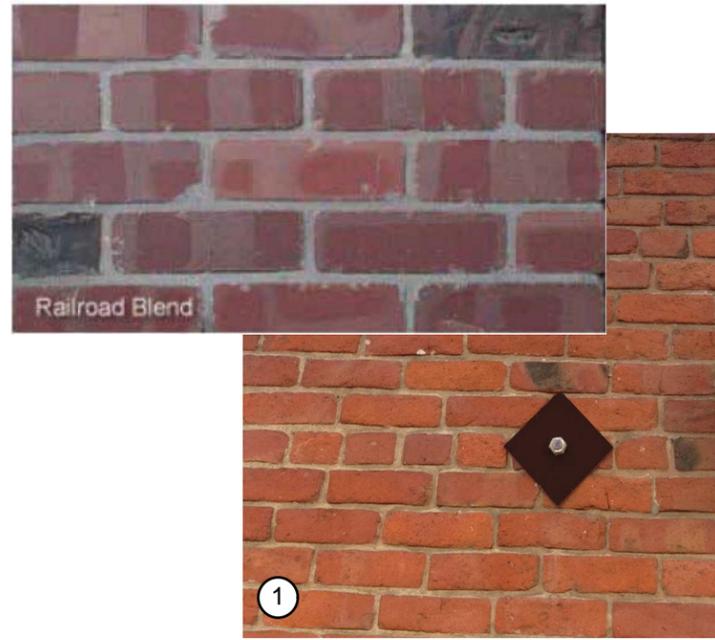
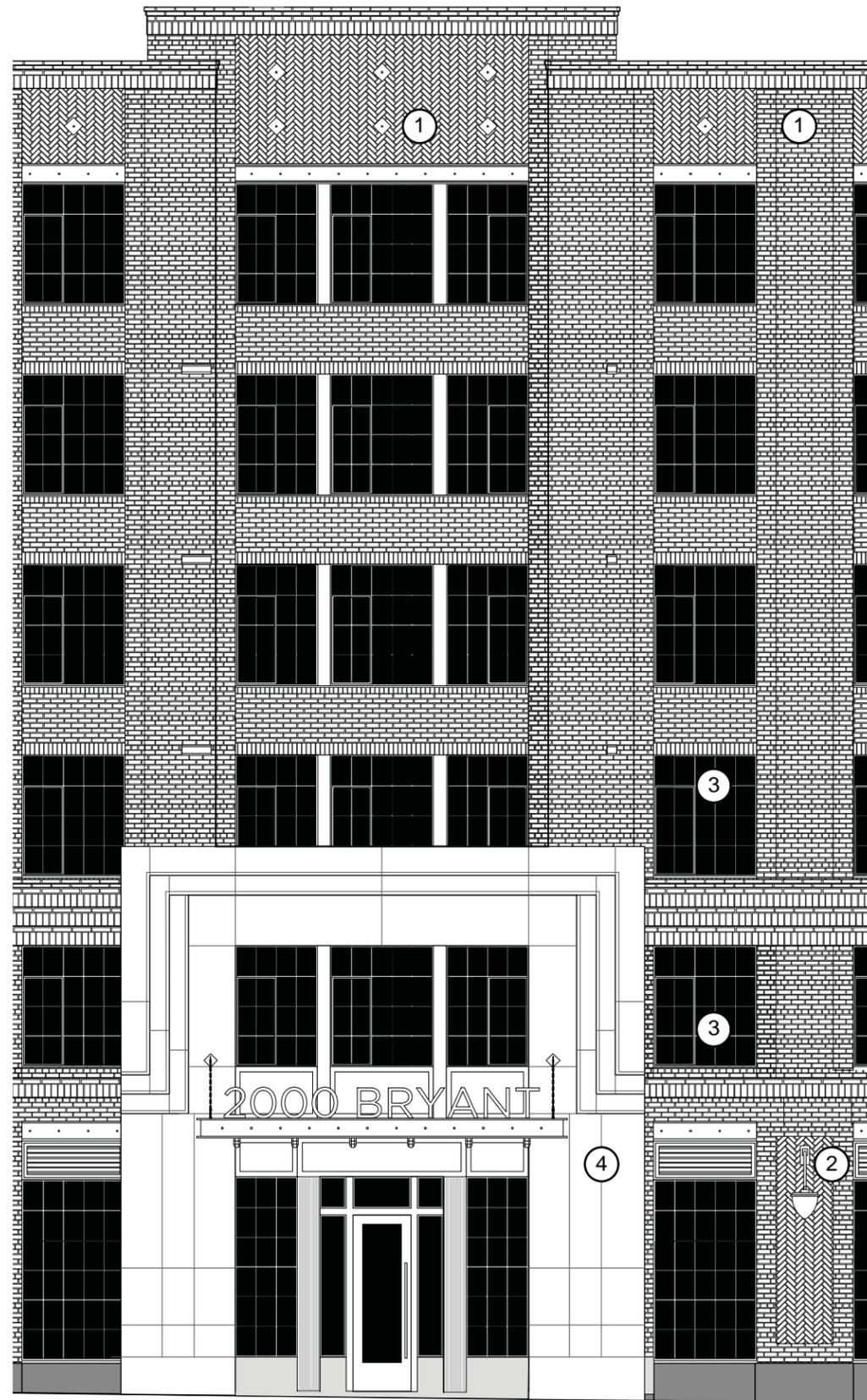
JUSTIFICATION: DUE TO THE ELONGATED SHAPE AND ORIENTATION FOR MAXIMUM SUN EXPOSURE, THE PROJECT IS PROPOSING A PORTION OF ITS REQUIRED OPEN SPACE AS NON-COMPLIANT. REFER TO SHEET 3 FOR TOTAL REQUIRED OPEN SPACE AND THE AMOUNT PROVIDED. THE PROJECT IS PROPOSING A 7,162 SF ROOF TERRACE FOR THE REMAINING OPEN SPACE FOR THE PROJECT.





BRICK BUILDINGS





BRICK VENEER



INSPIRATIONAL SCONCE



ALUMINUM SASH WINDOW:
1645 SIMILAR

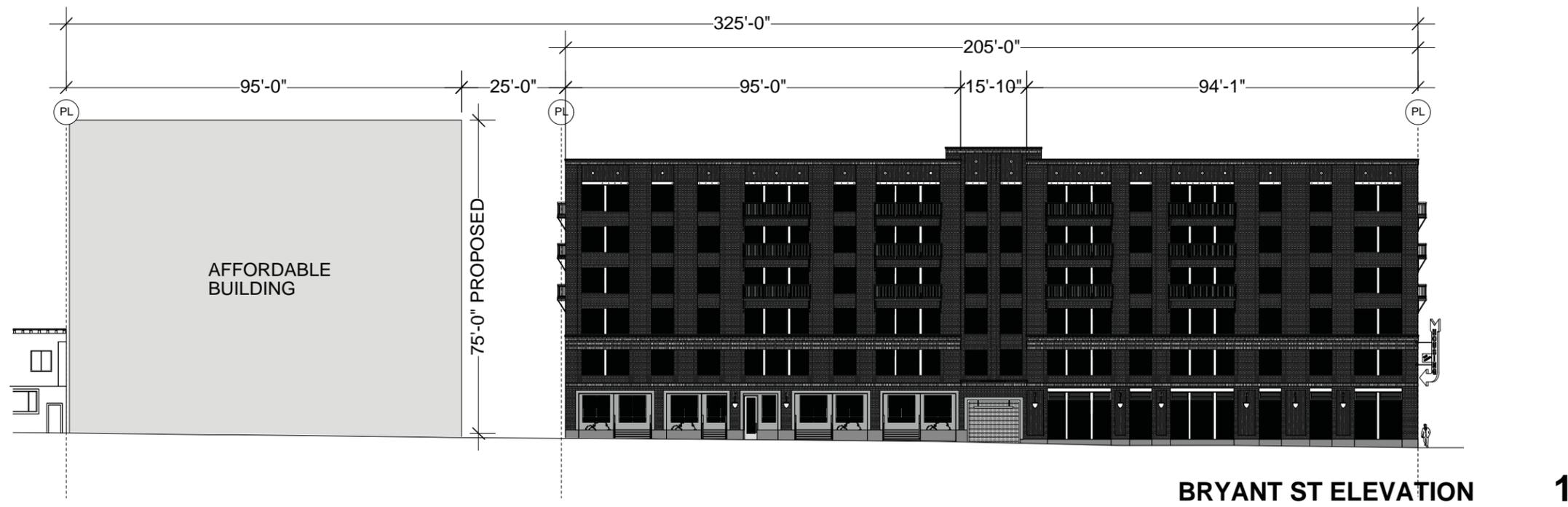
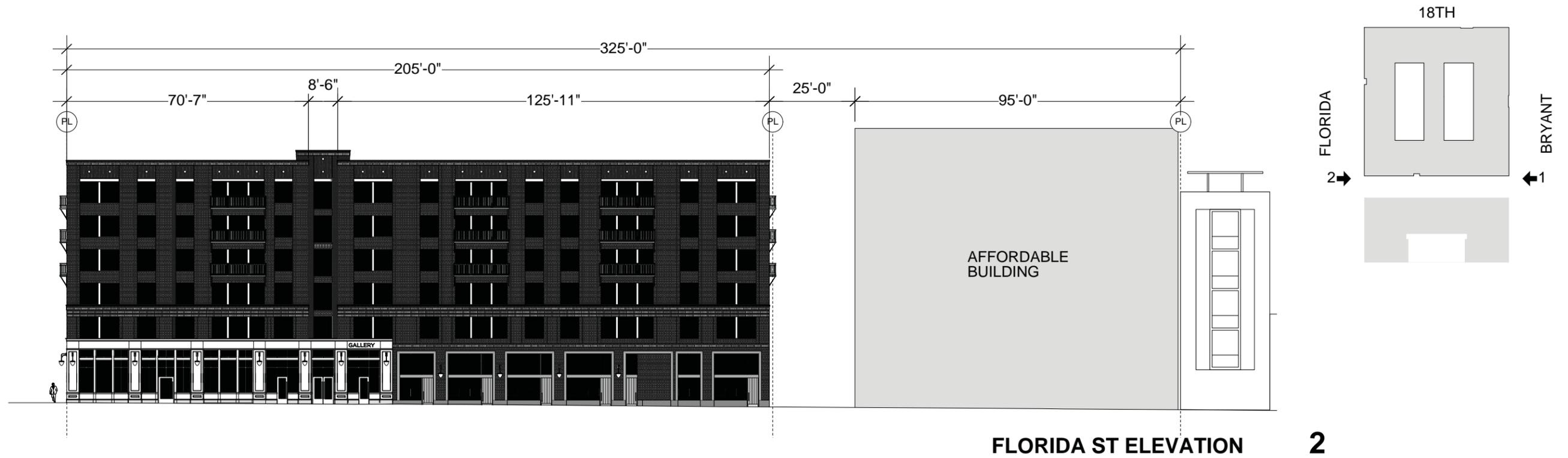


WOOD STOREFRONT: 1645 PACIFIC SIMILAR



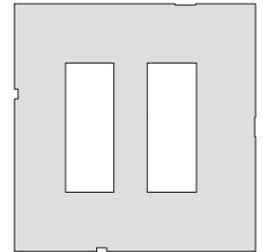
HAND-CRAFTED TERRA COTTA GLAZING
"COLOR SIMILAR"



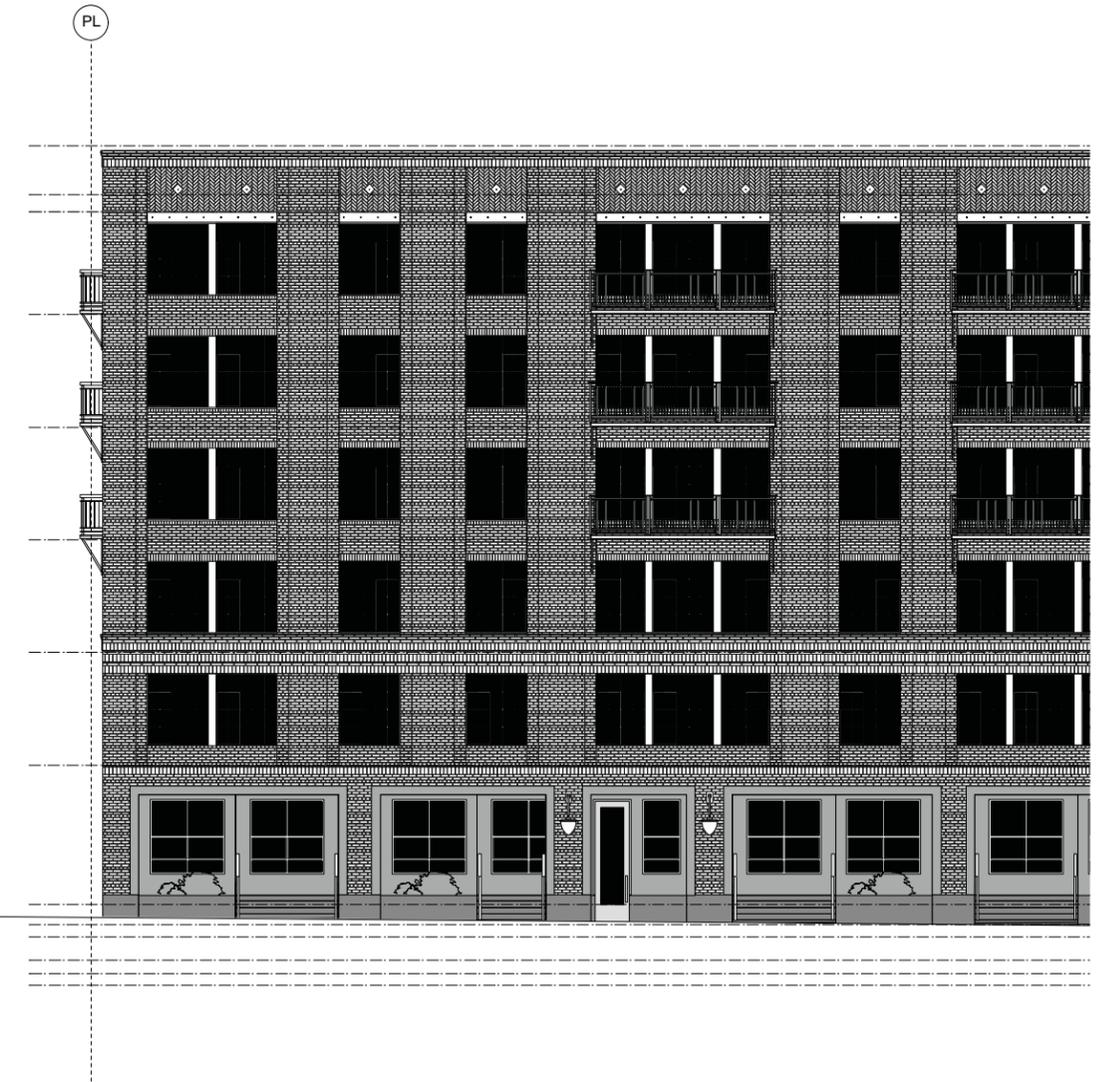
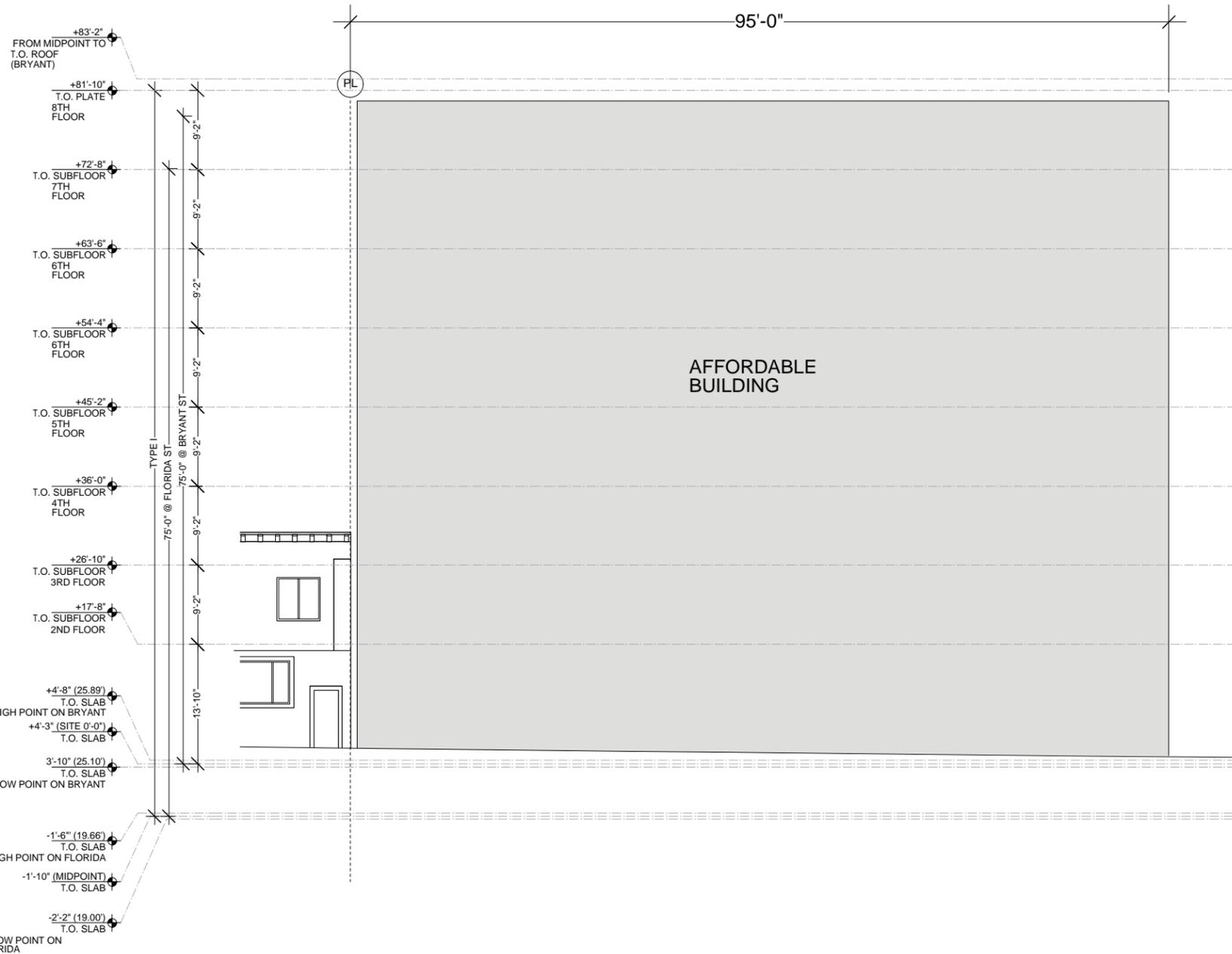


18TH

FLORIDA

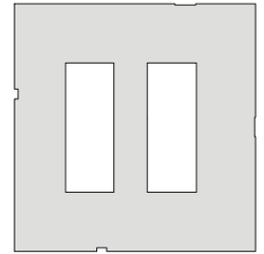


BRYANT

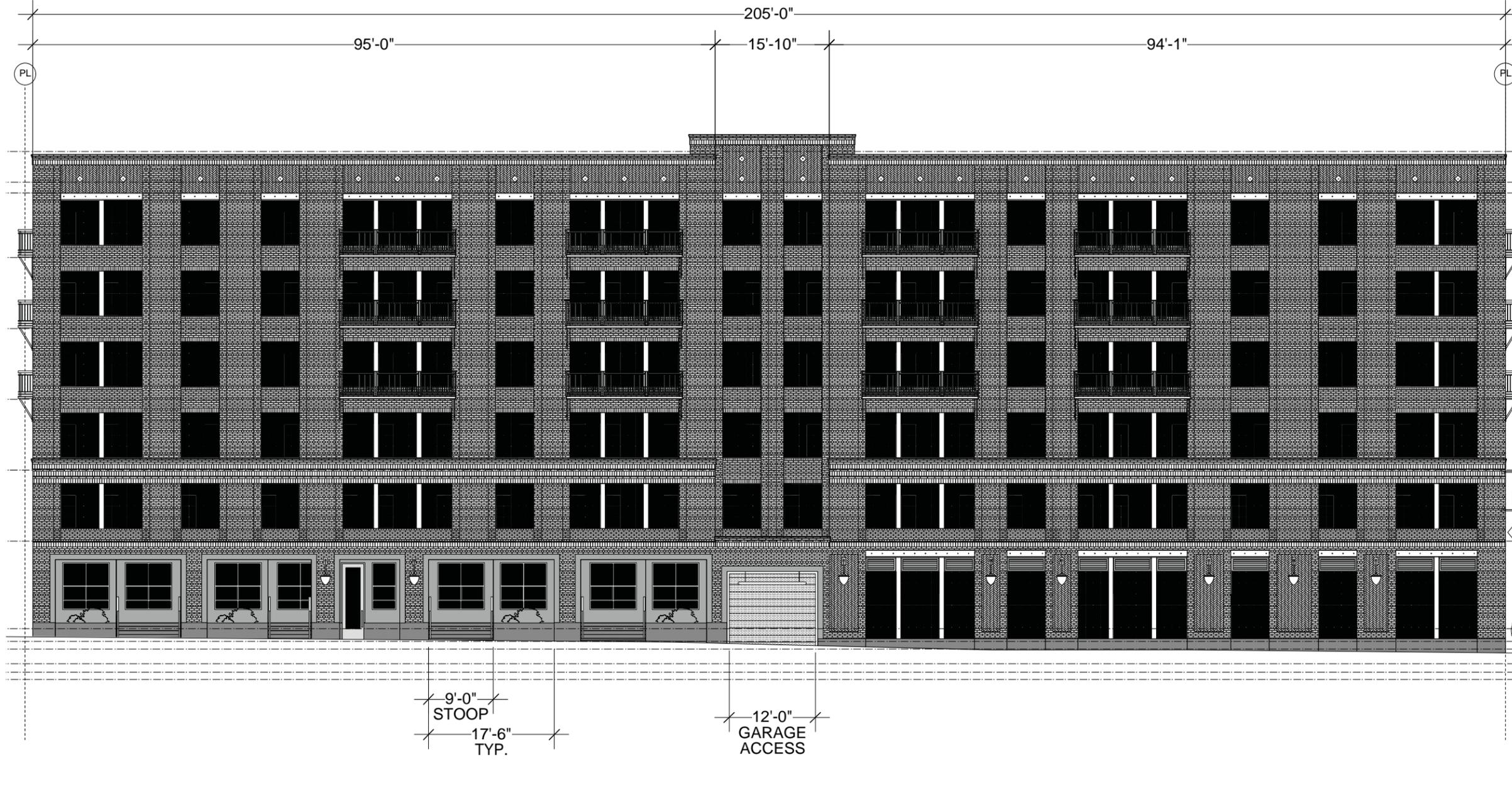


18TH

FLORIDA



BRYANT



- +71.09' (+68'-0") T.O. BRYANT ROOF (BRYANT BLDG HGT)
- +66.82' (+68'-0") T.O. FLORIDA ROOF (FLORIDA BLDG HGT)
- +65'-4" (VARIES) T.O. PLATE 6TH FLOOR
- +56'-4" T.O. SUBFLOOR 6TH FLOOR
- +46'-6" T.O. SUBFLOOR 5TH FLOOR
- +36'-8" T.O. SUBFLOOR 4TH FLOOR
- +26'-10" T.O. SUBFLOOR 3RD FLOOR
- +17'-0" T.O. SLAB 2ND FLOOR
- +4.81' (25.95') T.O. SLAB @ HIGH POINT ON BRYANT
- +3.09' (24.23') T.O. SLAB @ MIDPOINT ON BRYANT
- 2.03' (23.17) T.O. SLAB @ LOW POINT ON BRYANT
- 0.00' (21.14) T.O. SLAB @ HIGH POINT ON FLORIDA
- 1.18' (19.96') T.O. SLAB @ MIDPOINT ON FLORIDA
- 2.19' (18.95') T.O. SLAB @ LOW POINT ON FLORIDA

9'-0" STOOP
17'-6" TYP.

12'-0" GARAGE ACCESS

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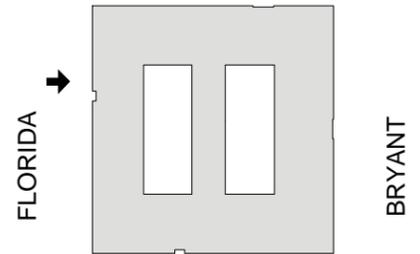
MARKET RATE BRYANT PARTIAL ELEVATION

1/16" = 1'-0" **34**

2000-2070 BRYANT ST | SAN FRANCISCO APRIL 29, 2016

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18TH



FLORIDA

BRYANT

205'-0"

70'-7"

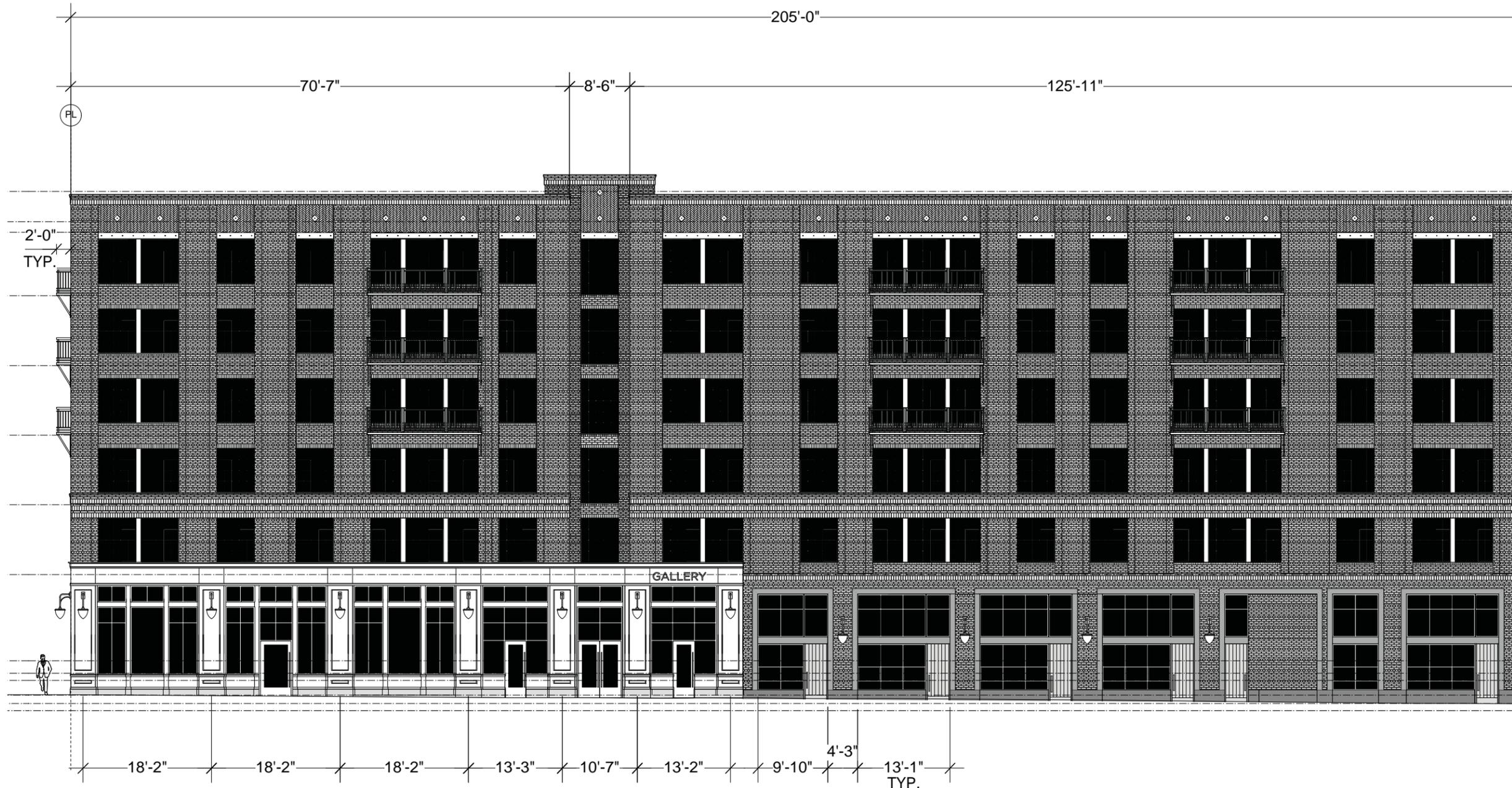
8'-6"

125'-11"

PL

PL

2'-0"
TYP.



- +71.09' (+68'-0")
T.O. BRYANT ROOF
(BRYANT BLDG HGT)
- +66.82' (+68'-0")
T.O. FLORIDA ROOF
(FLORIDA BLDG HGT)
- +65'-4" (VARIES)
T.O. PLATE
6TH FLOOR
- +56'-4"
T.O. SUBFLOOR
6TH FLOOR
- +46'-6"
T.O. SUBFLOOR
5TH FLOOR
- +36'-8"
T.O. SUBFLOOR
4TH FLOOR
- +26'-10"
T.O. SUBFLOOR
3RD FLOOR
- +17'-0"
T.O. SLAB
2ND FLOOR
- +4.81' (25.95')
T.O. SLAB
@ HIGH POINT ON BRYANT
- +3.09' (24.23')
T.O. SLAB
@ MIDPOINT ON BRYANT
- 2.03' (23.17')
T.O. SLAB
@ LOW POINT ON BRYANT
- 0.00' (21.14')
T.O. SLAB
@ HIGH POINT ON FLORIDA
- 1.18' (19.96')
T.O. SLAB
@ MIDPOINT ON FLORIDA
- 2.19' (18.95')
T.O. SLAB
@ LOW POINT ON FLORIDA

18'-2" 18'-2" 18'-2" 13'-3" 10'-7" 13'-2" 9'-10" 4'-3" 13'-1" TYP.

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**MARKET RATE
FLORIDA PARTIAL ELEVATION**

1/16" = 1'-0" **35**

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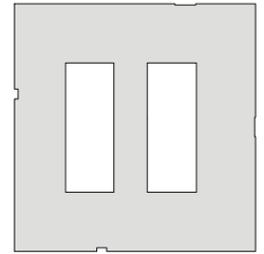
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18TH

FLORIDA

BRYANT



25'-0"

95'-0"

PL

PL

AFFORDABLE BUILDING

GARAGE ACCESS

- +83'-2" FROM MIDPOINT TO T.O. ROOF (BRYANT)
- +81'-10" T.O. PLATE 8TH FLOOR
- +72'-8" T.O. SUBFLOOR 7TH FLOOR
- +63'-6" T.O. SUBFLOOR 6TH FLOOR
- +54'-4" T.O. SUBFLOOR 6TH FLOOR
- +45'-2" T.O. SUBFLOOR 5TH FLOOR
- +36'-0" T.O. SUBFLOOR 4TH FLOOR
- +26'-10" T.O. SUBFLOOR 3RD FLOOR
- +17'-8" T.O. SUBFLOOR 2ND FLOOR
- +4'-8" (25.89') T.O. SLAB @ HIGH POINT ON BI
- +4'-3" (SITE 0'-0') T.O. SLAB
- 3'-10" (25.10') T.O. SLAB @ LOW POINT ON BF
- 1'-6" (19.66') T.O. SLAB @ HIGH POINT ON FI
- 1'-10" (MIDPOINT) T.O. SLAB
- 2'-2" (19.00') T.O. SLAB @ LOW POINT ON FL



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AFFORDABLE SITE FLORIDA PARTIAL ELEVATION

1/16" = 1'-0" **36**

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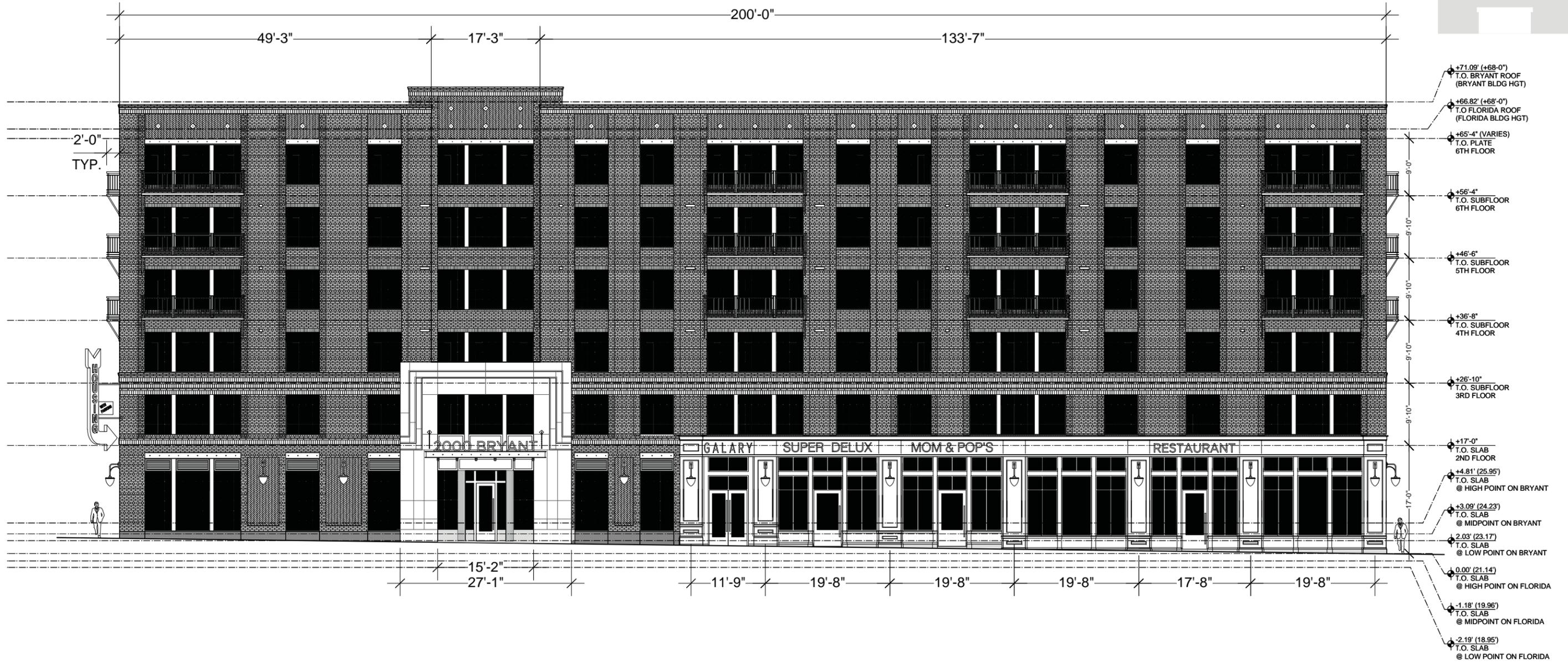
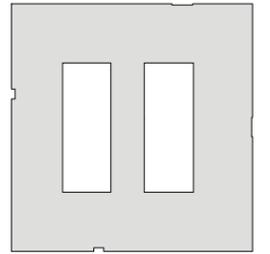
APRIL 29, 2016

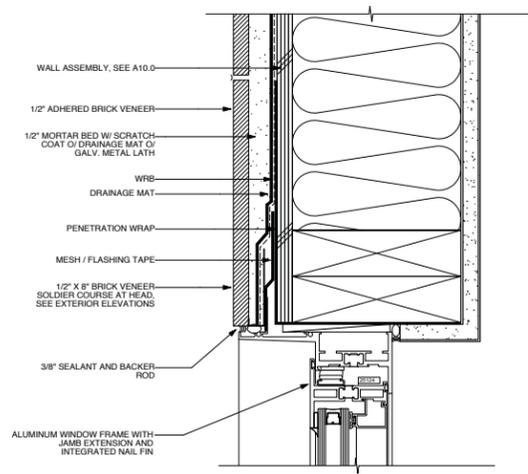
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18TH

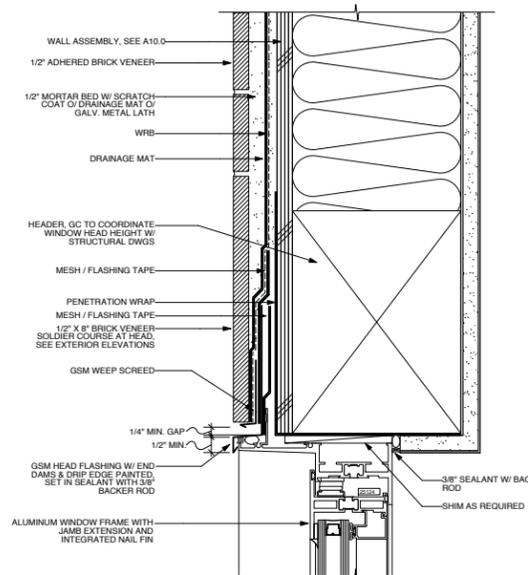
FLORIDA

BRYANT

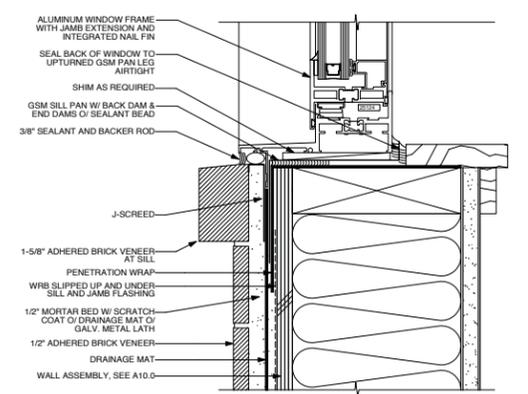




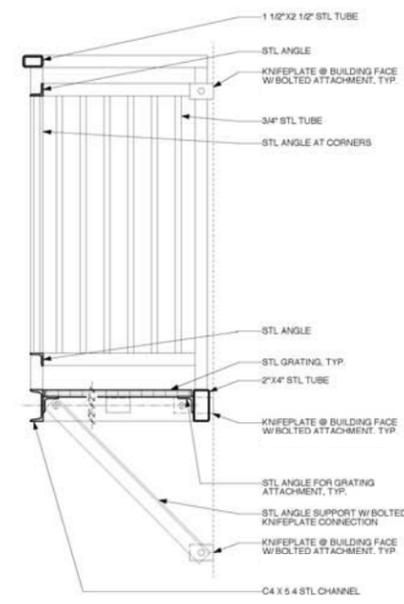
RECESSED ALUMINUM WINDOW JAMB - BRICK VENEER 6
6" = 1'-0"



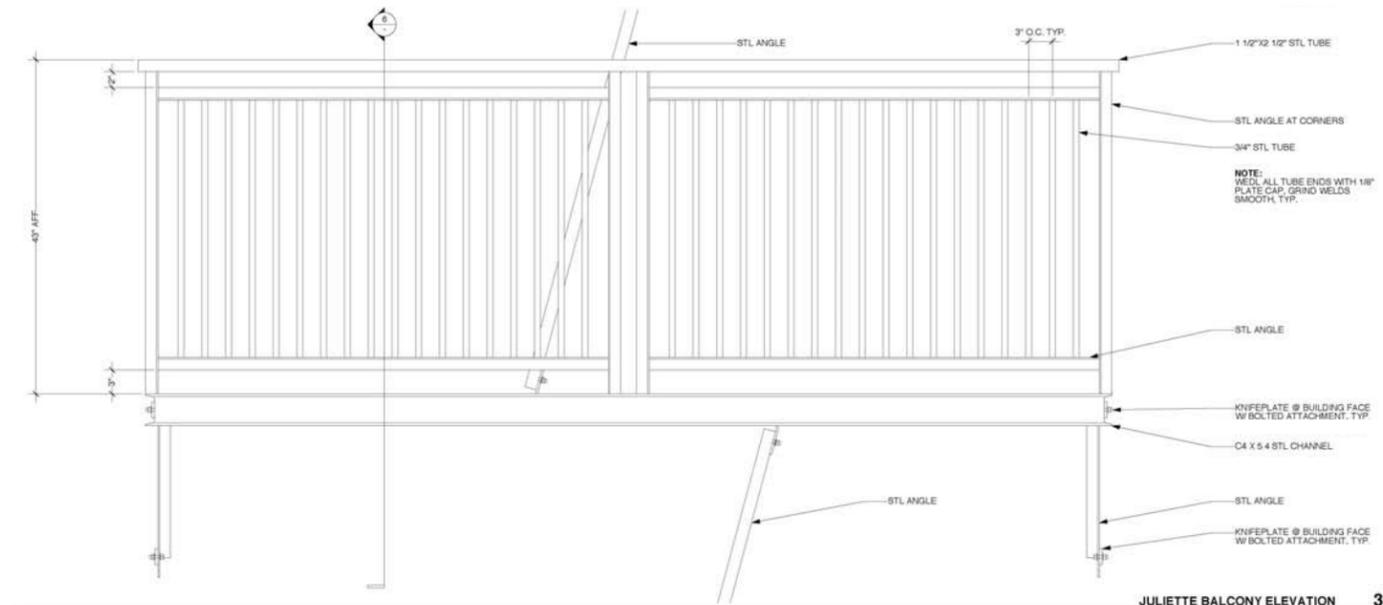
TYPICAL WINDOW HEAD - BRICK VENEER 5
6" = 1'-0"



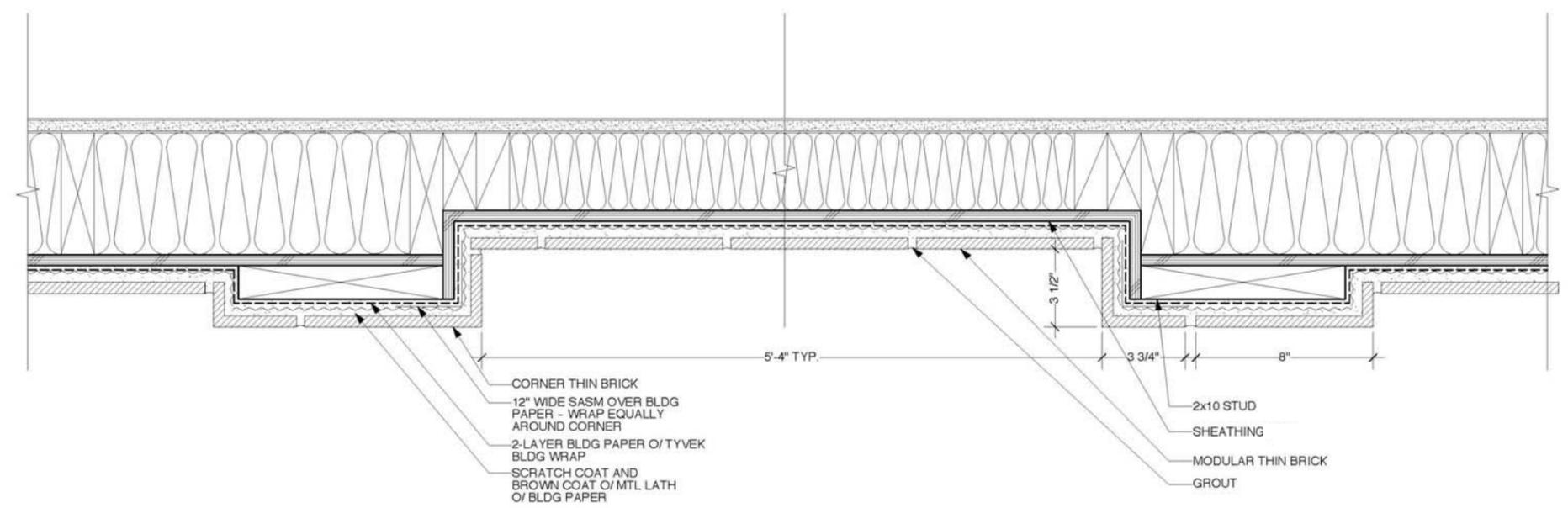
TYPICAL WINDOW SILL - BRICK VENEER 4
6" = 1'-0"



JULIETTE BALCONY DETAIL SECTION 6



JULIETTE BALCONY ELEVATION 3



BRICK BUILDING WINDOW FURRING/INSET





Bougainvillea sp.



Podranea ricasoliana



Pandorea jasminoides



Euphorbia myrsinites



Senecio cylindricus



Mahonia eurybracteata 'Soft Caress'



Agave attenuata



Choisya 'Aztec Pearl'



Dianella 'Baby bliss'



Salvia californica



Helleborus foetidus



Huechera maxima



Pelargonium tomentosum



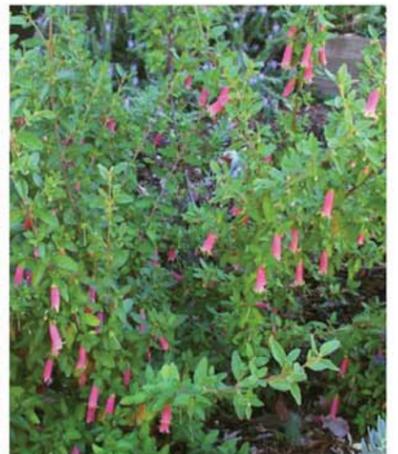
Lomandra confertifolia 'Seascape'



Persicaria capitata

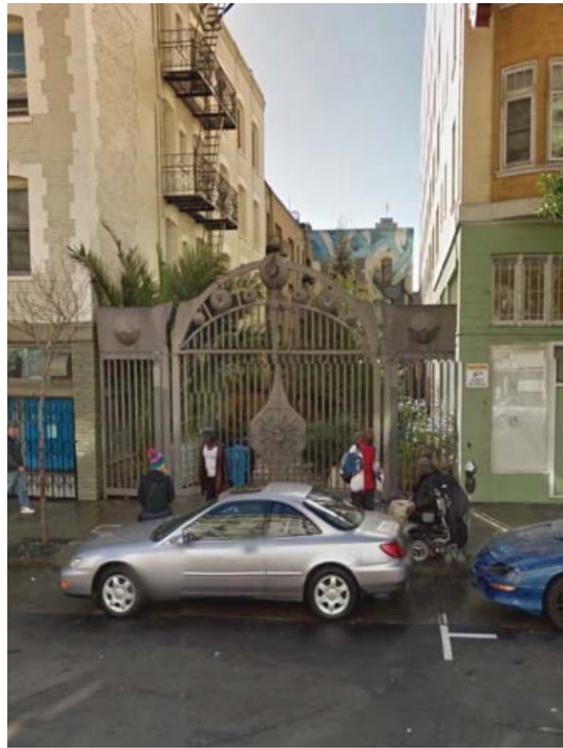
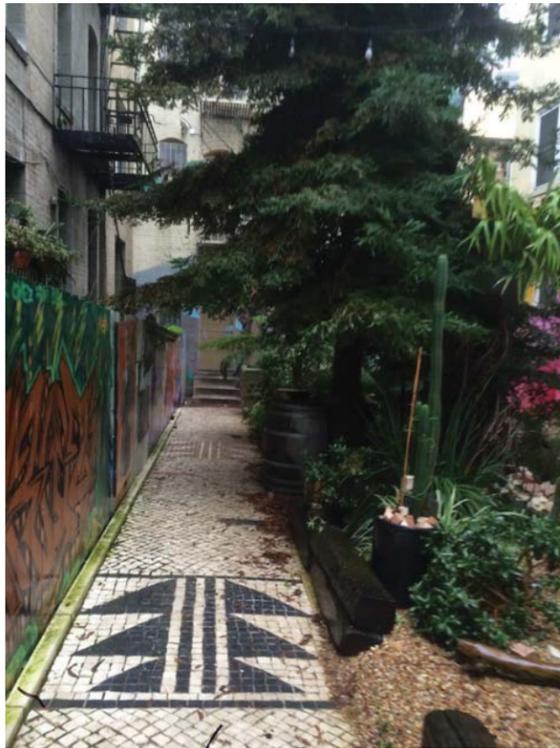
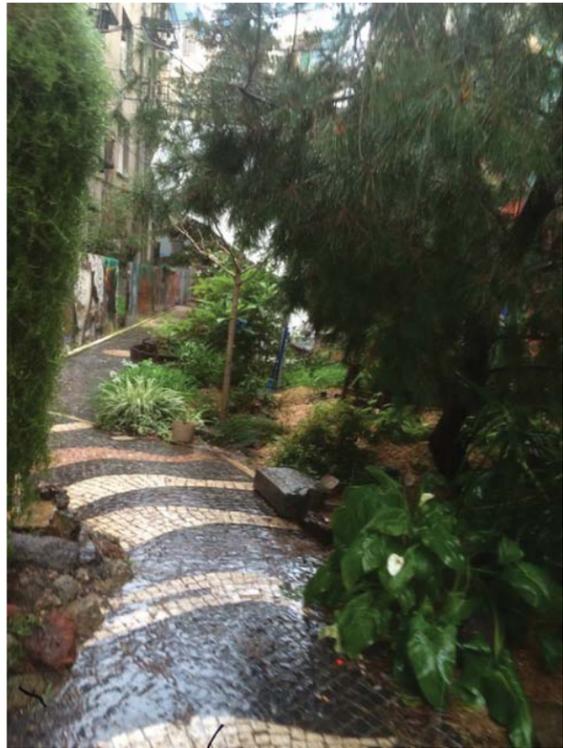


Erigeron x moerheimii



Correa pulchella











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RESIDENTIAL ENTRY @ 18TH STREET

43

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PERSPECTIVE FLORIDA & 18TH STREET

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