

1 [Easement Agreement - Avalon Ocean Avenue, L.P. - 1150 Ocean Avenue]

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3 **Resolution approving an Easement Agreement between the City and County of San**
4 **Francisco and Avalon Ocean Avenue, L.P., for acquisition of an easement on, over, and**
5 **under the property at 1150 Ocean Avenue so that the San Francisco Municipal**
6 **Transportation Agency (SFMTA) can operate and maintain the traffic signal at the**
7 **intersection of Ocean Avenue and Brighton Avenue; authorizing the SFMTA to take**
8 **certain actions in furtherance of this Resolution, as defined herein; and making**
9 **findings under the California Environmental Quality Act.**

10
11 WHEREAS, On May 21, 2009, the Planning Commission (Commission) approved
12 Motion No. 17885, granting conditional use authorization to AvalonBay Communities, Inc.
13 (Avalon) to build up to 173 new dwelling units and to provide approximately 29,500 square
14 feet of ground-floor commercial spaces at 1150 Ocean Avenue, which is on the north side of
15 the intersection of Ocean Avenue opposite Brighton Avenue (Project); and adopted findings
16 under the California Environmental Quality Act (CEQA) related to the Project; and

17 WHEREAS, To facilitate vehicular and pedestrian access to the Project, Avalon was
18 required to, among other things, extend Brighton Avenue through the Project site and create
19 new public sidewalks adjoining the new residential buildings; and

20 WHEREAS, As a condition of the development, the Planning Department required that
21 the Project upgrade the traffic signal at the intersection to control the driveway access to the
22 development; and

23 WHEREAS, In accordance with CEQA, the Project's environmental impacts were
24 analyzed in the Balboa Park Station Area Plan Environmental Impact Report (Area Plan EIR),
25

1 which found that the Project would, among other impacts, detrimentally affect the traffic flow
2 westbound on Ocean Avenue; and

3 WHEREAS, To mitigate that impact, the Area Plan EIR proposed a mitigation measure
4 to adjust the intersection signal timing to provide a short protected left-turn green phase for
5 westbound traffic at the Ocean Avenue/Brighton Avenue intersection (Mitigation Measure); the
6 Mitigation Measure required the project sponsor to confirm with the San Francisco Municipal
7 Transportation Agency (SFMTA) as to the feasibility of implementation of the Mitigation
8 Measure; and

9 WHEREAS, As required by CEQA, the Commission made a separate and independent
10 determination of the Project's specific and cumulative impacts based on the analysis and
11 conclusions of the Area Plan EIR; the Commission concluded that the Mitigation Measure
12 should be included in the Project's Mitigation Monitoring and Reporting Program (MMRP),
13 adopted as part of Motion No. 17885, although SFMTA had not yet reviewed and analyzed
14 the feasibility of the Mitigation Measure; and

15 WHEREAS, The Commission determinations are on file with the Clerk of the Board of
16 Supervisors in File No. 161183 and are incorporated herein by reference; and

17 WHEREAS, After adoption of the relevant approvals and issuance of entitlements,
18 agreements and authorizations to construct the Project components, Avalon became aware
19 that the Project MMRP erroneously identified the direction of traffic subject to the signal timing
20 change as "eastbound" rather than "westbound" as described in the Mitigation Measure; and

21 WHEREAS, After the Project was under construction and negotiations between
22 SFMTA and Avalon were underway in regard to the design of the new signal at Brighton and
23 Ocean Avenues, SFMTA staff reviewed and analyzed the feasibility of the Mitigation Measure;
24 and

1 WHEREAS, After the analysis, which included obtaining traffic counts, SFMTA staff
2 determined that implementing the Mitigation Measure would cause unacceptable delays to the
3 Muni Metro K Line, which operates in both an eastbound and westbound direction on Ocean
4 Avenue, and to vehicle traffic, and that in any event, the extent of the impacts projected in the
5 Korve Study and the Area Plan EIR had not materialized and were not significant; and

6 WHEREAS, On November 20, 2012, the City Traffic Engineer wrote to the Planning
7 Department, detailing the reasons why the SFMTA had determined that the Mitigation
8 Measure was infeasible and concluding that no feasible alternative signal or other
9 improvements could be approved by the SFMTA; a copy of the letter is on file with the Clerk of
10 the Board of Supervisors in File No. 161183; and

11 WHEREAS, On November 3, 2015, under Resolution No. 15-148, the SFMTA Board of
12 Directors adopted the CEQA findings made by the Commission in Motion No. 17885 except
13 for the Mitigation Measure; after reviewing the November 20, 2012, letter to the Planning
14 Department, the SFMTA Board found that the Mitigation Measure will result in unacceptable
15 traffic and transit delays and potential traffic safety hazards; and

16 WHEREAS, The SFMTA Board also found, in accordance with CEQA Guidelines
17 Section 15162, that no supplemental review of the Project is required because (1) there are
18 no modifications to the Project proposed as a result of the Easement Agreement; (2) adoption
19 of the Easement Agreement does not result in substantial changes with respect to the
20 circumstances under which the Project would be implemented, requiring major revisions to the
21 Area Plan EIR due to the involvement of new significant environmental effects, or a
22 substantial increase in the severity of effects identified in the Area Plan EIR; and (3) no new
23 information of substantial importance to the Project has become available, which was not
24 known and could not have been known with the exercise of reasonable diligence at the time
25 the previous EIR was certified, that would indicate (a) the Project will have significant effects

1 not discussed in the Area Plan EIR or (b) significant environmental effects will be substantially
2 more severe; and

3 WHEREAS, During construction of the Project, Avalon's contractor installed signal
4 hardware into the driveway that detects when traffic approaches the intersection; and

5 WHEREAS, The SFMTA and Avalon have negotiated an Easement Agreement so that
6 the City may acquire an easement on, over and under the property at 1150 Ocean Avenue so
7 that the SFMTA can access the driveway in order to operate and maintain the detection
8 hardware and associated striping for the life of the signal system; a copy of the Easement
9 Agreement is on file with the Clerk of the Board of Supervisors in File No. 161183 and
10 incorporated herein by reference; and

11 WHEREAS, In General Plan Referral Case Number 2016-003757GPR, the Planning
12 Department found that the project easement is consistent with the eight priorities of the
13 Planning Code and is, on balance, in conformity with the Objectives and Policies of the
14 General Plan; and

15 WHEREAS, Under Resolution No. 15-148, the SFMTA Board also approved the
16 Easement Agreement between the City and Avalon Ocean Ave. LP and urged the Board of
17 Supervisors to approve the Easement Agreement; now, therefore, be it

18 RESOLVED, After reviewing and considering the determinations of the Commission
19 and the SFMTA Board, the Board of Supervisors adopts the CEQA findings and finds that, in
20 accordance with CEQA Guidelines Section 15162, no supplemental review of the Project is
21 required because (1) there are no modifications to the Project proposed as a result of the
22 Easement Agreement; (2) adoption of the Easement Agreement does not result in substantial
23 changes with respect to the circumstances under which the Project would be implemented,
24 requiring major revisions to the Area Plan EIR due to the involvement of new significant
25 environmental effects, or a substantial increase in the severity of effects identified in the Area

1 Plan EIR; and (3) no new information of substantial importance to the Project has become
2 available, which was not known and could not have been known with the exercise of
3 reasonable diligence at the time the previous EIR was certified, that would indicate (a) the
4 Project will have significant effects not discussed in the Area Plan EIR or (b) significant
5 environmental effects will be substantially more severe; and, be it

6 FURTHER RESOLVED, That the Board of Supervisors approves the Easement
7 Agreement between the City and Avalon Ocean Ave. LP in substantially the form on file with
8 the Clerk of the Board of Supervisors in File No. 161183, and authorizes the SFMTA to take
9 all steps necessary to deliver the Agreement for recording and to execute all certificates,
10 agreements, notices, consents, escrow instructions, closing documents and other instruments
11 or documents as the SFMTA deems necessary or appropriate to effectuate the purpose and
12 intent of this Resolution; and, be it

13 FURTHER RESOLVED, That within thirty (30) days of the Easement Agreement being
14 fully executed by all parties, the SFMTA shall provide the final agreement to the Clerk of the
15 Board for inclusion into the official file.

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Free Recording Requested Pursuant to
Government Code Section 27383

Recording requested by and
when recorded mail to:

City and County of San Francisco
San Francisco Municipal Transportation Agency
Real Estate Section
1 South Van Ness, 8th Floor
San Francisco, CA 94103
Attn: Kerstin Magary, Senior Manager

with a copy to:

Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

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

EASEMENT AGREEMENT
(Portion of Assessor's Parcel No. Lot 4, Block 3180)

This Easement Agreement (this "Agreement"), by and between the City and County of San Francisco, a municipal corporation ("City"), acting by and through its Municipal Transportation Agency ("SFMTA"), and Avalon Ocean Avenue, L.P., a Delaware limited partnership ("Avalon") or ("Owner"), is executed as of _____, 2015 (the "Effective Date").

RECITALS

A. Owner owns that certain real property at 1150 Ocean Avenue in San Francisco described on the attached Exhibit A (the "Encumbered Property"). Owner is the developer of a residential and commercial development to be located at the Encumbered Property known as Avalon Ocean Avenue, as further described in San Francisco Planning Commission Motion No. 17885.

B. Pursuant to an Agreement dated May 15, 2012, to improve traffic circulation in the vicinity of the Property for the benefit of Owner's tenants and the community ("Signal Agreement"), Owner agreed to modify the signal system at the intersection of Ocean Avenue and Brighton Avenue in San Francisco.

C. City requires an easement ("Easement") in, on and over the Encumbered Property to install, operate and maintain traffic sensors and associated traffic striping. As a condition of the Signal Agreement, Owner agreed to record such Easement once it has been approved by all required City agencies.

D. The Easement includes the driveway to and from the Encumbered Property. The driveway is constructed of a four-inch concrete topping slab over a waterproofed structural slab. The City acknowledges this is not the City's standard paving detail and agrees to not drill, core or penetrate the concrete more than three inches when exercising its rights under this Easement.

E. Owner is willing to grant such easement to City, and City is willing to acquire

such easement from Owner, on the terms and conditions specified in this Agreement.

AGREEMENT

NOW, THEREFORE, Owner and City agree as follows:

1. **Grant of Easement.** Owner grants to City a permanent easement (the "Easement"), on, over and under the portion of the Avalon Property described in the attached Exhibit B (the "Easement Area"), for the Permitted Uses (as defined in Section 3), subject to the terms and conditions set forth in this Agreement and the Reserved Uses (as defined in Section 5).
2. **Easement Uses.** City shall have the right to use the Easement Area to access, use, maintain, service, operate, repair and replace the Sensors (defined as follows) and associated traffic striping and to exercise its rights and obligations under this Agreement (collectively, the "Permitted Uses"). The Easement Area shall not be used for any purpose other than the Permitted Uses, nor shall City take any actions in the Easement Area that block access over the Easement Area to the Encumbered Property except to the extent that such actions are temporary, are reasonably necessary for City's exercise of the Permitted Uses, are performed in a manner that reasonably minimizes interference with access to the Easement Area, and occur during customary working hours (except to the extent otherwise necessary to respond to an emergency situation). City shall not leave any City equipment or material that temporarily blocks access to the Easement Area unattended at any time.

The "Sensors" shall mean devices installed underneath the surface of the roadway for the purpose of detecting vehicles exiting the Encumbered Property so the traffic signal can allocate time for those vehicles to enter the intersection. For purposes of this agreement, "Sensors" shall also include associated lane striping, as depicted on Exhibit C. The Sensors shall remain City's property at all times and City shall have the right to remove any or all of the Sensors or one or more of the Sensors out of active service at any time and for any length of time. City shall also have the right to replace the Sensors from time to time with any new technology that may be developed that serves the same purpose as the Sensors.

3. **Construction Activities and Uses.** Each party shall deliver at least 72 hours' prior written notice to the other party before commencing any construction or maintenance activities in the Easement Area, except in the event of any immediate danger to health or property, in which case such party shall verbally notify the other party as soon as reasonably possible. Regarding the SFMTA, such notice shall be delivered to the SFMTA traffic signal shop at 2650 Bayshore Blvd., Daly City, CA 94014 (or subsequent location) (phone: 415-550-2736). Regarding Owner, such notice shall be delivered to the address in Section 8. Either party may restrict access within the Easement Area if reasonably necessary for such party's permitted construction or maintenance activities in the Easement Area, provided that such performing party shall take commercially reasonable efforts to minimize interference with the other party's permitted uses of the Easement Area. Each party shall conduct its construction or maintenance activities in compliance with all applicable laws, through sound construction practices and in a lien-free manner, and each party shall diligently pursue its construction or maintenance activities to completion; provided further that the City shall not drill, core or penetrate more than three inches when installing, maintaining or replacing Sensors, with the understanding that penetrating deeper may damage the waterproofing below the four-inch concrete topping slab on the driveway. Except as otherwise expressly set forth in this Agreement, a performing party shall secure and pay for any building and other permits and approvals, government fees, licenses and inspections necessary for the proper performance and completion of its construction or maintenance activities in the Easement Area, including, but not limited to any required City (acting in its regulatory capacity) approvals. In addition to the foregoing obligations, prior to

performing any construction work within the Easement Area, Owner shall ensure that any Owner employee or contractor performing such construction work attends the City's required Tracksides Safety Class for all contractors working within the general location of City rail rights-of-ways and complies with any other standard requirements City requires of all such contractors.

4. Owner Use of the Easement Area

(a) Owner shall not take, nor permit any other party to take, any action in, on, under or about the Easement Area that could damage, endanger or interfere with the Sensors or could unreasonably interfere with the Permitted Uses. City agrees and acknowledges that Owner's use of the portions of the Easement Area that are not covered by any Sensors situated underneath the surface of the Easement Area (to the extent permitted under this Agreement) as a driveway to service the residential and commercial use of the building located on the Encumbered Property shall not be deemed to damage, endanger or interfere with the Sensors or unreasonably interfere with the Sensors, so long as such use complies with the terms of this Agreement.

(b) Without limiting the foregoing, except for the Improvements (defined as follows), Owner shall not construct or place any structures or improvements of any kind or character on, or that protrude into, the Easement Area other than the Improvements (defined as follows) without first obtaining the City's prior written consent, which shall not be unreasonably withheld, conditioned or delayed. The "Improvements" shall mean the following: a cover surface (the "Driveway"), provided that the Driveway can bear a load sufficient to support a 30,000-pound truck and has sufficient drainage

5. Maintenance and Repair

(a) City will install, operate, maintain, repair and, at its sole election, replace or remove, the Sensors at its sole cost and in a safe, secure and sanitary condition; provided, however, that if any repair or replacement work arises from the actions of Owner or any Agents (defined as follows) of Owner, Owner shall reimburse City for the cost of such repair or replacement work within 30 days following City's written demand for such costs. "Agents" shall mean a party's officers, agents, employees, representatives, trustees, managers, members, contractors or invitees. City shall keep the Easement Area free from any liens arising out of any work performed, material furnished, or obligations incurred by or for City therein, and City shall maintain the Sensors in a safe, secure, and sanitary condition.

(b) Owner will install, operate, maintain, repair and, at its sole election, replace or remove, the Improvements at its sole cost; provided, however, that if any repair or replacement work arises from the actions of City or any Agents of City, City shall reimburse Owner for the cost of such repair or replacement work within 30 days following Owner's written demand for such costs. Owner shall maintain the Improvements in a safe, secure, and sanitary condition.

(c) Each party, at its sole expense, shall comply with all applicable laws, regulations and requirements of federal, state, county and municipal authorities, now in force or which may hereafter be in force with respect to such party's activities in the Easement Area. Each party shall conduct, or shall cause its Agents to conduct, all activities in the Easement Area in a safe and reasonable manner. After any entry by City in the Easement Area, City shall restore any affected portion of the Easement Area to substantially the same condition it was in immediately prior to such entry (to the extent that such condition complies with the conditions set forth in this Agreement).

6. Hazardous Materials. Neither party shall use, store, locate, handle or cause or permit the dumping or other disposal or release on or about the Easement Area of any Hazardous Material, provided that the parties shall have the right for such activities to the extent the

Hazardous Material is reasonably necessary for the Permitted Uses or Owner's use of the Easement Area in compliance with this Agreement, is used in a quantity customarily used for such use, and is used in compliance with applicable laws. If there is a leakage or spill of Hazardous Materials on the Easement Area, the responsible party shall bear the cost and expense to clean the contaminated property in compliance with applicable laws.

"Hazardous Material" means material that, because of its quantity, concentration or physical or chemical characteristics, is at any time now or hereafter deemed by any federal, state or local governmental authority to pose a present or potential hazard to public health, welfare or the environment. "Hazardous Material" includes, without limitation, any material or substance defined as a "hazardous substance, pollutant or contaminant" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sections 9601 *et seq.*, or pursuant to Section 25316 of the California Health & Safety Code; a "hazardous waste" listed pursuant to Section 25140 of the California Health & Safety Code; any asbestos and asbestos containing materials whether or not such materials are part of the Easement Area or are naturally occurring substances in the Easement Area, and any petroleum, including, without limitation, crude oil or any fraction thereof, natural gas or natural gas liquids. The term "release" or "threatened release" when used with respect to Hazardous Material shall include any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing in, on, under or about the Easement Area.

7. Insurance

(a) Each party shall procure at its expense and keep in effect at all time, in form and from an insurer reasonably acceptable to the other party, as follows:

(i) Commercial general liability insurance with limits not less than \$1,000,000 each occurrence, combined single limit for bodily injury and property damage, including coverage for contractual liability, personal injury, broad form property damage, products and completed operations. Such policy shall include endorsements for (1) false arrest, detention or imprisonment or malicious prosecution; (2) libel, slander or defamation of character; (3) wrongful entry or eviction or invasion of the right of privacy. Any deductible under such policy shall not exceed \$10,000 for each occurrence.

(ii) Automobile liability insurance with limits not less than \$1,000,000 for each occurrence combined single limit for bodily injury and property damage, including coverage for owned, non-owned and hired automobiles, as applicable. Any deductible under such policy shall not exceed \$10,000 for each occurrence.

(iii) If using any employees to perform work within the Easement Area, or if using any contractors using such employees, Workers' Compensation Insurance, including Employers' Liability, with limits not less than \$1,000,000 for each accident, covering all employees employed in or about the Easement Area to provide statutory benefits as required by the laws of the State of California.

(b) All insurance policies required hereunder shall (i) be written on an occurrence basis, (ii) name the other party, together with its officers, agents and employees, as additional insureds, (iii) specify that such policies are primary insurance to any other insurance available to the additional insureds with respect to any claims arising out of this Agreement and that insurance applies separately to each insured against whom claim is made or suit is brought, (iv) provide for severability of interests and that an act or omission of one of the named insureds which would void or otherwise reduce coverage shall not reduce or void the coverage as to any insured, (v) afford coverage for all claims based on acts, omissions, injury or damage which

occurred or arose (or the onset of which occurred or arose) in whole or in part during the policy period, and (vi) be endorsed to provide 30 days prior written notice of cancellation, non-renewal or reduction in coverage to the other party.

(c) If requested, a party shall deliver to the other party certificates of insurance in form and with insurers satisfactory to the requesting party, evidencing the coverages required hereunder, together with complete copies of the policies at such requesting party's request. If a party fails to procure such insurance or to deliver such policies or certificates, after five (5) business days prior written notice, the other party may procure, at its option, such insurance on such defaulting party's behalf, and the defaulting party shall pay the acting party for the cost thereof within five (5) business days of the acting party's delivery of bills therefor.

(d) Should any of the required insurance be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general aggregate limit shall be double the occurrence or claims limits specified above.

(e) A party's compliance with the provisions of this Section shall in no way relieve or decrease such party's indemnification obligations or other obligations under this Agreement. Each party shall be responsible, at its expense, for separately insuring its personal property.

(f) Notwithstanding anything to the contrary contained herein, each party hereby waives any right of recovery against the other party for any loss or damage sustained by such damaged party with respect to the Easement Area, whether or not such loss is caused by the fault or negligence of the other party, to the extent such loss or damage is covered by insurance that the damaged party is required to purchase under this Agreement (or to self-insure, with respect to the City) or is otherwise actually recovered from valid and collectible insurance covering such damaged party. Each party agrees to obtain a waiver of subrogation endorsement from each insurance carrier issuing policies relative to the Easement Area; provided, however, that failure to do so shall not affect the above waiver.

(g) Owner acknowledges that City maintains a program of self-insurance and agrees that City shall not be required to carry any insurance with respect to this Agreement; provided, however, that if any of City's successors or assigns under this Agreement is not a public entity, such non-public successor or assign shall carry the insurance specified in this Section. City assumes the risk of damage to any of its personal property, except for damage caused by Owner or its Agents.

8. **Notices.** All notices, demand, consents or approvals given hereunder shall be in writing and shall be personally delivered, or sent by a nationally recognized overnight courier service that provides next business day delivery services, provided that next business day service is requested, or by United States first-class mail, postage prepaid, to the following addresses (or any other address that a party designates by written notice delivered to the other party pursuant to the provisions of this Section):

If to City:

City and County of San Francisco
San Francisco Municipal Transportation Agency
Real Estate Section
1 South Van Ness Avenue, 8th Floor
San Francisco, CA 94103
Attn: Senior Project Manager
Fax No.: (415) 701-4341

with a copy to: City and County of San Francisco
San Francisco Municipal Transportation Agency
Sustainable Streets Division – Traffic Engineering
1 South Van Ness Avenue, 7th floor
San Francisco, CA 94103
Attn: Senior Engineer
Fax No.: (415) 701-4737

with a copy to: Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property
Fax No.: (415) 552-9216

If to Owner: Avalon Ocean Avenue, L.P.
455 Market Street, Suite 1650
San Francisco, CA 94107
Attn: Joe Kirchofer
Fax No.: (415) 546-4138

9. **Indemnity.** City shall indemnify, defend, reimburse and hold harmless Owner from and against any and all demands, claims, legal or administrative proceedings, losses, costs, penalties, fines, liens, judgments, damages and liabilities of any kind arising out of or relating to the activities of City or any City Agent in the Easement Area, except to the extent caused by the intentional acts or negligence of Owner or any Owner Agents.

Owner shall indemnify, defend, reimburse and hold harmless City and City's Agents and each of them, from and against any and all demands, claims, legal or administrative proceedings, losses, costs, penalties, fines, liens, judgments, damages and liabilities of any kind arising out of or relating to the use of the Easement Area by Owner or any Owner Agents, except to the extent caused by the intentional acts or negligence of City or any City Agents.

The foregoing indemnities shall include, without limitation, reasonable attorneys', experts' and consultants' fees and costs, and shall survive any termination or extinguishment of the Easement or this Agreement.

10. **Waiver of Claims.** Each party covenants and agrees that the other party shall not be responsible or liable for, and each party hereby waives all rights against the other party and its Agents and releases the other party and its Agents from, any and all claims relating to any injury, accident or death of any person or loss or damage to any property in or about the Easement Area from any cause whatsoever, except as expressly otherwise set forth in this Section. Nothing herein shall relieve either party from liability to the extent caused by the negligence or willful misconduct of such party or its Agents of its obligations hereunder or under law, but such party shall not be liable under any circumstances for any consequential, special or punitive damages. Neither party would be willing to enter into this Agreement without such a waiver of liability for consequential, special or punitive damages due to the acts or omissions of the other party or its Agents, and each party expressly assumes the risk with respect thereto. Accordingly, as a material part of the consideration for this Agreement, each party fully RELEASES, WAIVES AND DISCHARGES forever any and all claims, demands, rights, and causes of action, and covenants not to sue, the other party or its Agents for any matters arising out of this Agreement or the Easement Area, except to the extent such claims result from the negligence and willful misconduct of such other party or its Agents or such party's breach of its obligations hereunder or under law.

In connection with the foregoing release, each party acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

Each party acknowledges that the releases contained herein include all known and unknown, disclosed and undisclosed, and anticipated and unanticipated claims. Each party realizes and acknowledges that it has agreed to this Agreement in light of this realization and, being fully aware of this situation, it nevertheless intends to waive the benefit of Civil Code Section 1542, or any statute or other similar law now or later in effect. The releases contained herein shall survive any termination of this Agreement.

11. **Run with the Land; Exclusive Benefit of Parties.** The rights and obligations set forth herein shall run with the land and shall bind and inure to the benefit of the successors and assigns of the parties hereto; provided, however, that if Owner develops a condominium project on the Encumbered Property and a homeowners' association is duly formed and has sole responsibility for maintenance and operation of the Easement Area (an "HOA"), Owner shall have the right to assign to HOA, and HOA shall have the right to assume from Owner, Owner's rights and obligations hereunder pursuant to a written assignment and assumption agreement between Owner and such HOA and, upon delivering fully executed copy of such signed agreement to City, Owner shall be released from the terms and conditions of this Agreement as of such assignment and assumption. This Agreement is for the exclusive benefit of Owner and City and their respective successors and assigns and not for the benefit of, nor give rise to any claim or cause of action by, any other party. This Agreement shall not be deemed a dedication of any portion of the Easement Area to or for the benefit of the general public.

12. **Proprietary Capacity.** Owner understands and acknowledges that City is entering into this Agreement in its proprietary capacity and not as a regulatory agency with certain police powers. Notwithstanding anything to the contrary herein, no approval by City of any plans and specifications or other materials submitted by Owner to City for City's approval pursuant to this Agreement nor any other approvals by City hereunder shall be deemed to constitute approval of City acting in its regulatory capacity or any governmental or regulatory authority with jurisdiction over the Easement Area. City makes no representations or warranties that City, acting in its regulatory capacity and under its police powers, will ultimately approve of any draft plans, specifications or other materials nor issue any necessary permits.

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

14. **General Provisions.** (a) This Agreement may be amended or modified only by a writing signed by City and Owner and recorded in the Official Records of the City and County of San Francisco. (b) No waiver by any party of any of the provisions of this Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. (c) This Agreement contains the entire agreement between the parties with respect to the Easement and all prior negotiations, discussions, understandings and agreements are merged herein. (d) This Agreement shall be governed by California law and City's Charter. (e) If either party commences an action against

the other or a dispute arises under this Agreement, the prevailing party shall be entitled to recover from the other reasonable attorneys' fees and costs. For purposes hereof, reasonable attorneys' fees shall be based on the fees regularly charged by private attorneys in City with comparable experience, notwithstanding City's or Owner's use of its own attorneys. (f) This Agreement does not create a partnership or joint venture between City and Owner as to any activity conducted by Owner on, in or relating to the Easement Area. (g) City's obligations hereunder are contingent upon approval of this instrument by Board of Directors of City's Municipal Transportation Agency and the City's Board of Supervisors and Mayor, each in their respective sole discretion, this Agreement shall be null and void if such approval is not obtained. (h) Time is of the essence of this Agreement and each party's performance of its obligations hereunder. (i) All representations, warranties, waivers, releases, indemnities and surrender obligations given or made in this Agreement shall survive the termination of this Agreement or the extinguishment of the Easement. (j) If any provision of this Agreement is deemed invalid by a judgment or court order, such invalid provision shall not affect any other provision of this Agreement, and the remaining portions of this Agreement shall continue in full force and effect, unless enforcement of this Agreement as partially invalidated would be unreasonable or grossly inequitable under all of the circumstances or would frustrate the purpose of this Agreement. (k) All section and subsection titles are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY	OWNER:
CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation	AVALON OCEAN AVENUE, L.P., a Delaware limited partnership
By: _____ Director of Property	By: Multiple Financing, Inc., a Maryland corporation, its General Partner
Date: _____	
CITY AND COUNTY OF SAN FRANCISCO, acting by and through its MUNICIPAL TRANSPORTATION AGENCY	By: <u>Nathan Hong</u> Nathan Hong Senior Vice-President-Development
By: _____ Edward D. Reiskin Director of Transportation	Date: <u>10/21/15</u>
Date: _____	
Municipal Transportation Agency Board of Directors	
Resolution No. _____	
Dated: _____	
Attest:	
_____ Secretary, MTA Board	
Board of Supervisors	
Resolution No. _____	
Dated: _____	
Attest:	
_____ Clerk of the Board	
Approved as to Form:	
DENNIS J. HERRERA, City Attorney	
By: _____	
Robin M. Reitzes Deputy City Attorney	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

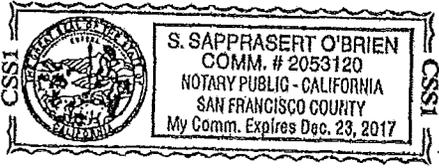
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN FRANCISCO)
On 10/21/2015 before me, S. SAPPRASERT O'BRIEN, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared NATHAN HONG
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name: Signer's Name:
[] Corporate Officer - Title(s): [] Corporate Officer - Title(s):
[] Partner - [] Limited [] General [] Partner - [] Limited [] General
[] Individual [] Attorney in Fact [] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator [] Trustee [] Guardian or Conservator
[] Other: [] Other:
Signer Is Representing: Signer Is Representing:

Exhibit A

Legal Description of Encumbered Property

That certain real property in the City of San Francisco, County of San Francisco, State of California, described as follows.

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF OCEAN AVENUE. DISTANT THEREON 30 FEET SOUTHEASTERLY FROM THE SOUTHWEST CORNER OF SAN FRANCISCO PARCEL 22. AS PER DEED FROM SPRING VALLEY WATER COMPANY TO CITY AND COUNTY OF SAN FRANCISCO. A MUNICIPAL CORPORATION, RECORDED MARCH 3, 1930, IN BOOK 2002, AT PAGE I, OFFICIAL RECORDS OF SAN FRANCISCO; RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF OCEAN AVENUE 514.041 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 150 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 554.330 FEET; THENCE 105°02'04" TO THE LEFT AND RUNNING SOUTHERLY 155.316 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: Lot 003, Block 3180

Exhibit B

Legal Description of Easement Area

**TRAFFIC SIGNAL MAINTENANCE EASEMENT
OVER A PORTION OF BRIGHTON AVENUE
LYING NORTH OF OCEAN AVENUE
SAN FRANCISCO, CALIFORNIA**

AN EASEMENT RUNNING OVER ALL THAT CERTAIN REAL PROPERTY LYING IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 4, AS SHOWN ON FINAL MAP NO. 5410, AS FILED NOVEMBER 16, 2011, IN BOOK "DD" OF SURVEY MAPS, AT PAGES 164-169, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF OCEAN AVENUE, AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 4, AS SHOWN ON SAID FINAL MAP NO. 5410; THENCE SOUTH 75°22'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 14°38'00" EAST A DISTANCE OF 55.00 FEET;

THENCE SOUTH 75°22'00" EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 14°38'00" WEST A DISTANCE OF 55.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 4;

THENCE NORTH 75°22'00" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,100 SQUARE FEET OR 0.0253 ACRES, MORE OR LESS.

September 14, 2012
FILE:Traffic Signal Esmt091412.doc

Exhibit C

Depiction of Easement Area with Locations of Sensors and Striping

**AGREEMENT REGARDING DESIGN, CONSTRUCTION, AND INSPECTION OF A
MODIFIED TRAFFIC SIGNAL SYSTEM AT BRIGHTON AVENUE**

This agreement is made this 15th day of May, 2015 (the "Agreement"), in San Francisco, California, between the City and County of San Francisco, a municipal corporation ("City"), by and through its Municipal Transportation Agency ("SFMTA"), and Avalon Ocean Avenue, L.P., a Delaware limited partnership ("Avalon").

RECITALS

A. Avalon is the developer of a residential and commercial development located at 1150 Ocean Avenue in San Francisco known as Avalon Ocean Avenue (the "Property"), more fully depicted in Exhibit A.

B. As a condition of obtaining approval from the Planning Commission to develop the Property, and to improve traffic circulation in the vicinity of the Property for the benefit of Avalon's tenants and the community, Avalon obtained DPW Order No. 179,281 for Street Improvement Permit No. 09IE-0693.

C. Avalon has agreed to be responsible for designing and constructing a modification to the existing traffic signal system at the intersection of Ocean Avenue and Brighton Avenue (the "Modifications") subject to review and approval by SFMTA. Avalon is willing to fund the design of the Modifications, and provide SFMTA with the costs of the inspection and maintenance of the Modifications, as provided for in this Agreement.

D. The parties wish to set out their respective duties and obligations with respect to the Modifications in this Agreement.

AGREEMENT

1. **Term.** The Agreement shall commence as of January 2, 2012 and terminate upon approval and acceptance by the City's Traffic Engineer of the Modifications of the existing signal system, or as otherwise specified herein.

2. **Modifications**

2.1. **Description of the Modifications.** The Modifications consist of the design, construction, inspection and approval of changes to an existing traffic signal system at the intersection of Ocean Avenue and Brighton Avenue in San Francisco. The Modifications will be installed on the north side of the intersection to accommodate the extension of Brighton Avenue onto the Property. The Modifications include the design, construction and inspection of signal improvements and signal equipment, as well as related traffic striping and signage. The Modifications shall become the property of the SFMTA upon completion of construction, and SFMTA shall have full responsibility for any future changes to the traffic control system.

2.2. **Costs for Modifications.** Avalon agrees to bear all costs related to the Modifications, including but not limited to the costs of design, construction, construction support, review of plans, restriping and signage, as further clarified in this Agreement.

2.2.1. **Design and Construction.** Avalon agrees to cause the Modifications to be constructed, in accordance with the plans and specifications that have been approved by the SFMTA, and subject to final construction inspection and acceptance by the City.

2.2.2. **Construction Support; Striping; Signage.** To cover SFMTA's estimated costs for reviewing plans, inspecting the Modifications, programming the signal system, permanently striping

the intersection and fabricating and installing signage, Avalon shall pay the SFMTA the amount of Forty-Two Thousand, Five Hundred Dollars (\$42,500) within 15 days from the execution of this Agreement.

2.2.3. Maintenance and Operation Costs. To cover the Costs of maintenance and electrification of the Modifications for their useful life, Avalon agrees to pay to SFMTA the amount of Twenty-Two Thousand, Five Hundred Dollars (\$22,500) within 10 days after construction is completed, but before the Modifications are finally accepted by the City. Once the Signal System is accepted by the City and all payments required under this Agreement have been made, Avalon shall have no further responsibility or obligation for the Signal System.

2.3. City Responsibilities. SFMTA agrees to perform the following tasks:

2.3.1. Review and approval of the plans and specifications for the Modifications.

2.3.2. Construction inspection during installation of the Modifications.

2.3.3. Accept for operation the Modifications provided that the construction has been completed according to the approved plans and specifications.

2.3.4. The necessary programming for operation of the Signal System, as modified.

2.3.5. Installation of permanent striping at the intersection of Ocean Avenue and Brighton Avenue.

2.3.6. Fabrication and installation of appropriate signage at the intersection.

3. Easement

Avalon agrees to the recordation of a permanent easement for the installation, operation and maintenance of sensors and associated striping by SFMTA on Brighton Street, in the form attached as Exhibit B. The easement is subject to approval by the SFMTA Board of Directors and Board of Supervisors.

4. Default; Remedies.

4.1. Default. A default shall occur if either party fails or refuses to perform or observe any material term, covenant or condition contained in this Agreement, and such default continues for a period of 25 days after written notice to cure such default.

3.2. Default of Avalon. On and after any default on the part of Avalon that is not cured within the time period specified in Section 3.1, SFMTA will have the right to terminate this Agreement; provided, however, that before SFMTA shall have the right to terminate this Agreement, SFMTA shall send a second default notice to Avalon informing Avalon that SFMTA intends to terminate this Agreement if the default is not cured within an additional five days. In the event of a default, SFMTA's sole remedies shall be limited to recovery of actual Project Costs incurred, and if construction has commenced, to recovery of the funds necessary to complete construction.

4.2. Default of City. On and after any default on the part of SFMTA with respect to any obligation of SFMTA under Section 2.3 that is not cured within the time period specified in Section 3.1, Avalon's sole remedy is to seek a refund of any and all monies paid to or deposited with SFMTA for such work; provided, however, that before Avalon shall have the right to seek a refund of any and all monies paid to or deposited with SFMTA for such work, Avalon shall send a second default notice to SFMTA informing SFMTA that Avalon intends to terminate this Agreement if the default is not cured within an additional five days. Avalon agrees that it will not be entitled to other damages or any equitable relief for any uncured default on the part of SFMTA.

4.3. Non-Waiver of Rights. The omission by either party at any time to enforce any default or right reserved to it, or to require performance of any of the terms, covenants, or provisions hereof by the other party at the time designated, shall not be a waiver of any such default or right to which the party is entitled, nor shall it in any way affect the right of the party to enforce such provisions thereafter.

5. **Modification of Agreement.** The City and Avalon reserve the right to amend or supplement this Agreement by mutual consent. It is agreed and understood that no alteration or variation to the terms of this Agreement shall be valid unless made in writing and signed by the authorized representatives of the parties, and that separate oral agreements or understandings shall not be binding on any of the parties.

6. **Indemnification.** To the fullest extent permitted by law, and consistent with California Civil Code section 2782, Avalon shall assume the defense of, indemnify and hold harmless the City, Municipal Transportation Agency, its directors, and all of their officers, agents, members, employees, authorized representatives, or any other persons deemed necessary by any of them acting within the scope of the duties entrusted to them, from all claims, suits, damages, actions, losses and liabilities of every kind, nature and description, including but not limited to attorney's fees, directly or indirectly arising out of, connected with or resulting from the performance or nonperformance of the work under this Agreement. The liability of Avalon shall not be limited to the amount of insurance coverages required by Avalon of its contractors. This indemnification shall not be valid in the instance where the loss is caused by the sole negligence or intentional tort of any person indemnified herein.

7. **Notices.** Unless otherwise indicated elsewhere in this Agreement, all written communications sent by the parties may be by U.S. mail, or by facsimile, and shall be addressed as follows:

To SFMTA: Municipal Transportation Agency
1 South Van Ness Avenue, 7th floor
San Francisco, CA 94103-4737
Attn: City Traffic Engineer
Fax: (415) 701-4735

To Avalon: Avalon Ocean Avenue, L.P.
455 Market Street, Suite 1650
San Francisco, CA 94105
Attn: Joe Kirchofer
Fax: (415) 546-4138

With a copy to: Farella Braun + Martel LLP
Russ Building, 17th floor
235 Montgomery St.
San Francisco, CA 94104.
Attn: Ilene Dick
Fax: (415) 954-4480

8. **Audit and Inspection of Records.** Each party agrees to maintain and make available to the other party during business hours accurate business records, accurate books and accurate accounting records directly relating to its respective activities and duties under this Agreement, including bids and estimates for construction. Each party will permit the other party to audit, examine and make copies of such books and records, and to audit all invoices, materials, payrolls, records, personnel and other data pertaining to this Agreement to verify or review the quantity, quality, and progress of the work, reimbursable costs, estimates of cost for fixed rates, including those applicable to proposed changes, and for any other reasonable purposes. The parties shall maintain such data and records in an accessible location and condition during the term of this Agreement and for three years thereafter. The State of California or any federal agency having an interest in the subject of this Agreement shall have the same rights conferred upon each party by this Section.

9. **Agreement Binding on Successors.** This Agreement shall be binding on the heirs, successors and assigns of Avalon.

10. **Assignment.** The services to be performed by the parties are personal in character and neither this Agreement nor any duties or obligations hereunder may be assigned or delegated by either party

unless first approved by written instrument executed and approved as required by applicable City law,, provided however that Avalon may, in its sole discretion and without City's consent, assign this Agreement to any entity acquiring fee title to the Property.

11. **Liability.** NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, IN NO EVENT SHALL CITY BE LIABLE, REGARDLESS OF WHETHER ANY CLAIM IS BASED ON CONTRACT OR TORT, FOR ANY SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES PERFORMED IN CONNECTION WITH THIS AGREEMENT.

12. **Sunshine Ordinance.** In accordance with San Francisco Administrative Code §67.24(e), contracts, contractors' bids, responses to solicitations and all other records of communications between City and persons or firms seeking contracts, shall be open to inspection immediately after a contract has been awarded. Nothing in this provision requires the disclosure of a private person or organization's net worth or other proprietary financial data submitted for qualification for a contract or other benefit until and unless that person or organization is awarded the contract or benefit. Information provided which is covered by this paragraph will be made available to the public upon request.

13. **Agreement Made in California; Venue.** The formation, interpretation and performance of this Agreement shall be governed by the laws of the State of California. Venue for all litigation relative to the formation, interpretation and performance of this Agreement shall be in San Francisco.

14. **Entire Agreement.** This contract sets forth the entire Agreement between the parties, and supersedes all other oral or written provisions. This contract may be modified only as provided in Section 4.

15. **Compliance with Laws.** Target shall keep itself fully informed of the City's Charter, codes, ordinances and regulations of the City and of all state, and federal laws in any manner affecting the performance of this Agreement, and must at all times comply with such local codes, ordinances, and regulations and all applicable laws as they may be amended from time to time.

16. **Severability.** Should the application of any provision of this Agreement to any particular facts or circumstances be found by a court of competent jurisdiction to be invalid or unenforceable, then (a) the validity of other provisions of this Agreement shall not be affected or impaired thereby, and (b) such provision shall be enforced to the maximum extent possible so as to effect the intent of the parties and shall be reformed without further action by the parties to the extent necessary to make such provision valid and enforceable.

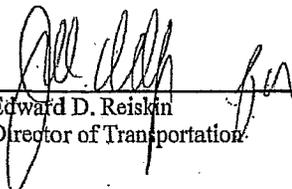
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, duly authorized, on the date written above.

CITY AND COUNTY OF SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY

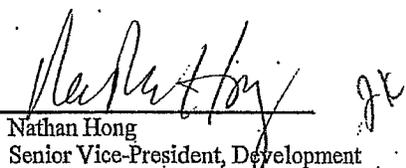
AVALON OCEAN AVENUE, L.P.
a Delaware limited partnership

California Multiple Financing, Inc.,
a Maryland corporation,
its General Partner

By


Edward D. Reiskin
Director of Transportation

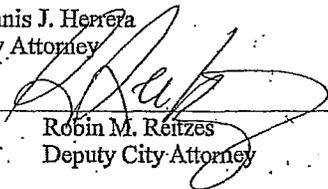
By


Nathan Hong
Senior Vice-President, Development

Approved as to Form:

Dennis J. Herrera
City Attorney

By



Robin M. Reitzes
Deputy City Attorney

EXHIBIT A
PROPERTY

A-1

n:\ptelas2011\1000465\00748677.doc

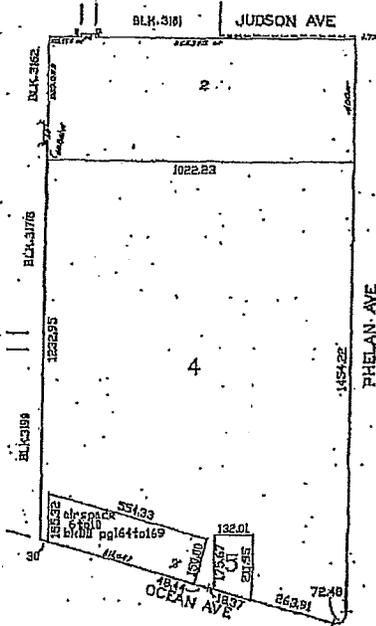
22040\4870823.1
5/6/15

COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1916

Lot 1 into lots 4&5 for 2011 roll
lot 3 into lots 6 to 10 for 2012 roll

3180

Revised 2011
Revised 2012



SCALE 200 FT. TO 1 IN.

EXHIBIT B
FORM OF EASEMENT

B-1

n:\ptclas2011\1000465\00748677.doc

22040\4870823.1
5/6/15

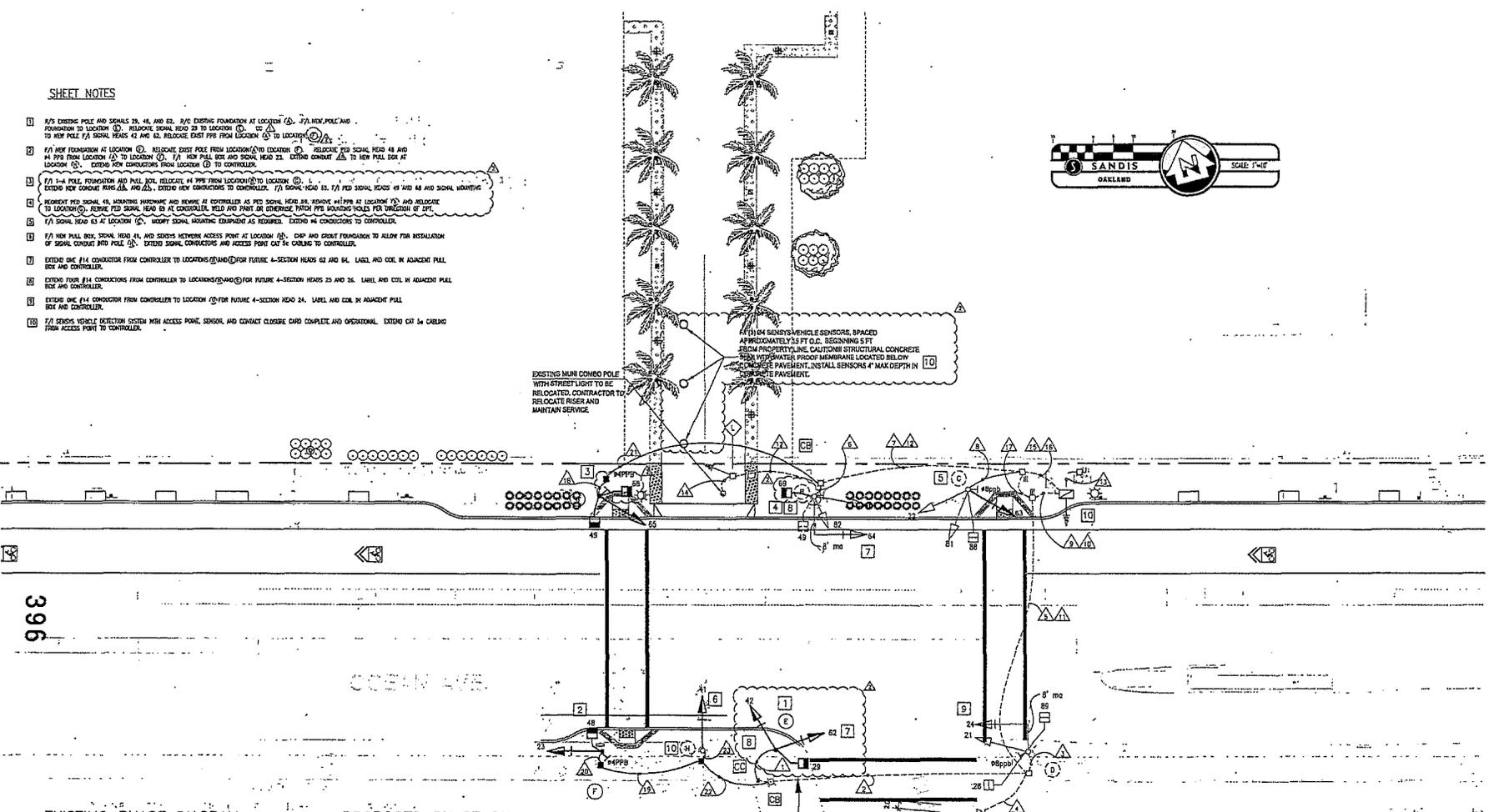
SHEET NOTES

- 1) R/S EXISTING POLE AND SIGNALS 29, 48, AND 82. R/S EXISTING FOUNDATION AT LOCATION (A). R/S NEW POLE AND FOUNDATION TO LOCATION (C). RELOCATE SIGNAL HEAD 29 TO LOCATION (C). R/S (A) TO NEW POLE (F). SIGNAL HEADS 42 AND 82. RELOCATE EXIST PFB FROM LOCATION (C) TO LOCATION (D).
- 2) R/S NEW FOUNDATION AT LOCATION (C). RELOCATE EXIST POLE FROM LOCATION (A) TO LOCATION (C). RELOCATE PFB SIGNAL HEAD 48 AND #4 FROM LOCATION (A) TO LOCATION (C). R/S NEW PULL BOX AND SIGNAL HEAD 24. EXTEND CONDUIT (A) TO NEW PULL BOX AT LOCATION (C). EXTEND FROM CONDUCTORS FROM LOCATION (C) TO CONTROLLER.
- 3) R/S 1-4 POLE, FOUNDATION AND PULL BOX. RELOCATE #4 PFB FROM LOCATION (A) TO LOCATION (C). L. R/S SIGNAL HEADS 49 AND 84 AND SIGNAL MOUNTING. EXTEND NEW CONDUIT RUNS (A) AND (B). EXTEND NEW CONDUCTORS TO CONTROLLER. R/S SIGNAL HEAD 53. R/S PFB SIGNAL HEADS 49 AND 84 AND SIGNAL MOUNTING.
- 4) RELOCATE PFB SIGNAL 49. MOUNTING HITCHMARK AND SIGNAL AT CONTROLLER AS PFB SIGNAL HEAD 53. RELOCATE #4 PFB AT LOCATION (D) AND RELOCATE (C) LOCATION (D). RELOCATE PFB SIGNAL HEAD 84 AT CONTROLLER HEAD AND PFB AT CONTROLLER WITH PFB MOUNTING HOLES PER DIMENSION OF PFB. R/S SIGNAL HEAD 63 AT LOCATION (C). MOUNT SIGNAL MOUNTING EQUIPMENT AS REQUIRED. EXTEND #4 CONDUCTORS TO CONTROLLER.
- 5) R/S NEW PULL BOX, SIGNAL HEAD 41, AND SIGNALS BETWEEN ACCESS POINT AT LOCATION (E). DRP AND GROUT FOUNDATION TO ALLOW FOR INSTALLATION OF SIGNAL CONDUIT INTO POLE (C). EXTEND SIGNAL CONDUCTORS AND ACCESS POINT CABLE TO CONTROLLER.
- 6) EXTEND ONE #14 CONDUCTOR FROM CONTROLLER TO LOCATION (A) FOR FUTURE 4-SECTION HEADS 62 AND 64. LABEL AND COIL IN ADJACENT PULL BOX AND CONTROLLER.
- 7) EXTEND FOUR #14 CONDUCTORS FROM CONTROLLER TO LOCATION (A) FOR FUTURE 4-SECTION HEADS 25 AND 26. LABEL AND COIL IN ADJACENT PULL BOX AND CONTROLLER.
- 8) EXTEND ONE #14 CONDUCTOR FROM CONTROLLER TO LOCATION (D) FOR FUTURE 4-SECTION HEAD 24. LABEL AND COIL IN ADJACENT PULL BOX AND CONTROLLER.
- 9) R/S SIGNALS VEHICLE DETECTION SYSTEM WITH ACCESS POINT, SIGNAL, AND CONTACT CLOSURE CARD COMPLETE AND OPERATIONAL. EXTEND CABLE TO ACCESS POINT TO CONTROLLER.

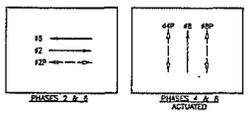


EXISTING MUNI COMBO POLE WITH STREET LIGHT TO BE RELOCATED. CONTRACTOR TO RELOCATE RISER AND MAINTAIN SERVICE.

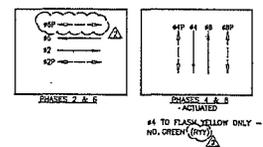
INSTALL 800V VEHICLE SENSORS SPACED APPROXIMATELY 35 FT O.C. BEGINNING 5 FT FROM PROPERTY LINE. CAUTION: STRUCTURAL CONCRETE FROM HYDRATED PROOF MEMBRANE LOCATED BELOW CURB AND PAVEMENT. INSTALL SENSORS 4" MAX DEPTH IN CONCRETE PAVEMENT.



EXISTING PHASE DIAGRAM:



PROPOSED PHASE DIAGRAM:



DETAIL NOTES:
 ◊ EXISTING #1-LINE FUSE HOLDER W/ 40A FUSE FOR 6 SPAN. R/S EXISTING PULLBOX. R/S NEW TRAFFIC-SIGNAL PULLBOX.

Pyatok Architects, Inc.
 architects planning research
 1811 Telegraph Avenue, Suite 200
 Oakland, California 94612
 510.435.7010 p | 510.435.8375 f
 www.pyatok.com

Consultants:
 Sandis 1721 Broadway, Suite 201 Oakland, CA 94612
 Miller Company 1545 Polkman Street San Francisco, CA 94103
 F&A Inc., Structural Engineers 1932 Sausalito Street Hayward, CA 94545
 L.S. Mason & Associates 3458 Mt. Diablo Blvd., Suite B-120 Lafayette, CA 94549
 Fard Engineering, Inc. 200 Lincoln Lane, Suite 200 Walnut Creek, CA 94598
 Rosen Goldberg & Dor 1700 Larkspur Landing Circle, #354 Larkspur, CA 94039
 Simpson Gumpertz & Heger, Inc. The Landmark @ One Market, Suite 900 San Francisco, CA 94105

1150 OCEAN AVENUE
 San Francisco, CA

Client:
AvalonBay
 COMMUNITIES, INC.
 400 Race Street, Suite 200
 San Jose, CA 95128

Rev. No.	Issue	Date
1	STREET IMPROVEMENT SET	10/10/08
2	SIDEWALK BUILD-OUT REVIEW	02/09/09
3	ENERGY IMPROVEMENT SET SUB #2	06/23/09
4	TRAFFIC IMPROVEMENT SET SUB #1	11/05/09
5	TRAFFIC IMPROVEMENT SET SUB #1	12/09/09
6	STREET IMPROVEMENT SET SUB #1	05/10/11
7	STREET IMPROVEMENT SET SUB #1	02/11/11
8	STREET IMPROV. SET BY WATER SIGN	04/13/11



Job Number: 0331
 Drawn by: RAB
 Checked by: JMS
 Date: 05/18/11
 Scale:

Title:
**TRAFFIC SIGNAL MODIFICATIONS
 OCEAN AVENUE AT
 BRIGHTON
 SIGNAL PLAN**

Sheet
T1.2



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

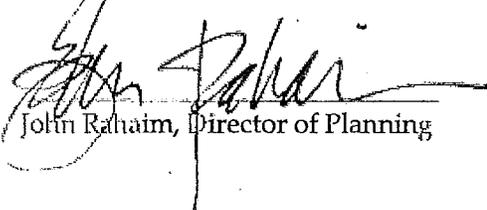
Date: June 2, 2016
Case No. Case No. 2016-003757GPR
MTA acquisition of easement across private property for access
to below grade traffic sensors for repair and maintenance

Block/Lot No.: 3180/006
Project Sponsor: Brian Dusseault
1 South Van Ness Ave,
San Francisco CA, 94103

Applicant: Same as Above

Staff Contact: Paul Chasan- (415) 624-9212
paul.chasan@sfgov.org

Recommendation: Finding the project, on balance, is in conformity with
the General Plan

Recommended
By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The project involves the acquisition of an easement by SFMTA for the installation, operation, maintenance, repair and replacement of traffic signal sensor under Brighton Avenue, a private street created to serve the 1150 Ocean Avenue mixed use development. The easement and the sensors within the easement area will have no effect on the preservation of existing retail uses and will therefore not preserve or contribute to employment in or ownership of those businesses. The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The project was fully evaluated in the Balboa Park Station Area Plan EIR, certified by the San Francisco Planning Commission on 5/17/09, San Francisco Planning Department Case No. 2004.1059E

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project would authorize the SFMTA to acquire an easement from a private property owner. The easement would allow SFMTA staff to access below grade traffic sensors for routine reaper and maintenance. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, in-conformity with the following Objectives and Policies of the General Plan:

TRANSPORTATION ELEMENT

The objectives and policies outlined below were culled from the Transportation Element of the City's General Plan. These goals and polices speak to several polices that traffic sensors and their associated traffic signal may support. For example the traffic signal on this street will help regulate the flow of traffic thus reducing congestion, facilitate safe pedestrian crossings, provide data about the performance of the transportation system and improve the reliability of Muni lines that travel along Ocean Avenue.

- OBJECTIVE 10** **Develop and employ methods of measuring the performance of the city's transportation system that respond to its multi-modal nature.**
- POLICY 10.1** Assess the performance of the city's transportation system by measuring the movement of people and goods rather than merely the movement of vehicles.
- POLICY 10.2** Employ performance measures that address the problems of transportation deficiencies.
- POLICY 10.3** Employ methods that are easily measured, understandable, and useful both for determining the level of deficiency and for comparing alternatives with existing forecasting tools.
- POLICY 10.4** Consider the transportation system performance measurements in all decisions for projects that affect the transportation system.
- OBJECTIVE 14** **Develop and implement a plan for operational changes and land use policies that will maintain mobility and safety despite a rise in travel demand that could otherwise result in system capacity deficiencies.**
- POLICY 14.1** Reduce road congestion on arterials through the implementation of traffic control strategies, such as traffic signal synchronization (consistent with posted speed limits) and turn controls, that improve vehicular flow without impeding movement for pedestrians and bicyclists.
- OBJECTIVE 19** **Provide for convenient movement among districts in the city during off-peak travel periods and safe traffic movement at all times.**

POLICY 19.1 Eliminate unnecessary cross traffic conflicts and improve traffic flow along major arterials.

OBJECTIVE 20 Give first priority to improving transit service throughout the city, providing a convenient and efficient system as a preferable alternative to automobile use.

POLICY 20.1 Give priority to transit vehicles based on a rational classification system of transit preferential streets.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, acquisition of an easement by SFMTA for the installation, operation, maintenance, repair and replacement of traffic signal sensor under Brighton Avenue (a private street), is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

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

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

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

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected

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

The Project would have no adverse effect on the City's supply of affordable housing.

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

ACQUISITION OF AN EASEMENT ACROSS PRIVATE PROPERTY FOR ACCESS BELOW GRADE TRAFFIC SENSORS FOR ROUTINE REPAIR AND MAINTENANCE

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking. The project would provide an easement for SFMTA staff to maintain, repair and replace below-grade sensors that regulate vehicular traffic flow on Brighton Avenue into and out of a mixed-use development at 1150 Ocean Avenue. Because the sensors help regulate traffic on Ocean Avenue, the project will help reduce congestion on Ocean Avenue and improve Muni Operations on that street.

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

The Project would not affect the existing economic base in this area.

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

Because the project does not involve a structure, it would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

- 7. That landmarks and historic buildings be preserved.

This project site is a private street with no buildings. The project site is not considered a landmark or of historic significance. The adjacent building at 1155 Ocean Ave was constructed in the last 20-30 years.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista. No new above ground structures would be added to the site.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
------------------------	---

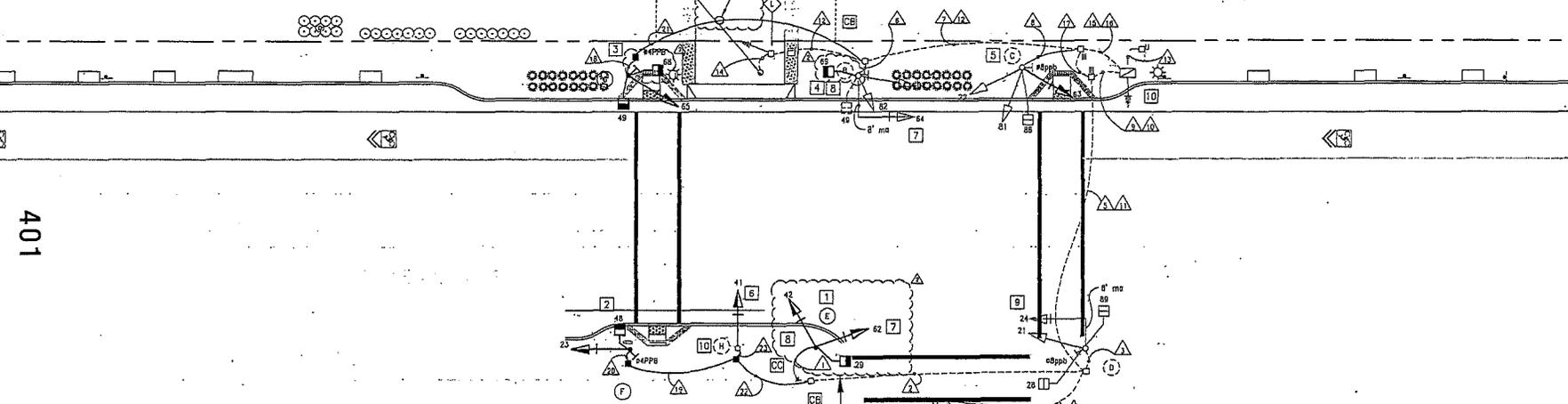
SHEET NOTES

- 1) R/S EXISTING POLE AND SIGNALS 21, 41, AND 81. R/S EXISTING FOUNDATION AT LOCATION (1). 7/1 NEW POLE AND FOUNDATION TO LOCATION (2). RELOCATE SIGNAL HEAD 21 TO LOCATION (2). 42, 43 TO NEW POLE 7/1 SIGNAL HEADS 42 AND 43. RELOCATE EXIST PPS FROM LOCATION (3) TO LOCATION (4).
- 2) 7/1 NEW FOUNDATION AT LOCATION (2). RELOCATE EXIST POLE FROM LOCATION (2) TO LOCATION (3). RELOCATE RED SIGNAL HEAD 41 AND 41 PPS FROM LOCATION (3) TO LOCATION (4). 7/1 NEW PULL BOX AND SIGNAL HEAD 21. EXISTING CONDUIT (A) TO NEW PULL BOX AT LOCATION (2). EXISTING NEW CONDUITS FROM LOCATION (2) TO CONTROLLER.
- 3) 7/1 1-A POLE, FOUNDATION AND PULL BOX. RELOCATE 41 PPS FROM LOCATION (3) TO LOCATION (4). EXISTING NEW CONDUIT RINGS (A) AND (B). EXISTING NEW CONDUITS TO CONTROLLER. 7/1 SIGNAL HEAD 41 AND 41 AND SIGNAL MOUNTING.
- 4) RELOCATE RED SIGNAL HEAD 41, MOUNTING HARDWARE AND REMAIN AT CONTROLLER AS PPS SIGNAL HEAD 81. REMAIN 41 PPS AT LOCATION (1) AND REMAIN AT LOCATION (2). REMOVE PPS SIGNAL HEAD 81 AT CONTROLLER. PULL AND POINT IN CONDUIT. PATCH PPS MOUNTING HOLES PER DETENTION OF 81C.
- 5) 7/1 SIGNAL HEAD 41 AT LOCATION (2). MOUNTY SIGNAL MOUNTING EQUIPMENT AS REQUIRED. EXISTING 44 CONDUITS TO CONTROLLER.
- 6) 7/1 NEW PULL BOX, SIGNAL HEAD 41, AND SIGNAL NETWORK ACCESS POINT AT LOCATION (2). CHP AND GROUT FOUNDATION TO ALLOW FOR INSTALLATION OF SIGNAL CONDUIT INTO POLE (2). EXISTING SIGNAL CONDUITS AND ACCESS POINT OUT 54 CHANGING TO CONTROLLED.
- 7) EXISTING ONE 1/4" CONDUCTOR FROM CONTROLLER TO LOCATIONS (1) AND (2) FOR FUTURE 4-SECTION HEADS 42 AND 54. LABEL AND COIL IN ADJACENT PULL BOX AND CONTROLLER.
- 8) EXISTING FOUR 1/4" CONDUCTORS FROM CONTROLLER TO LOCATIONS (1) AND (2) FOR FUTURE 4-SECTION HEADS 25 AND 26. LABEL AND COIL IN ADJACENT PULL BOX AND CONTROLLER.
- 9) EXISTING ONE 1/4" CONDUCTOR FROM CONTROLLER TO LOCATION (2) FOR FUTURE 4-SECTION HEAD 24. LABEL AND COIL IN ADJACENT PULL BOX AND CONTROLLER.
- 10) 7/1 SENSORS VEHICLE DETECTION SYSTEM WITH ACCESS POINT, SENSOR, AND CONTACT CLOSURE CADD COMPLETE AND OPERATIONAL. EXISTING OUT 54 CHANGING FROM ACCESS POINT TO CONTROLLER.



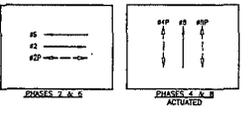
7/1 04 SENSORS VEHICLE SENSORS, SPACED APPROXIMATELY 35 FT O.C. BEGINNING 5 FT FROM PROPERTY LINE. CAUTION! STRUCTURAL CONCRETE (C) WITH WATER PROOF MEMBRANE LOCATED BELOW CONCRETE PAVEMENT. INSTALL SENSORS 4" MAX DEPTH IN CONCRETE PAVEMENT.

EXISTING HUMID CONDUIT POLE WITH STREET LIGHT TO BE RELOCATED. CONTRACTOR TO RELOCATE RISER AND MAINTAIN SERVICE.

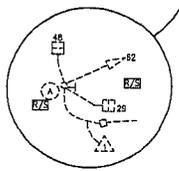
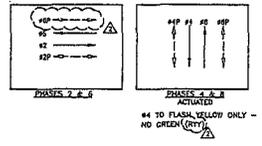


401

EXISTING PHASE DIAGRAM:



PROPOSED PHASE DIAGRAM:



DETAIL NOTES:
 ◊ EXISTING IN-LINE FUSE HOLDER W/ 4GA FUSE FOR IC SERVICE. R/S EXISTING PULLBOX. 7/1 NEW TRAFFIC-RAISED PULLBOX.

Pyatok Architects, Inc.
 ARCHITECTURE PLANNING ENGINEERING
 1511 Telegraph Avenue, Suite 200
 Oakland, California 94612
 510.465.7016 x | 510.465.8751
 www.pyatok.com

Consultants:
 Sandia
 1721 Broadway, Suite 201
 Oakland, CA 94612
 Miller Company
 1455 Polaris Street
 San Francisco, CA 94103
 FBA Inc., Structural Engineers
 1070 Solano Street
 Hayward, CA 94545
 L.S. Maxon & Associates
 3468 Mt. Diablo Blvd., Suite B-120
 Lafayette, CA 94551
 Field Engineering, Inc.
 305 Lensen Lane, Suite 200
 Walnut Creek, CA 94588
 Rosen Goldberg & Dar
 1130 Laguerre Landing Circle, #304
 Lakeside, CA 94038
 Simpson Dummar & Heger, Inc.
 The Landmark @ One Market, Suite 600
 San Francisco, CA 94105

1150 OCEAN AVENUE
 San Francisco, CA

Client:
AvalonBay COMMUNITIES, LLC
 400 Race Street, Suite 200
 San Jose, CA 95128

Revision Schedule

Rev. No.	Issue	Date
1	STREET IMPROVEMENT SET	10/15/09
2	BROWNLIE RAIL-BY-PASS	02/07/10
3	STREET IMPROVEMENT SET SUR 41	07/07/10
4	STREET IMPROVEMENT SET SUR 42	11/07/10
5	STREET IMPROVEMENT SET SUR 43	12/07/10
6	STREET IMPROVEMENT SET SUR 44	01/27/11
7	STREET IMPROVEMENT SET SUR 45	02/17/11
8	STREET IMPROVEMENT SET SUR 46	02/17/11
9	STREET IMPROVEMENT SET SUR 47	02/17/11
10	STREET IMPROVEMENT SET SUR 48	02/17/11
11	STREET IMPROVEMENT SET SUR 49	02/17/11
12	STREET IMPROVEMENT SET SUR 50	02/17/11
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15	STREET IMPROVEMENT SET SUR 53	02/17/11
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52	STREET IMPROVEMENT SET SUR 90	02/17/11
53	STREET IMPROVEMENT SET SUR 91	02/17/11
54	STREET IMPROVEMENT SET SUR 92	02/17/11
55	STREET IMPROVEMENT SET SUR 93	02/17/11
56	STREET IMPROVEMENT SET SUR 94	02/17/11
57	STREET IMPROVEMENT SET SUR 95	02/17/11
58	STREET IMPROVEMENT SET SUR 96	02/17/11
59	STREET IMPROVEMENT SET SUR 97	02/17/11
60	STREET IMPROVEMENT SET SUR 98	02/17/11
61	STREET IMPROVEMENT SET SUR 99	02/17/11
62	STREET IMPROVEMENT SET SUR 100	02/17/11



Job Number: 0531
 Drawn by: RAB
 Checked by: JMS
 Date: 08/16/11
 Scale:

THE TRAFFIC SIGNAL MODIFICATIONS OCEAN AVENUE AT BRIGHTON SIGNAL PLAN
 Sheet

T1.2

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 15-148

WHEREAS, On May 21, 2009, the Planning Commission (Commission) approved Motion No. 17885, granting conditional use authorization to AvalonBay Communities, Inc. (Avalon) to build up to 173 new dwelling units and to provide approximately 29,500 square feet of ground-floor commercial spaces at 1150 Ocean Avenue, which is on the north side of the intersection of Ocean Avenue opposite Brighton Avenue (Project); and adopted findings under the California Environmental Quality Act (CEQA) related to the Project; and,

WHEREAS, To facilitate vehicular and pedestrian access to the Project, Avalon was required to, among other things, extend Brighton Avenue through the Project site and create new public sidewalks adjoining the new residential buildings; and,

WHEREAS, As a condition of the development, the Planning Department required that the Project upgrade the traffic signal at the intersection to control the driveway access to the development; and,

WHEREAS, In accordance with the CEQA, the Project's environmental impacts were analyzed in the Balboa Park Station Area Plan Environmental Impact Report (Area Plan EIR), which found that the Project would, among other impacts, detrimentally affect the traffic flow westbound on Ocean Avenue; and,

WHEREAS, To mitigate that impact, the Area Plan EIR proposed a mitigation measure to adjust the intersection signal timing to provide a short protected left-turn green phase for westbound traffic at the Ocean Avenue/Brighton Avenue intersection (Mitigation Measure); the Mitigation Measure required the project sponsor to confirm with the San Francisco Municipal Transportation Agency (SFMTA) as to the feasibility of implementation of the Mitigation Measure; and,

WHEREAS, As required by CEQA, the Commission made a separate and independent determination of the Project's specific and cumulative impacts based on the analysis and conclusions of the Area Plan EIR; the Commission concluded that the Mitigation Measure should be included in the Project's Mitigation Monitoring and Reporting Program (MMRP), adopted as part of Motion No. 17885, although SFMTA had not yet reviewed and analyzed the feasibility of the Mitigation Measure; and,

WHEREAS, After adoption of the relevant approvals and issuance of entitlements, agreements and authorizations to construct the Project components, Avalon became aware that the Project MMRP erroneously identified the direction of traffic subject to the signal timing change as "eastbound" rather than "westbound" as described in the Mitigation Measure; and,

WHEREAS, After the Project was under construction and negotiations between SFMTA and Avalon were underway in regard to the design of the new signal at Brighton and Ocean Avenues, SFMTA staff reviewed and analyzed the feasibility of the Mitigation Measure; and,

WHEREAS, After the analysis, which included obtaining traffic counts, SFMTA staff determined that implementing the Mitigation Measure would cause unacceptable delays to the Muni Metro K Line, which operates in both an eastbound and westbound direction on Ocean Avenue, and to vehicle traffic, and that in any event, the extent of the impacts projected in the Korve Study and the Area Plan EIR had not materialized and were not significant; and,

WHEREAS, On November 20, 2012, the City Traffic Engineer wrote to the Planning Department, detailing the reasons why the SFMTA had determined that the Mitigation Measure was infeasible and concluding that no feasible alternative signal or other improvements could be approved by the SFMTA; and,

WHEREAS, On July 7, 2015, the SFMTA Board of Directors, under Resolution No. 15-104, adopted the CEQA findings relative to the Area Plan EIR made by the Planning Commission in Motion 17775 and now relies on such findings for the actions taken in this resolution; and,

WHEREAS, Except as stated below, the SFMTA Board of Directors adopts the CEQA findings made by the Commission in Motion 17885; and,

WHEREAS, The SFMTA Board of Directors has reviewed the November 20, 2012 letter to the Planning Department, finds that it provides substantial evidence that the Mitigation Measure will result in unacceptable traffic and transit delays and potential traffic safety hazards, and therefore declines to adopt it; and,

WHEREAS, The SFMTA and Avalon executed an agreement under which Avalon designed and constructed a modification to the existing traffic signal system to provide for vehicle and pedestrian signal indications controlling the driveway approach of 1150 Ocean Avenue, subject to review and approval by the SFMTA; provided the SFMTA with \$42,500 for reviewing plans, inspecting the signal modifications, programming the signal system, permanently striping the intersection, and installing signage; and paid the SFMTA \$22,500 for the costs of maintenance and electrification of the signal system for its useful life; and,

WHEREAS, Avalon's contractor also installed signal hardware into the driveway that detects when traffic approaches the intersection; and,

WHEREAS, The SFMTA requires an easement on, over and under the property at 1150 Ocean Avenue so that it can access the driveway in order to operate and maintain the detection hardware and associated striping; now, therefore, be it

RESOLVED, That the SFMTA Board of Directors finds that, in accordance with CEQA Guidelines Section 15162, no supplemental review of the Project is required because 1) there are no modifications to the Project proposed as a result of the Easement Agreement; (2) adoption of the Easement Agreement does not result in substantial changes with respect to the circumstances

under which the Project would be implemented, requiring major revisions to the Area Plan EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Area Plan EIR; and (3) no new information of substantial importance to the Project has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that would indicate (a) the Project will have significant effects not discussed in the Area Plan EIR or (b) significant environmental effects will be substantially more severe; and be it further

RESOLVED, That the SFMTA Board of Directors approves an Easement Agreement between the City and Avalon Ocean Ave. LP for acquisition of an easement on, over and under the property at 1150 Ocean Avenue so that the SFMTA can operate and maintain the traffic signal at the intersection of Ocean Avenue and Brighton Avenue; and urges the Board of Supervisors to approve the Easement Agreement.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of November 3, 2015.

R. Boomer

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency



SFMTA
Municipal
Transportation
Agency

RECEIVED
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2016 OCT 31 AM 11:08
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Edwin M. Lee, *Mayor*
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Gwyneth Borden, *Director*
Malcolm Heinicke, *Director*
Edward D. Reiskin, *Director of Transportation*
Lee Hsu, *Director*
Joél Ramos, *Director*
Cristina Rubke, *Director*

October 28, 2016

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Carlton B. Goodlett Place, Room 244
San Francisco, California 94102

Subject: Easement Agreement between the City and Avalon Ocean Ave. LP

Dear Ms. Calvillo:

Attached are an original and two copies of a proposed resolution for consideration by the San Francisco Board of Supervisors. The resolution requests approval of the agreement described above.

Enclosed are:

- Proposed Board of Supervisors Resolution
- Briefing letter providing background and other information about the enclosed Agreement
- Proposed Easement Agreement
- 1150 Ocean Avenue Executed Maintenance Agreement
- GPR – Muni Easement Traffic Sensors
- Exhibit B -Muni Easement site drawing
- Letter RE left turn treatment
- SFMTA Board of Directors Resolution – need signed PDF

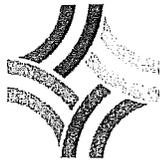
We respectfully request that this item be scheduled in the appropriate committee.

Please contact Janet Martinsen of my staff at 415.701.4693, or janet.martinsen@sfmta.com if you have any questions regarding this matter.

Sincerely,

Edward D. Reiskin
Director of Transportation

Enclosures



SFMTA
Municipal
Transportation
Agency

Edwin M. Lee, *Mayor*

Tom Nolan, *Chairman*

Cheryl Brinkman, *Vice-Chairman*

Gwyneth Borden, *Director*

Malcolm Heinicke, *Director*

Lee Hsu, *Director*

Joél Ramos, *Director*

Cristina Rubke, *Director*

Edward D. Reiskin, *Director of Transportation*

October 25, 2016

**The Honorable Members of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton Goodlett Place, Room 244
San Francisco, CA 94102**

***Subject: Execute an easement onto the driveway approach of 1150 Ocean Avenue
Traffic Signal Operation and Maintenance at the intersection of Ocean Avenue and
Brighton Avenue***

Honorable Members of the Board of Supervisors:

The San Francisco Municipal Transportation Agency (SFMTA) requests that the San Francisco Board of Supervisors approve acquisition of an easement on, over and under the property at 1150 Ocean Ave. so that SFMTA can operate and maintain the traffic signal at the intersection of Ocean Ave. and Brighton Ave.

Background

Avalon Ocean Ave. (Avalon) is a residential and commercial development at 1150 Ocean Ave., which is on the north side of the intersection of Ocean Ave. opposite Brighton Ave. This was the site of the former Kragen Auto Parts store. As a condition of development, the Planning Department required the project to upgrade the traffic signal at the intersection to control the driveway access to the development. (See further discussion under the Environmental Review section.)

Completed in 2013, the project constructed improvements along two street frontages (Ocean Ave. and Lee Ave.) and modifications to the traffic signal at Ocean and Brighton avenues to control the north leg of the intersection, which is a driveway. The work included the installation of vehicle and pedestrian signal indications so that the traffic signal controls the driveway approach of 1150 Ocean Ave. The contractor installed signal hardware into the driveway that detects when traffic approaches the intersection.

Easement

The SFMTA and Avalon negotiated an agreement (Agreement) under which Avalon was responsible for designing and constructing the modification to the existing traffic signal system, subject to review and approval by the SFMTA Board. Avalon fully funded the design and construction, and provided the SFMTA with \$42,500 for reviewing plans, inspecting the signal modifications, programming the signal system, permanently striping the intersection, and installing signage. The Agreement also required Avalon to pay \$22,500 for the costs of maintenance and

electrification of the signal for its useful life. This Agreement was finally executed by the parties on May 15, 2015. The Agreement is attached as Enclosure 1. As Director of Transportation, I signed the Agreement on behalf of the SFMTA under authority delegated to me by the Board of Directors. Avalon has paid all funds required under the Agreement.

At this time, the SFMTA requires an easement from Avalon to operate and maintain the signal detection system installed under the driveway at 1150 Ocean Ave. Under the Agreement, Avalon agreed to the recordation of a permanent easement for installation, operation and maintenance of sensors and associated striping. The parties have agreed to the terms of an easement, which is attached as Enclosure 2.

Under City Charter Section 9.118(b), the Board of Supervisors must approve acquisition of this easement because obligations under the easement extend beyond 10 years.

Public Outreach

Not applicable. As explained below, this project was described in the Balboa Park Plan. During the Balboa Park Station Area Plan Transportation Study and the environmental review of the Balboa Park Plan, significant outreach was undertaken regarding all aspects of the Plan, from approximately 2001 to 2010.

Alternatives Considered

Not applicable.

Funding Impact

The SFMTA's total cost for the project, including design, construction and maintenance, is \$65,000 which Avalon has paid.

Environmental Review

In 2006, Korve Engineering prepared the Balboa Park Station Area Plan Transportation Study. The Study recommended a protected westbound left turn phase (a left turn arrow) at the intersection of Ocean Ave. and Brighton Street, adjacent to the Avalon Ocean Ave. site. On December 4, 2008, the Planning Commission certified the Balboa Park Station Area Plan Final Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) in Motion 17774. In Motion 17775, adopted the same day, the Planning Commission made findings under CEQA, including adopting mitigation measures in a Mitigation Monitoring and Reporting Program (MMRP) to address projected impacts of traffic increases on Ocean Ave. resulting from development that would cause the westbound left turn to become very congested.

On May 21, 2009, the Planning Commission passed Motion 17885, which adopted CEQA findings relating to a conditional use authorization for the Avalon Ocean Ave. project, including adopting

the mitigation measure from the Balboa Park EIR MMRP regarding the signal changes recommended in the Korve study.

Beginning in 2010, the SFMTA supported the Avalon Ocean Ave. project construction to include review of the signal modification, which also included a signal controlled approach from the development at Brighton and Ocean. The EIR required the developer of the former Kragen Auto Parts site (now Avalon Ocean Ave.) to construct the westbound left turn phase.

The Korve study and EIR provided no guidance on how to implement a left turn phase. The Korve Study noted that the improvement would need to be reviewed and implemented by the SFMTA; the MMRP provided that the project sponsor would have to confirm with the SFMTA as to the feasibility of implementation of the left turn phase.

All left turn options were complicated by the Light Rail Vehicle track. Either a left turn pocket would have had to be installed on the track, or the tracks would have had to be separated further apart so that a left turn lane could be installed off the trackway. Any signal operation with the left turn on the track would have directly impacted and delayed Muni operations. Moving the track would have been a very expensive and disruptive undertaking. The right-of-way is too narrow, so sidewalks would either have had to be narrowed or the right-of-way widened (which would likely have required acquiring and demolishing existing homes and businesses).

In 2012, the SFMTA performed an analysis of the intersection using the Korve Study volume projections. The analysis showed that the intersection experienced delays in excess of 100 seconds either with or without left turn phases; interestingly, the analysis showed that the intersection delay would be greater overall with left turn phases. The SFMTA conducted traffic counts at the intersection in October 2012 after the Avalon Ocean Ave. grocery store had opened and found that the volumes were less than initially projected in the Study, and that the intersection delay ranged from 32 to 46 seconds, with the best performance occurring in the no left-turn phase operation.

On November 20, 2012, the SFMTA sent a letter to the Planning Department summarizing these findings. The letter concluded that the left turn phase that had been recommended in the EIR was infeasible and should not be implemented (Enclosure 3).

General Plan Referral

On June 2, 2016, the Planning Department issued General Plan Referral case number 2016-003757GPR for the SFMTA acquisition of an easement across private property for access to below grade traffic sensors for repair and maintenance and found the proposal to be in conformity with the General Plan (Enclosure 4).

SFMTA Board Action

On November 3, 2015, the SFMTA Board of Directors adopted Resolution No. 15-148, which approved an Easement Agreement between Avalon Ocean Ave. LP for acquisition of an easement on, over and under the property at 1150 Ocean Ave. so that SFMTA can operate and maintain the

traffic signal at the intersection of Ocean Ave. and Brighton Ave.; and urged the Board of Supervisors to approve the Easement Agreement (Enclosure 5).

The SFMTA Board also found, under CEQA Guidelines Section 15162, that no supplemental review of the Project is required because 1) there are no modifications to the Project proposed as a result of the Easement Agreement; (2) adoption of the Easement Agreement does not result in substantial changes with respect to the circumstances under which the Project would be implemented, requiring major revisions to the Area Plan EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Area Plan EIR; and (3) no new information of substantial importance to the Project has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that would indicate (a) the Project will have significant effects not discussed in the Area Plan EIR or (b) significant environmental effects will be substantially more severe.

Recommendation

The SFMTA requests that the San Francisco Board of Supervisors approve the easement and adopt the CEQA findings in concurrence with the SFMTA Board.

Thank you for your time and consideration of this request to approve acquisition of the easement. Should you have any questions or require more information, please do not hesitate to contact me at any time.

Sincerely,



Edward D. Reiskin
Director of Transportation

- Enclosures:
1. 1150 Ocean Ave Executed Signal Modification and Maintenance Agreement
 2. 1150 Ocean Ave Easement Agreement (document 01026031)
 3. Letter Ocean and Brighton Left Turn Treatment (11202012)
 4. GPR Case 2016-003757 GPR - Muni Easement Traffic Sensors (06022016)
 5. SFMTAB Resolution No. 15-148 Avalon Easement Resolution (11032015)



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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. 17885

HEARING DATE: MAY 21, 2009

Date: May 7, 2008
Case No.: 2006.0884CEU
Project Address: 1150 OCEAN AVENUE
Zoning: Ocean Avenue NC-T (Neighborhood Commercial, Transit)
55-X Height and Bulk District
Block/Lot: 3180/003
Project Sponsor: Meg Spriggs
AvalonBay Communities, Inc.
185 Berry Street, Suite 3500
San Francisco, CA 94107
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ADOPTING CEQA FINDINGS AND FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 737.11, 737.21, 703.4, AND 737.22, OF THE PLANNING CODE FOR DEVELOPMENT OF A LOT LARGER THAN 9,999 SQUARE FEET, FOR DEVELOPMENT OF A NON-RESIDENTIAL USE LARGER THAN 3,999 SQUARE FEET, FOR A FORMULA RETAIL GROCERY STORE, INCLUDING OFF-SALE LIQUOR, BEER AND WINE SALES, FOR UP TO 1 PARKING SPACE PER 250 SQUARE FEET OF GROCERY STORE SPACE IN EXCESS OF 20,000 SQUARE FEET, AND TO ALLOW A PLANNED UNIT DEVELOPMENT PER PLANNING CODE SECTION 304, WITH SPECIAL EXCEPTIONS FROM PLANNING CODE SECTIONS 134 (REAR YARD); 135 (OPEN SPACE DIMENSIONS); 136 AND 136.1 (PERMITTED OBSTRUCTIONS WITHIN REQUIRED OPEN AREAS); AND 145.4(d)(3) (FOR A NONRESIDENTIAL USE TO OCCUPY MORE THAN 75 CONTIGUOUS LINEAR FEET ALONG OCEAN AVENUE) FOR A PROPERTY WITHIN THE OCEAN AVENUE NC-T (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT. INCLUDED IN THE PROPOSAL IS THE DEMOLITION OF A COMMERCIAL BUILDING AND SURFACE PARKING LOT, AND THE CONSTRUCTION OF TWO NEW MIXED-USE, 55-FOOT-TALL BUILDINGS (ONE FIVE-STORY AND ONE FOUR-STORY) TOTALING APPROXIMATELY 318,300 GROSS SQUARE FEET (GSF) OVER A 237-SPACE SUBTERRANEAN AND AT-GRADE PARKING STRUCTURE; AND ADOPTING FINDINGS AND A MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE

PROJECT WOULD CONTAIN APPROXIMATELY 173 DWELLING UNITS, APPROXIMATELY 29,500 GSF OF GROUND FLOOR RETAIL INCLUDING AN UP TO APPROXIMATELY 27,500 GSF GROUND-FLOOR, FORMULA RETAIL GROCERY STORE.

PREAMBLE

On June 26, 2008, Meg Spriggs of AvalonBay Communities, Inc. (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter the "Department") for Conditional Use Authorization pursuant to Sections 737.11, 737.21, 703.4, 737.22 of the Planning Code to allow a for Planned Unit Development per Planning Code Section 304, with special exceptions from Planning Code Sections 134 (rear yard); 135 (open space dimensions); 136 (permitted obstructions within required open space); and 145.4(d)(3) (for a nonresidential use to occupy more than 75 contiguous linear feet along Ocean Avenue), for a property located within the Ocean Avenue NC-T (Neighborhood Commercial Transit) District and a 55-X Height and Bulk District.

Pursuant to CEQA Guidelines Section 15168, the Planning Department conducted a program-level EIR for the *Balboa Park Station Area Plan*. The area plan EIR was also a project-level EIR that analyzed the Project at 1150 Ocean Avenue (the "Kragen Auto Parts Site"). The analysis was performed at a project-specific level specifically to address the environmental effects associated with the proposed Project at 1150 Ocean Avenue. Pursuant to CEQA Guidelines Section 15090, the Planning Commission certified the Final EIR on December 4, 2008, in its Motion No. 17774. The Commission found significant unavoidable environmental impacts for the Balboa Park Station Area Plan and related approvals that could not be mitigated to a level of non-significance, and pursuant to CEQA Guidelines Section 15093, adopted a statement of overriding considerations for approving the Plan on December 4, 2008, in its Motion No. 17776. The Board of Supervisors made the same findings in Ordinance Nos. 58-09, 59-09, 60-09, and 61-09. Said motion and Ordinances are incorporated herein by reference. The EIR determined that the 1150 Ocean Avenue project will make a consideration contribution to one unavoidable cumulative significant traffic impact associated with the Area Plan that could not be mitigated to a level of non-significance, and pursuant to CEQA Guidelines Section 15093, the Commission is adopting additional CEQA findings specific to this development project.

The Planning Commission approved the now adopted new zoning controls, including the impact fee for the Balboa Park Station Area Plan on December 4, 2008. The Board of Supervisors approved the zoning controls on April 7, 2009, and the Mayor signed the related ordinances on April 17, 2009. These acts constituted final approval of the Balboa Park Station Area Plan.

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 adopts CEQA findings, attached hereto and including a Statement of Overriding Benefits and a Mitigation and Monitoring Program, and authorizes the Conditional Use requested in Application No. 2006.0884CU, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site (Assessor's Block 3180, Lot 003) is located on the north side of Ocean Avenue, between Phelan and Plymouth Avenues. The lot measures approximately 80,150 square feet with approximately 514-feet of frontage on Ocean Avenue and a depth of 150-feet. The project site is located just west of Highway 280 and San Francisco City College. The property abuts the PUC water reservoir at the rear. The property is on the border of the Westwood Park and Ingleside neighborhoods. The Project Site is within the boundaries of the Balboa Park Station Area Plan and was recently rezoned from NC-2 (Small-Scale, Neighborhood Commercial) Zoning District to the Ocean Avenue NC-T (Neighborhood Commercial Transit) Zoning District and the height limit for the property was changed in the process from a 65-A Height and Bulk District to a 55-X Height and Bulk District.

There is an existing, single-story, commercial building on the site that is approximately 14,900 square-feet. The building is occupied by a retail auto parts store (D.B.A. "Kragen") and an automotive service station (D.B.A. "Wheel Works"). The remainder of the lot is a surface parking lot.

3. **Surrounding Properties and Neighborhood.** The new Ingleside Branch Library is adjacent to the site to the west. To the north, the property abuts an empty PUC water reservoir that is currently used by City College of San Francisco for parking. To the east the site abuts the existing MTA Phelan Loop site which serves as a bus stop and a place for buses to layover that includes driver restroom facilities. Within the Phelan Loop is a small City operated parking lot. Across Ocean Avenue, to the south of the site, is a vacant corner lot, a McDonald's restaurant, and a modern, four-story mixed-use building as well as two smaller scale mixed use buildings. The MUNI K-Ingleside line travels down the center of Ocean Avenue with east and west bound MUNI stops in front of the site. The MUNI stops continue the length of the block and consist of raised platforms with barriers, ADA accessible boarding ramps, and covered bus shelters. City College of San Francisco's main campus is located to the east of the site, as is a City Fire Station. The single-family neighborhoods of Westwood Park and Ingleside flank Ocean Avenue to the north and south respectively.

The existing Phelan Loop is scheduled to be relocated to circle the fire station at which point the existing Phelan Loop will be developed by the City with a mixed-use building that contains ground floor retail and approximately 70 affordable housing units. The project requires an easement on the existing Phelan Loop property, behind the future affordable housing development, to allow a truck turnaround for larger delivery trucks to access the loading space from Lee Avenue.

4. **Project Description.** The proposal is to demolish the existing commercial building and surface parking lot and to construct two new mixed-use, 55-foot-tall buildings totaling approximately 318,300 gross square feet (gsf) over a 237-space subterranean and on-grade parking structure. The project would include approximately 173 dwelling units, approximately 29,500 gsf of ground-floor commercial uses that include up to approximately 27,500 square-foot commercial space for a formula retail grocery store (tenant not yet determined). The Project includes extending Brighton Avenue through the site creating public sidewalks at this location and extending Lee Avenue at the east edge of the site creating a public street.

The west building will have four levels of residential occupancy above ground-floor retail and the east building will have three levels of residential occupancy above the ground-floor (approximately 188,040 sf of residential space), with (86) dwelling-units in the west building and (87) within the east building, consisting of approximately (13) studio units, (85) one-bedroom units, and (75) two-bedroom units.

The Project includes a below-grade and at-grade parking garage with access from Brighton Avenue, divided into two separated parking areas: one beneath and on the first floor of the west building dedicated to (149) residential parking spaces and one beneath the east building dedicated to (88) nonresidential spaces, for a total of (237) proposed off-street parking spaces. The off-street parking provided does not exceed the maximum off-street parking permitted within the Ocean Avenue NC-T District. (56) Class-1 bicycle parking spaces are located at the rear of Brighton Avenue at the ground floor of the west building. The Project includes approximately 23,281 square-feet of residential open space comprised of 9,258 square-feet of private open space, 8,323 square-feet of common open space within two courtyards at the podium level and 5,700 square feet of publicly accessible open space in the Brighton Avenue Extension.

The Project requires Conditional Use Authorization pursuant to Planning Code Sections: 737.11, for development of a lot that is greater than 9,999 square-feet; 737.21, for development of a non-residential use size that is greater than 3,999 square-feet; 703.4, for a formula retail grocery store with off-sale liquor sales; 737.22, for parking at a ratio of 1:250 square-feet for a retail grocery store larger than 20,000 square feet; and Planning Code Section 304 to allow a Planned Unit Development, with a request for exceptions from Planning Code Sections: 134 (rear yard); 135 (open space dimensions); 136 (permitted obstructions within required open space); and 145.4(d)(3) (for a nonresidential use to occupy more than 75 contiguous linear feet along Ocean Avenue).

5. **Public Comment.** The Department has received no correspondence from the public regarding this project.
6. **Balboa Park Station Area Plan.** As part of the Better Neighborhoods Program, the Balboa Park Station Area Plan has been identified as one of the areas studied. The "plan area" for the Balboa Park Station Area Plan is in south central San Francisco. The area comprises approximately 210 acres and includes the Ocean Avenue Campus of City College of San Francisco (CCSF), the Ocean Avenue Neighborhood Commercial District, Balboa Park, and the Balboa Park BART station. More specifically, the plan area consists primarily of those parcels fronting on Ocean,

Geneva and San Jose Avenues. The area provides a diverse range of uses including; institutional, recreational, retail, housing, and transportation. Seven neighborhoods surround the Plan Area: Westwood Park, Ingleside, Ingleside Terraces, Miraloma Heights, Sunnyside, Oceanview, and Balboa Terraces. The plan area is best characterized by four distinct areas; the Transit Station Neighborhood, City College of San Francisco, the Reservoir, and the Ocean Avenue Commercial District. The Plan's objectives and policies are informed by three key principles;

- a. Improve the area's public realm,
- b. Make the transit experience safer and more enjoyable,
- c. And improve the economic vitality of the Ocean Avenue Neighborhood Commercial District.

7. **Ocean Avenue NC-T (Neighborhood Commercial Transit).** The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean Avenue from Phelan to Manor Avenues. Ocean Avenue is a multi-purpose transit-oriented small-scale commercial district that is modeled on the NC-T-2 District. Ocean Avenue was developed as a streetcar-oriented commercial district in the 1920s and continues to serve this function, with the K-line streetcar on Ocean Avenue. Numerous other bus lines serve the area, especially the eastern end, where the Phelan Loop serves as a major bus terminus. The eastern end of the district is anchored by the main City College campus at Phelan and direct linkages to the Balboa Park BART/MUNI rail station a couple blocks to the east, which serves as the southernmost San Francisco station for BART and the terminus of the J, K, and M streetcar lines. Because of the immediate proximity of the BART/MUNI station the district has quick and easy transit access to downtown.

The Ocean Avenue NC-T District is mixed use, transitioning from a predominantly one- and two-story retail district to include neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Access (i.e. driveways, garage entries) to off-street parking and loading is generally prohibited on Ocean Avenue to preserve and enhance the pedestrian-oriented character and transit function of the street. Residential and commercial parking are not required.

The Ocean Avenue NC-T District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. Buildings may range in height, with height limits generally allowing up to four or five stories. Lots are generally small to medium in size and lot consolidation is prohibited to preserve the fine grain character of the district, unless the consolidation creates a corner parcel that enables off-street parking to be accessed from a side street.

Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Commercial uses are required at the ground level and permitted at the second story. Large Fast Food uses are not permitted.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. Open Space.

Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. Either 100 square feet of private usable open space per dwelling unit or 133 square feet of common usable open space per dwelling unit or any combination thereof must be provided for the project.

The Project has an open space requirement of approximately 20,730 square feet of private and common spaces. The Project proposes a total of approximately 22,060 square feet of open space which includes the raised plaza and sidewalks at Brighton Avenue.

B. Density.

Planning Code Section 737.91 places no limits on residential density in the District. Density is only restricted by physical building envelope.

The project would provide 173 dwellings which is ratio of one dwelling per 463 square-feet of lot area.

C. Street Trees.

Planning Code Section 143 requires the owner or developer of a new building in a NC District to install one street tree for every 20-feet of lot frontage.

The project meets the requirement by providing 32 new street trees at the Ocean, Brighton, and Lee Avenue frontages.

D. Permitted Parking (Residential).

Planning Code Section 737.94 permits up to one parking space for each dwelling unit. Parking above a ratio of 1:1 is not permitted.

The project would provide 149 residential parking spaces which is .86 parking space for each dwelling unit.

E. Permitted Parking (Commercial).

Planning Code Section 737.22 permits up to one space per 1,500 square-feet of occupied floor area, not permitted above. For retail grocery stores larger than 20,000 square-feet parking is permitted at a ratio of 1:500 square-feet. For retail grocery stores larger than 20,000 square-feet parking is conditionally permitted at a ratio of 1:250 square-feet, subject to the requirements of Section 151.1(f).

The project proposes nonresidential parking at a ratio of 1:313 square-feet, therefore, conditional use authorization is required pursuant to Section 151.1(f).

Pursuant to Section 151.1(f) of the Planning Code, any request for accessory parking in excess of what is principally permitted in Table 151.1 within NC-T Districts shall be reviewed on a case-by-case basis by the Planning Commission as a Conditional Use. In granting such Conditional Use for parking in excess of that principally permitted in Table 151.1, the Planning Commission shall make the following affirmative findings according to the uses to which the proposed parking is accessory:

(1) Parking for all uses.

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

All parking for the project is provided below grade which reduces its impact on the pedestrian spaces, transit service, bicycle movement, and overall traffic movement on Ocean Avenue. Brighton Avenue provides access to all parking. Though the Brighton Avenue extension is designed as a pedestrian realm with wide sidewalks and raised patios it is also designed to slow vehicle movement through the street with different street pavers and narrow travel lanes. Parking access from Brighton Avenue also serves to eliminate the need for additional curb cuts along Ocean Avenue which is consistent with the Balboa Park Station Area Plan guidelines.

(2) Parking for Non-Residential Uses.

- A) Projects that provide more than 10 spaces for non-residential uses must dedicate 5% of these spaces, rounded down to the nearest whole number, to short-term, transient use by vehicles from certified car sharing organizations per Section 166, vanpool, rideshare, taxis, or other co-operative auto programs. These spaces shall not be used for long-term storage nor satisfy the requirement of Section 166, but rather to park them during trips to commercial uses. These spaces may be used by shuttle or delivery vehicles used to satisfy subsection (B).
- (B) Retail uses larger than 20,000 square feet, including but not limited to grocery, hardware, furniture, consumer electronics, greenhouse or nursery, and appliance stores, which sell merchandise that is bulky or difficult to carry by hand or by public transit, shall offer, at minimal or no charge to its customers, door-to-door delivery service and/or

shuttle service. This is encouraged, but not required, for retail uses less than 20,000 square feet.

(C) Parking shall be limited to short-term use only.

(D) Parking shall be available to the general public at times when such parking is not needed to serve the use or uses to which it is accessory.

The project would provide five car share spaces which is 5.7% of the total nonresidential parking spaces. Section 166 of the Code requires only 1 car share space for the non-residential uses. In addition, included in the conditions of approval is a requirement that if the Project includes a retail use larger than 20,000 square feet, including but not limited to grocery, hardware, furniture, consumer electronics, greenhouse or nursery, and appliance stores, which sell merchandise that is bulky or difficult to carry by hand or by public transit, then the Project shall offer, at minimal or no charge to its customers, door-to-door delivery service and/or shuttle service.

F. Off-Street Loading.

Planning Code Section 152 requires one off-street loading space for retail uses between 10,001 and 30,000 square feet.

A total of one off-street loading space is required for the Project, and two are proposed. Both spaces are accessed from the Lee Avenue extension. For larger delivery vehicles, access to the loading space requires an easement on the adjacent property.

G. Inclusionary Housing.

Planning Code Section 315 requires that a minimum of 15 percent of the total dwelling units constructed be affordable to and occupied by qualifying persons and families as defined in the Code.

The Project proposes 15 percent of the total units to be affordable, for a total of 26 units. All inclusionary dwelling units will be located on-site. The Sponsor has submitted the "Declaration of Intent" to memorialize his intent. The size, distribution and type of units to be dedicated under Section 315 are comparable to the size, distribution and type of market rate units in the Project and are as follows: (2) studios, (13) one-bedrooms, and (11) two-bedrooms.

H. Lot Size per Development.

Planning Code Section 737.11 permits development of lots larger than 9,999 square-feet within the Ocean Avenue NC-T with conditional use authorization.

The subject lot is 80,150 square-feet and thus requires conditional use authorization to develop.

I. Use Size Limitations.

Planning Code Section 737.21 permits the creation of nonresidential uses larger than 3,999 square-feet with conditional use authorization.

The project proposes a grocery tenant commercial space that is 27,230 square-feet. Therefore, conditional use authorization is required to develop the space.

J. Formula Retail Use.

Planning Code Section 703.4 requires conditional use authorization for all formula retail uses in Neighborhood Commercial Districts.

The project requires conditional use authorization for a formula retail grocery store tenant, D.B.A. to be determined, to locate within the ground floor commercial space of the east building. Any other formula retail use shall require separate conditional use authorization.

K. Dwelling Unit Mix.

Section 207.6 of the Planning Code requires that a minimum of 40 percent of all dwelling units in NC-T-Districts have at least two-bedrooms or more to ensure an adequate supply of family-sized units.

The project proposes 75- two-bedroom units, or 43 percent of the total number of units.

L. Bicycle Parking.

Section 155.4 requires that new commercial buildings provide three bicycle parking spaces for retail uses that are between 25,000 and 49,999 square-feet.

The project would provide 10 Class 2 bicycle parking spaces for the public and 10 Class 1 bicycle parking spaces for employees. Section 155.5 of the Planning Code requires 56 Class 1 bicycle parking spaces for the residential uses. The project would provide 56 Class 1 bicycle parking spaces to meet this requirement.

M. Car Share.

Section 166 of the Planning Code requires two car share spaces within the project.

The project would exceed this requirement by providing five car share spaces.

N. Floor Area Ratio.

Section 737.21 of the Planning Code restricts non-residential uses to 2.5 to 1.

200,375 square-feet of non-residential uses is permitted pursuant to this Section of the Code. The project would provide approximately 29,500 square-feet of commercial uses, well within the limit prescribed by the Code.

O. **Balboa Park Community Improvements Fund.**

Pursuant to Section 330 of Ordinance Number 61 - 09, the project requires payment of \$8.00 per net occupied square foot of residential development and \$1.50 per square-foot of net additional commercial square-footage for the Balboa Park Community Improvement Fund, prior to issuance of site permit.

Per the Balboa Park Community Improvements Fund the project requires a payment of approximately \$1,579,703. As an alternative to payment of the Fee, the Ordinance provides that the City may wholly or partially reduce the Fee obligation at that time if the project sponsor agrees to provide specified community improvements identified in the Plan. These improvements include a public sidewalk easement that will provide a future public pedestrian connection between Ocean Avenue and the Balboa Park reservoir and features adequate landscaping, lighting, and seating (see Exhibit B of the In-Kind Agreement). The sidewalk will not be gated or contain any features that might block or discourage public use at any time. The Brighton Avenue extension and its associated 'public sidewalk' is included in the project's proposed design. The Project Sponsor also proposes constructing a northern extension of Lee Avenue that will connect Ocean Avenue to the southern border of the City College campus. The extension will include sidewalks, vehicle and bike lanes, adequate landscaping and lighting. In order for the project sponsor to satisfy the project's Fee obligation by providing such in-kind improvements, the Ordinance requires the City and the Project Sponsor to enter into an "In-Kind Agreement". The Project Sponsor has entered into an "In-Kind" Agreement with the City, to the satisfaction of the Planning Department and City Attorney, to construct, and dedicate a permanent public easement on, a mid-block pedestrian pathway (known as the "Brighton Avenue Public Sidewalk Easement") and the construction of a street (known as the "Lee Avenue Extension"), in order to reduce its Fee obligation per the terms of the ordinance.

9. **Planning Code Exceptions:** Planning Code Section 304 allows exceptions from the Code for larger development sites. The Commission finds that the following exceptions are being requested for the project.

A. **Rear Yard.**

Section 134 of the Planning Code requires a 25 percent rear yard at the second story and at all residential levels.

The proposed project would not provide any open space in the rear of the site, but instead will provide open space in the form of central courtyards and the Brighton Avenue Extension, which provided more usable and accessible open space for residents of the project than would a single rear yard.

B. **Open Space.**

Section 135 of the Planning Code requires at least 100 sf of private open space, 133 sf of common open space, or some equivalent combination of both, per dwelling unit. Furthermore, the Code section requires that open space meet certain minimum dimensions.

The Project, with 173 dwelling units, is required to provide approximately 17,300 sf of private, or 23,009 sf of common open space, or an equivalent combination of private and common open space. The Project provides approximately 8,040 sf of private deck areas, areas ranging in size from 49 to 210 sf, for 69 of the 173 residential units, thereby partially meeting the private open space requirement for those units. The Project provides 8,323 sf of common open space at the podium within the courtyards that are accessible to all units. Another 5,700 square-feet of common usable open space is located at and the raised plaza and sidewalks at Brighton Avenue. The Project is not deficient in total required amount of open space but the private open space provided does not meet minimum dimensions or area required by Code.

C. Street Frontage.

Section 145.4 of the Planning Code restricts ground floor tenants from occupying more than 75 linear feet of street frontage.

The proposed grocery store tenant space would occupy approximately 260 linear feet of frontage on Ocean Avenue.

D. Permitted Obstructions.

Sections 136 and 136.1 of the Planning Code requires maximum dimensions for each bay window or balcony and each awning or canopy that extends over streets and alleys.

Due to the scale of the grocery store use and the amount of street frontage, the project would include several bay windows and canopies that are larger than permitted by Code. The larger bay windows are appropriate because they articulate the building's façade and add more visual interest to a large street wall. The larger awnings are necessary to reduce glare on the ground floor windows and provide a pedestrian scale at the base of the building.

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

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

The proposed project is necessary and desirable for the community because it fills multiple needs in the City of San Francisco. The currently proposed project will augment the City's supply of housing by approximately 173 units, which would include approximately 13 studio units, approximately 85 one-bedroom units and approximately 75 two-bedroom units. The project would provide 43% family-sized housing units. In addition, the project's density enables the project to add 26 affordable units to the City's housing supply through its inclusionary housing contribution, which the project sponsor has elected to provide on-site.

The proposed project will also provide approximately 29,500 square feet of retail space. Including an approximately 27,500 sf commercial space designed for a grocery store potentially bringing an anchor grocery store to a neighborhood that is underserved by such uses. The project includes a second smaller commercial space in the west building that is suitable for neighborhood-serving retail uses. These retail spaces will be accessible by walking, MUNI and car. In combination, the proposed residential and retail uses, at the densities and scale contemplated, will enhance the existing mixed-use character of the neighborhood and create needed amenities in this area.

As found in the Area Plan, this project is compatible with the neighborhood at the proposed size and intensity at this location. The project is located at the intersection of Ocean Avenue and Lee Avenue, to the southwest of the City College main campus. Ocean Avenue is a major transit and vehicular corridor, providing direct access to Highway 280 from this part of the City.

The elevations of the two structures vary within the proposed 55 foot height limit for this site. On the West Block's Ocean Avenue frontage, the building is at 55 feet to maximize its architectural presence and create the high-ceiling, pedestrian oriented, retail spaces sought by the Area Plan. On its Brighton Avenue elevation, the West Block is 50.5 feet high. Along its northern edge, which abuts the San Francisco PUC reservoir, the West Block steps back at each succeeding floor from 54.6 feet to 50.5 feet high. Lastly, along its western elevation, the building is 50.5 feet with its 5th floor setback to 57 feet. At its northwest corner, the West Block steps down from 54.5 feet at the 5th floor to 46.5 feet at the 4th floor to 36.5 feet at the 3rd floor. This stepped-down design at this edge enables the West Block building to be sensitive to the surrounding single-family residential neighborhoods in Westwood Park by substantially reducing the visible mass at higher elevations.

The East Block's Ocean Avenue frontage similarly reaches 55 feet high to maximize its architectural presence and create the high-ceiling, pedestrian oriented, retail spaces sought by the Area Plan. Along its western elevation on Brighton Avenue, the East Block is 53 feet high to minimize the loss of sunlight on this publicly accessible open space. On its north, similar to the West Block, the East Block steps back at each succeeding floor from 53 feet to 51 feet. On its eastern elevation at Lee Avenue, the East Block is 51 feet.

The Brighton Avenue extension provides an approximately 5,700 square foot open space area that creates the 2 separate blocks. This feature breaks up the site's mass and scale, making it more compatible with the fabric and block patterns of the existing Ocean Avenue retail corridor and surrounding residential neighborhoods. The project's, density and multiple uses makes it compatible with this immediate neighborhood and the larger mixed use neighborhood in which it is located.

The building design would complement the surrounding buildings and be consistent with those existing in the Ocean Avenue corridor and as proposed by the Area Plan's urban design guidelines. The buildings are articulated both vertically and horizontally. Windows predominate along the ground floor retail spaces and each space is designated by an overhanging canopy. These features provide the vibrant and attractive visual interest sought by the Area Plan's emphasis on this site's mixed use character.

The design of the project also takes into account the nature and scale of the residential component of the neighborhood. On their northern and western elevations, the buildings' massing and scale is

reduced. The articulated vertical and horizontal proportions along the Ocean Avenue frontage are provided by tall (e.g., 15-foot high) transparent windows at the retail stores' frontage below canopies. This helps break up the building mass, reflecting the more refined fabric of the smaller retail uses west of Plymouth Avenue along Ocean Avenue. The East Block's massing reflects the higher scale development to the east with an articulated rhythm of vertical bays.¹ The West Block's massing and scale is reduced via a horizontal articulation which helps it relate to the horizontal proportions of the nearby Ingleside Library and the small scale neighborhood fabric to the west. The top floor of the West Block is consistently set back from the front of the building to help reinforce the horizontal character and smaller scale of a four-story building. Lighting will be designed with concern for neighborhood safety, privacy, and aesthetics.

The project will improve the public streetscape by enhancing the sidewalk area of the Brighton Avenue roadway. Parallel to the Brighton Avenue roadway, there will be 4,500 square feet of publicly accessible improvements, including 10' wide sidewalks on each side of the 20' wide roadway that will serve as open space. On the east side of Brighton Avenue, there will be a 20' wide terrace raised 1 foot above the sidewalk. The raised terrace will be improved with street furniture and planters with flowers and trees to provide passive open space for residents, pedestrians and customers of the retail spaces.

In an effort to reduce the project's retail traffic impact on the neighborhood residents, the retail vehicular ingress for the project will be on Brighton. Vehicular egress will be from Lee Avenue. Both the entrance and exit for the residential vehicular trips will be from Brighton Avenue. This will reduce the queuing along Ocean Avenue, thereby reducing delays for residents and customers to their homes and the stores, respectively.

- B. The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project site is much larger than the average lot within the Ocean Avenue NC-T. The extension of Brighton and Lee Avenues through the site reduce the overall scale of the development. Furthermore, the site is located at the edge of the District near an institutional use that is comprised of large buildings. The project is a transitional property from the larger buildings of CCSF to the finer grained buildings of the Ocean Avenue NC-T.

The project will not be detrimental to the neighborhood with regard to the nature of the site or the structures. The project site is on Ocean Avenue, a major transit and commercial corridor, with a mid-rise height limit of 55 feet under the Area Plan's proposed rezoning. With respect to size and shape, the project's proposed maximum height of 55 feet on Ocean Avenue and 50.5 feet facing the residential uses to its north and west sides is within the envelope allowed by the proposed 55-

¹ The future affordable housing site directly to the West of Lee Ave is zoned for 65-foot height.

height district. Thus, the project's size and orientation is designed to respect the prevailing height and scale along each of its edges. This transit-oriented, mixed use project is precisely what was contemplated by the Area Plan's 10-foot reduction of height at this site.

The project provides efficient access to the site for the proposed uses, respecting and enhancing both its location and the rectangular shape of the site. The project achieves this efficiency in many ways. First, it employs the Area Plan's requirement to extend Brighton Avenue into the site. This creates 2 separate blocks upon which to build the project. Thus, rather than build one massive building of the proposed uses, densities and size, the project provides for these uses in 2 separate structures. This allows the project to realize greater visual and aesthetic benefits of reduced massing, scale and height along the edges of the adjacent single-family neighborhood. Second, the parking area is accessed from only Brighton Avenue, except that the retail uses will exit only from Lee Avenue. Similarly, retail loading will be accessible only from Lee Avenue. This lessens the traffic conflicts between the residential and retail users. It also reduces the project's traffic impacts by reducing queuing to get onto Ocean Avenue. Locating the vehicular garage entrances on Brighton Avenue avoids curb cuts on Ocean Avenue, as required by the Area Plan. Aligning the on-grade garage on the West Block with the retail uses on Ocean Avenue also meets the intent of the Area Plan.

An additional feature of the project is the opportunity for interior courtyard common open space created by the bifurcation of the project site. To maximize the site's open space potential, the project proposes two interior courtyards, one for each building. This results in approximately 8,323 square feet of interior courtyard space located on the one-story podium of each building in lieu of a more conventional rear-yard configuration. There are no density requirements under the proposed NC-T zoning. Lastly, the project will be designed to meet or exceed all applicable seismic and life-safety requirements, as well as to provide pedestrian and vehicular accessibility around the site.

The project will have no significant or detrimental shadow or wind impacts. There is no existing Recreation and Park Department open spaces near the project site. The Brighton Avenue open space is new and will not be acquired by the Recreation and Park Department. The potential shadow impact was discussed in the Area Plan Draft Environmental Impact Report. It found that the project will not create any new shade on any protected Recreation and Park Commission properties, nor would it produce shading not commonly expected or experienced in urban areas such as the project site.

The project will include the demolition of the existing, one-story retail structure. The Kragen Auto Parts building is not mentioned in the Area Plan Draft EIR as an historic resource. Thus, its demolition will not constitute a significant impact, and it will not be detrimental to those residing and working in the area.

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

The project will not be detrimental to the neighborhood with regard to pedestrian or vehicular traffic. The project will be easily accessible to pedestrians and persons with disabilities. Entrances to any of the other commercial spaces and the residential building facilities are separately accessible. The finish floor of the retail store is level with the intersection of Ocean and Lee Avenues. There is an accessible ramp at the mid-block retail entry as well as accessible ramps at the western retail entry. The residential buildings are both accessible from the Brighton Avenue extension. Both of these streets will have active retail and residential uses. The medium sized commercial space will be accessed near the corner of Ocean and Lee Avenues. The remaining, smaller neighborhood-serving spaces will be accessible through their Ocean Avenue frontages. The retail vehicular ingress for the project will be on Brighton. Vehicular egress will be from Lee Avenue. No curb cuts are proposed along Ocean Avenue. Both the entrance and exit for the residential vehicular trips will be from Brighton Avenue.

The 149 parking spaces for building residents will be located in a secure, on-grade and underground parking area. The on-grade portion of the parking garage will be lined with retail and will not be visible from Ocean Avenue. This results in a superior urban design and superior integration of the site and the buildings with the street and sidewalk. The commercial parking garage is completely below-grade.

In addition to off-street parking, the project is well-served by public transit. The K-Ingleside Metro runs along Ocean Avenue in front of the project. The project site is also served by the 9X, 9AX, 9BX, 29, 43, 46 and 49 lines along Ocean Avenue. It is less than 1/3 mile from the Balboa Park BART station.

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

Since this will be a predominantly residential project with small scale, neighborhood-serving retail uses and a medium-sized commercial use, the project will not generate unusual noise, odor, dust and glare as a result of its operations. The buildings will comply with Title 24 standards for noise insulation. The materials for the facades of the buildings will not result in glare. The project would generate additional night lighting, but not in amounts unusual for an urbanized area. Design of exterior lighting could ensure that off-site glare and lighting spillover would be minimized. New buildings and vehicles would also produce additional glare. However, as with light, this would not result in a substantial change as use of reflective glass is restricted by Planning Commission Resolution 9212.

In terms of dust generation, the project would excavate to a depth of between 14 to 16 feet for the construction of the underground parking garages and would remove approximately 427,500 cubic yards of soil. Most construction materials, storage, and construction worker parking would be provided on-site. The City's standard mitigation measures are hereby imposed on the project through the MMRP and in compliance with the Public Works Code to prevent negative impacts to the surrounding community from dust blowing during construction.

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

The project takes into special consideration such issues as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs, and will ensure that the project will not be detrimental to the neighborhood and neighbors. Specifically, the project will provide interior, landscaped open space on top of a one-story podium, and street trees and street furniture on Brighton Avenue consistent with code requirements.

The project will create the Brighton Avenue extension as a publicly accessible open space. Parallel to the Brighton Avenue roadway, there will be 4,500 square feet of publicly accessible improvements, including 10' wide sidewalks on each side of the 20' wide roadway that will serve as open space. On the east side of Brighton Avenue there will be a 20' wide terrace, raised 1 foot above the sidewalk. The raised terrace will be improved with street furniture and planters with flowers and trees to provide passive open space for residents, pedestrians and customers of the retail spaces. This open space function is in addition to pedestrian and vehicular access and circulation provided by the Brighton Avenue roadway.

The project's privately accessible open space plan is novel and unique. The project takes advantage of the site design created by the Brighton Avenue extension to create two privately accessible common open spaces on the interior podium level courtyards in each building. This creates approximately 8,323 square feet of common open space for the project's residents. The West Block courtyard provides approximately 3,803 square feet of common open space. The East Block courtyard provides approximately 4,520 square feet of common open space. Private open space would also be in the form of patios and decks that average roughly 115 square feet due to the substantial interior setbacks at the courtyards of the second floor of each building. This results in approximately 8,039 square feet of privately accessible open space. Lastly, the project will provide a widened sidewalk area for retail frontages along Ocean Avenue and at the corner of Ocean Avenue and Brighton Street which could accommodate outdoor seating for a café.

Parking and loading areas, service areas, lighting and signage will all reflect the design of each of the buildings as well. Site lighting will be a combination of pole, building mounted and low level lighting to provide the code required light levels, while complimenting the site design. The lighting will be designed to support the security of the site and the surrounding neighborhood. The project sponsor intends to utilize full cut off light shields to limit light pollution and to investigate the use of solar powered lighting to mitigate energy consumption.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

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

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

The Project is consistent with the stated purposes of Ocean Avenue NC-T District in that the intended commercial uses are located at the ground, and the Project as a whole will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours as well as providing 173 new residential units to San Francisco's housing stock.

11. **Section 121.1 Findings.** In addition to the criteria of Section 303(c) of this Code, the City Planning Commission has considered the extent to which the following criteria are met for a project site exceeding 9,999 square feet in the Ocean Avenue NC-T zoning district:

- A. The mass and façade of the proposed structure are compatible with the existing scale of the district.

The project will be compatible with the existing scale of the district. The project site is located on Ocean Avenue, a major transit and commercial corridor in the City. The Area Plan reduced the height limit from 65 to 55 feet. The project will not exceed this height limit.

The buildings' massing takes into consideration all of the adjacent uses surrounding the site. On the East block, the building stands a full 55 feet with no setbacks in anticipation of the proposed housing site to the East. To be compatible with the adjacent uses on the West Block, specifically the smaller scale of the new Ingleside Library and the single family homes and neighborhood of Westwood Park, the massing of the West Block includes setbacks and step downs. For example, the fifth level of the West Block steps back 7 feet from Ocean Avenue and the PUC access drive (in between the Ingleside Library and the site). Additionally, the northwest corner of the West Block adjusts to the different scale of the single family homes by stepping down gradually, first to 4 stories and then 3 stories. At the ground level along Ocean Avenue, the proposed project includes street front retail. The East Block is designed for medium-sized commercial tenants while the West Block is designed for smaller, neighborhood serving retailers, adjusting to the existing commercial scale of Ocean Avenue further West.

- B. The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The façade of the project will contribute to the positive visual quality of the district, which does not possess a prevailing architectural style. The articulated vertical and horizontal proportions along the Ocean Avenue frontage, provided by tall (e.g., 15-foot high) transparent windows at the retail stores' frontage below canopies, helps break up the building mass, reflecting the more refined fabric of the smaller retail uses west of Phelan Avenue along Ocean Avenue. The upper story residential use is further set off by horizontal articulation and alternating patterns. Lighting will be designed with concern for neighborhood safety, privacy, and aesthetics. Moreover, the project design features elements that create an active pedestrian environment (e.g., tall windows and canopies above ground floor retail uses) and elements that minimize the massing of the buildings by use of breaking up facades at upper building levels.

12. **Section 121.2 Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission has considered the extent to which the following criteria are met for a non-residential use exceeding 3,999 square feet (the 29,500 square foot medium-sized commercial space, including but not limited to a grocery store) :

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The project will replace the 14,900 square foot Kragen Auto Parts retail supply store, which had been at this location for several years. Kragen intends to relocate within San Francisco. On the East Block, the project includes a medium-sized commercial space of approximately 27,500 square feet. A tenant has yet to be identified for this anchor location at the corner of Ocean Avenue and Lee Avenue. This space could potentially be occupied by a grocery store. This medium-sized commercial use within this mixed-use project will not foreclose the location of other needed neighborhood-serving uses in the area. The West Block includes space for small commercial spaces for a total of 2,000 square feet of neighborhood serving retail uses. The small size of these commercial spaces makes it more likely that the type of use that will locate in them will be neighborhood-serving retail.

Overall, it is unlikely the project's proposed medium-sized commercial space will displace any nearby existing businesses. The existing businesses serve a different market area than would the business that would occupy the medium-sized commercial space. It is also unlikely there would be competition for products between the existing businesses and the medium-sized retailer. The existing businesses provide very specialized goods for the neighborhood. In addition, because of the approximately 173 new housing units, there will likely be new consumers added to the neighborhood that will utilize and enhance the economic vitality of the existing retail uses on Ocean Avenue. The proposed new retail use will bring both employees and shoppers to the neighborhood, resulting in a positive economic multiplier for the surrounding commercial district.

- B. The building in which the use is to be located is designed in discrete elements which respect the scale of the development in the district.

The East Block building where the medium-sized commercial space will be located has been designed in discrete elements to respect the scale of development in the nearby residential neighborhood as well as the commercial corridor to the west of the project site on Ocean Avenue. The ground floor frontage along Ocean Avenue has transparent glazing below canopies or awnings, which adds further visual elements to the building.

13. **Section 303(i) Findings for Formula Retail Grocery Store Use.** The Commission hereby approves use of up to approximately 27,500 square feet of the east block for a formula retail grocery store. Planning Code Section 303(i)(1) states: "With respect to an application for a formula retail use as defined in Section 703.3, whenever a conditional use permit is required per Section 703.3(f), the Planning Commission shall consider, in addition to the criteria set forth in Subsection (c)" the following:

- C. The existing concentrations of formula retail uses within the Neighborhood Commercial District.

The project site is located in the Ocean Avenue NC-T district extending east and west along Ocean Avenue between Manor Drive to the west and Phelan Avenue to the east. There are approximately 100 storefronts on this stretch of Ocean Avenue, many of which are small "mom and pop" type stores, specializing in serving as a small, neighborhood convenience markets.

Formula retail stores within the Ocean Avenue Commercial District include a Walgreens and a Rite Aid, a 7-Eleven, several fast food and self-service restaurants, including a large MacDonaldis restaurant, and the Kragen Auto Parts Store that will close to make room for the Project. The nearest formula retail grocery stores are the Safeway at 625 Monterey Boulevard, which is roughly .65 miles from the site and at 4950 Mission, .9 miles from the site. Stonestown Mall, which has numerous formula retail stores is located 1.4 miles west of the project site.

Other than the fairly large number of fast-food and self-service restaurants, there is not an over-concentration of other formula retail uses in the district. With the closing of the Kragen Auto Parts store, and its replacement by a formula grocery store, that concentration will not change.

D. The availability of other similar retail uses within the Neighborhood Commercial District.

There are no other formula retail grocery stores within the Ocean Avenue NC-T. The nearest formula retail grocery stores are two Safeway stores (at 625 Monterey and 4950 Mission), which are located more than ½ mile from the project site. There are scores of small, neighborhood convenience stores that are less than 1 mile from the project site. Some of these carry food, beverages and complementary products, but none are full-service grocery stores.

If the medium-sized commercial space were occupied by a grocery, this store would be first such formula retail grocery use in the Ocean Avenue commercial district. As shown, there is not an over-abundance of grocery stores in the district or of other formula retail uses. In fact, the largest percentage of the existing retail establishments in the area are convenience stores.

E. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District.

The proposed medium-sized commercial space will occupy all of a large portion of the ground floor retail space of the east block of the newly constructed mixed-use building at a prominent location in the neighborhood commercial district. This building's design is compatible with the commercial district's character and setback. This use will blend into this building and will not be distinguishable from any other storefront. No special architectural or aesthetic features of the building have been designed just for this space or to call attention to this formula retail use.

F. The existing retail vacancy rates within the Neighborhood Commercial District.

The Ocean Avenue NC-T has an estimated vacancy rate of approximately 5%, such that there are opportunities in the district for other non-formula retailers to locate. Because the grocery store will locate in a new building, no non-formula retail establishments are being displaced.

- G. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The grocery store will be neighborhood-serving, in that residents tend to shop at local grocery stores, rather than travel to "destinations" like some formula retail users. The Ocean Avenue NC-T is primarily neighborhood-serving, and the proposed grocery store would not alter than existing mix

While there are Citywide-serving uses in the Stonestown Mall, (which is 1.4 miles from the subject site), the predominant retail use in this Neighborhood Commercial District is neighborhood-serving, small food and beverage "mom and pop" stores. Accordingly, there is no shortage of neighborhood-serving uses in the district and no urgent neighborhood serving use (other than a grocery store) that is not represented. Any formula retail use that occupies the medium-sized commercial space will replace another formula retail use on the site (Kragen Auto Parts and Repair) that was not a Citywide-serving use.

14. **Planned Unit Development.** Planning Code Section 304(d) establishes criteria and limitations for the authorization of PUD's over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. PUD's must:

- A. Affirmatively promote applicable objectives and policies of the General Plan.

This Project is consistent with the objectives and policies of the General Plan as outlined in Section 12 below.

- B. Provide off street parking adequate for the occupancy proposed.

The project includes 173 dwelling units and medium sized grocery store. Consistent with City policy for projects along transit corridors, the project would have residential parking at a ratio less than 1:1. This provides flexibility for households that may not own vehicles and for those that own several. The grocery store use is one that sells merchandise that is bulky or difficult to carry by hand or by public transit. Thus, persons that own vehicles are more likely to use them when shopping for groceries. The commercial parking ratio is higher than what is permitted by Code without conditional use authorization in acknowledgement of this parking need. Furthermore, some of the residential neighborhoods that abut Ocean Avenue and would be served by the proposed grocery store are low-density neighborhoods with detached housing. Households in these neighborhoods are more likely to drive than those in denser neighborhoods. In addition, the project provides space for 5 car share vehicles. Thus the proposed 237 total combined off-street parking spaces are appropriate for the occupancy proposed.

- C. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code.

The Project, with 173 dwelling units, is required to provide approximately 17,300 sf of private, or 23,009 sf of common open space, or an equivalent combination of private and common open space. The Project provides approximately 8,040 sf of private deck areas, areas ranging in size from 49 to 210

sf, for 69 of the 173 residential units, thereby partially meeting the private open space requirement for those units. The Project provides 8,323 sf of common open space at the podium within the courtyards that are accessible to all units. Another 5,700 square-feet of common usable open space is located at and the raised plaza and sidewalks at Brighton Avenue. The open space at Brighton Avenue would be accessible to the general public. The Project would provide the total amount of open space equal to the open space required by the Code, but some of the private open space provided does not meet minimum dimensions or area required by Code.

- D. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a District permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property.

There is no density limit for projects within the Ocean Avenue NC-T.

- E. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) Districts under the Code.

The Project Site is not located within an R-District.

- F. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The project site is within a 55-X Height and Bulk District. The project does not exceed a height of 55 feet.

- G. In NC Districts, be limited in gross floor area to that allowed under the Floor Area Ratio limit permitted for the district in Section 124 and Article 7 of this Code.

The Floor Area Ratio (F.A.R.) limit for the Ocean Avenue NC-T is 2.5 to 1. The F.A.R. for the property would limit nonresidential uses to 200,375 square-feet. The project would provide approximately 29,500 square-feet of commercial uses, well within the limit prescribed by the Code.

- H. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code.

The Project requires a variety of approvals by the Planning Commission, yet as designed meets all the use limitations by story of the NC-Districts.

15. 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 enhanced.

The Project Site is located within Ocean Avenue Neighborhood Commercial Transit District and is thought to enhance the commercial vitality of the area. With approximately 29,500 sf of ground floor retail development, the project will have a synergistic relationship with the District which is underserved by a larger grocery store. The size of the grocery store use would provide many opportunities for local resident employment. The project also includes a smaller, 1,975 sf ground floor commercial space that is suitable for local business ownership. Should a Formula Retail Use other than a grocery store wish to operate within one of these spaces, they will be subject to the Formula Retail provisions of the Planning Code.

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

The Project would increase the City's housing supply by 173 units. The existing buildings that will be demolished do not contribute to the character of the Ocean Avenue NC-T. Furthermore, the Project will not result in the loss of existing housing. The project would promote the economic diversity of the neighborhood by providing residents a rental housing option.

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

The Project is subject to the City's affordable housing policies. Planning Code Section 315 sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. The Project Sponsor has decided to provide the affordable housing on-site. 26-units (two studios, 13 one-bedrooms, and 11 two-bedrooms) of the 173 units provided will be affordable units.

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

The construction of the project including the extension of Lee Avenue will impact MUNI services in the adjacent Phelan Loop site. The sponsor is working closely with SFMTA to reduce the construction's impact on MUNI services. The Project will require new signalization at the proposed Brighton Avenue and Lee Avenue intersections to reduce the Project's vehicular movement impact on Ocean Avenue traffic.

The Site is well served by multiple transit lines, including MUNI's K-Ingleside metro line. It is anticipated that smaller households in the surrounding neighborhood will visit the Project by alternative modes, including transit. The increase in transit demand anticipated by the Project would not have a significant or noticeable impact upon transit services in the neighborhood or affect transit operations.

The Project is well served by off-street parking, exceeding the minimum requirements for both commercial and residential parking. Because of the large amount of off-street parking the Project would provide, it is not anticipated that it would impact neighborhood parking.

- 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 will not displace any service or industry establishment due to commercial office development. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmark and historic buildings be preserved.

The existing buildings on the Site are not 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 have no negative impact on parks or open space.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The new commercial tenants will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

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 would provide a neighborhood serving grocery store in a neighborhood that is underserved by this use. The new commercial tenants will not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood, but will instead enhance diversity. The existing businesses that would be displaced by the Project include a "Wheel Works" service station, a use that draws customers from outside the immediate neighborhood.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

None of the tenants have been chosen for the ground floor commercial spaces. The smaller commercial space within the west block is suitable for a small business enterprise. The formula retail authorization included in this motion is only for a grocery store tenant within the east building. Any other formula retail tenant that seeks to locate within the Project thereafter would be subject to the current Formula Retail provisions of the Planning Code.

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAXIMIZE OPPORTUNITIES TO INCREASE THE POTENTIAL SUPPLY OF HOUSING IN APPROPRIATE LOCATIONS CITYWIDE.

Policy 1.4:

Locate in-fill housing on appropriate sites in established residential neighborhoods.

The Project will create up to 173 units of new housing, including 15 percent Below Market Rate units, which will be in a location well-served by transit with access via BART and MUNI to several employment centers around the region.

The residential neighborhoods surrounding the Ocean Avenue NC-T District are established family-oriented residential neighborhoods. The subject site is suitable for residential development because it is underutilized and well served by transit.

OBJECTIVE 4:

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.2:

Include affordable units in larger housing projects.

The Project includes 26 affordable units to be located on-site.

OBJECTIVE 8:

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.4:

Encourage greater economic integration within housing projects and throughout San Francisco.

Instead of being located off-site or paying an in-lieu fee, all inclusionary housing units required for the Project will be located on-site, thus, promoting economic integration within the Project by including market rate and below market rate units.

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.2:

Ensure housing is provided with adequate public improvements, services, and amenities.

In order to meet its obligation for public improvements the Project will contribute to the Balboa Park Community Improvement Fund. Instead of paying the fee the sponsor has agreed to construct two street extensions. The Brighton Avenue extension is a shared private and public open space amenity that is being provided by the project.

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 OR ORIENTATION.

Policy 1.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

Policy 1.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project proposes a well-designed structure that captures the character and vitality of the neighborhood through its use of materials, massing, scale, and details. The buildings will promote harmony in visually relating to, and serving as a transition between the larger institutional buildings of CCSF and the more fine grain buildings at the center of the Ocean Avenue NC-T. The buildings are sided in stucco, the most common material found in the District, with a modern vocabulary. Although the buildings are large, mostly a fuNC-Tion of their site, their scale reduced by the change in height at the roof level, the well defined pedestrian oriented commercial base, and the extension of Brighton Avenue through the site. Furthermore, the façade is articulated with more meaningful projections that are larger than those that are permitted by Code and the top floor is set back on the west building to acknowledge the shorter buildings west of the site.

OBJECTIVE 4:

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

Policy 4.4:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.12:

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

The Proposal includes 5,700 square feet of public open space for visitors to utilize within the Brighton Avenue extension. The area is well defined and landscaped to promote pedestrian movement. The street is narrowed and paved with special pavers to slow auto traffic and signify the entrance into a pedestrian realm. Planters are located at the base of the buildings that help soften the materials and further define the pedestrian realm. The street and sidewalk on Brighton Avenue are proposed to be the same surface with either bollards or special pavers to indicate where the sidewalks meet the roadway.

BALBOA PARK STATION AREA PLAN

Objectives and Policies

OBJECTIVE 1.2:

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

Policy 1.2.2:

Encourage mixed-use residential and commercial infill within the neighborhood commercial district.

The project provides a mixed-use residential and commercial infill development in the Ocean Avenue NC-T district.

OBJECTIVE 3.2:

ENSURE THAT NEW DEVELOPMENT DOES NOT ADVERSELY AFFECT PARKING AVAILABILITY FOR RESIDENTS.

Policy 3.2.3:

Promote car-sharing programs as an important way to reduce parking needs while still providing residents with access to an automobile when needed.

The project provides 5 car share parking spaces, in excess of that required by the Planning Code.

OBJECTIVE 3.3:

ENSURE THAT NEW OFF-STREET PARKING DOES NOT ADVERSELY AFFECT NEIGHBORHOOD CHARACTER OR THE PEDESTRIAN FRIENDLINESS OF STREETS IN THE PLAN AREA.

Policy 3.3.1:

Prohibit garage doors and curb cuts on neighborhood commercial and transit preferential streets.

No garage doors or curb cuts are proposed on Ocean Avenue (other than to create the Brighton Avenue extension and the Lee Avenue extension, pursuant to Policy 6.1.1).

OBJECTIVE 4.1:

MAXIMIZE OPPORTUNITIES FOR RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

Policy 4.1.1:

Housing, supported by a modest amount of neighborhood-oriented commercial establishments, should form the backbone of all new development in the plan area.

The project provides 173 dwelling units, supported by a modest amount (approximately 29,500 square feet) of ground floor commercial space.

OBJECTIVE 4.2:

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT BY PROVIDING AN APPROPRIATE MIX OF HOUSING.

Policy 4.2.1:

Encourage mixed-use commercial and residential infill within the commercial district while maintaining the district's existing fine-grain character.

The project provides a mixed-use residential and commercial infill development respectful of the existing character of the Phelan Loop area.

Policy 4.2.2:

Redevelop the parcels in the Phelan Loop Area with new mixed-use development.

The project redevelops the Kragen Auto Parts in the Phelan Loop area site with a mixed-use residential and commercial development.

OBJECTIVE 5.1:

CREATE A SYSTEM OF PUBLIC PARKS, PLAZAS AND OPEN SPACES IN THE PLAN AREA.

Policy 5.1.3:

Ensure that new open spaces are linked to and serve as an extension of the street system.

OBJECTIVE 5.2:

CREATE OPEN SPACE WITHIN NEW DEVELOPMENT THAT CONTRIBUTES TO THE OPEN SPACE SYSTEM

Policy 5.2.1:

Require good quality public open space as part of major new developments.

The Brighton Avenue Extension provides good quality public open space linked to the existing street system.

OBJECTIVE 5.3:

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

Policy 5.3.1:

Improve the visual and physical character of the Ocean Avenue Neighborhood Commercial District.

The project improves the visual and physical character of the Ocean Avenue NC-T district by replacing a surface parking lot with a well-designed mixed-use development.

Policy 5.3.3:

Pedestrian routes, especially in commercial areas, should not be interrupted or disrupted by auto access and garage doors.

No garage doors or curb cuts are proposed on Ocean Avenue (other than to create the Brighton Avenue extension and the Lee Avenue extension, pursuant to Policy 6.1.1).

OBJECTIVE 6.1:

CREATE STRONG PHYSICAL AND VISUAL LINKS BETWEEN THE TRANSIT STATION NEIGHBORHOOD, CITY COLLEGE, AND THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Policy 6.1.1:

Large parcels should emphasize the existing street pattern, by extending Harold, Brighton, and Lee Avenues north across Ocean Avenue.

The project extends Brighton Avenue and Lee Avenue across Ocean Avenue.

OBJECTIVE 6.2:

KNIT TOGETHER ISOLATED SECTIONS OF THE PLAN AREA WITH NEW MIXED-USE INFILL BUILDINGS.

The mixed-use infill project knits together the Phelan Loop area and City College to the east with the Ocean Avenue neighborhood commercial district to the west.

OBJECTIVE 6.4:

RESPECT AND BUILD FROM THE SUCCESSFUL ESTABLISHED PATTERNS AND TRADITIONS OF BUILDING MASSING, ARTICULATION, AND ARCHITECTURAL CHARACTER OF THE AREA AND THE CITY

Policy 6.4.2:

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of the older buildings that surround them.

Policy 6.4.3:

Ground floor retail uses should be tall, roomy and as permeable as possible.

Policy 6.4.4:

Height and bulk controls should maximize opportunities for housing development while ensuring that new development is appropriately scaled for the neighborhood.

Policy 6.4.5:

Heights should reflect the importance of key streets in the city's overall urban pattern, while respecting the lower scale development that surrounds the plan area.

The project features contemporary but contextual architecture, tall roomy and permeable ground floor retail spaces, and conforms to the site's 55-foot height limit.

17. The Project has completed the requirements of the First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator as they apply to permits for residential development (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.
18. 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.
19. Where feasible, all significant environmental impacts of the Project have been mitigated to a less than significant level, and to the extent that an environmental impact of the Project cannot feasibly be mitigated to a less than significant level, specific overriding economic, legal, social, technological and other benefits of the Project each independently outweigh these significant and unavoidable impacts and warrant approval of the Project, as stated in the Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations which is attached hereto as "Exhibit C and Attachment A" and incorporated by this reference.
20. Discussion and Rejection of EIR Alternatives - CEQA provides that alternatives analyzed in an EIR may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible....project alternatives identified in the final EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the Final EIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence of specific economic, legal, social, technological and other considerations that make the No Project Alternative and the Area Plan Alternative with No Transportation Improvements infeasible, as stated in the Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations which is attached hereto as "Exhibit C and Attachment A" and incorporated by this reference.
21. Statement of Overriding Considerations - CEQA (Public Resources Code Section 21081 and CEQA Guidelines 15093) requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its

unavoidable environmental risks when determining whether to approve the project. In approving the Project, the Commission has balanced the benefits of implementing the Project against its unavoidable environmental effects described above. After balancing these issues, the Commission has determined that the significant unavoidable effects of the Project are acceptable as stated in the Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations which is attached hereto as "Exhibit C and Attachment A" and incorporated by this reference.

The Commission finds that granting authorization for the Subject Project would promote the public welfare, convenience, and necessity for the reasons set forth above.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS CEQA Findings** attached hereto and including a Statement of Overriding Benefits and a Mitigation Monitoring and Reporting Program, and **APPROVES Conditional Use Application No. 2006.0884CU** 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. 17885. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on May 21, 2009.

Linda Avery
Commission Secretary

AYES: Commissioners Olague, Antonini, Moore, Borden, Miguel
and Sugaya

NAYES: None

ABSENT: Commissioner Lee

ADOPTED: May 21, 2009

Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

General Conditions

1. This approval is for Conditional Use authorization and Planned Unit Development approval pursuant to Planning Code Sections 737, 121.1, 121.2, 703.4, 303 and 304 in the Ocean Avenue NC-T District and a 55-X Height and Bulk District for construction of an approximately 318,300 gross square foot mixed-use Project that would include demolition of the existing auto parts store and surface parking lot, construction of one five-story and one four-story building over a ground level and basement garage, with approximately 173 dwelling units, including 26 on-site BMR units, up to approximately 29,500 square feet of retail space, including up to approximately 27,500 gross square foot formula retail grocery use (with off-sale liquor) in the east block, approximately 237 parking spaces above and below grade, the Brighton Avenue Extension and the Lee Avenue Extension. The Project approved by this Motion is in general conformity with the plans dated April 20, 2009, on file with the Department in the docket for Case No. 2006.0884C (labeled Exhibit B), reviewed and approved by the Commission on May 21, 2009.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's 2515, Lot 001), which Notice shall state that construction has been authorized by and is subject to the conditions of this Motion including the designation of the below market rate housing units. From time to time after the recordation of such Notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines of no less than \$200.00 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, biweekly litter pickup and disposal, and cleaning of the main entrance and abutting sidewalks as needed.
6. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors during project construction. The Project Sponsor shall report the name and telephone number of this

Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

7. Mitigation Measures. The mitigation measures and improvement measures set forth in the attached Mitigation Monitoring and Reporting Program, Exhibit C and Attachment A, which have been agreed to by the Project Sponsor, and which constitute the mitigation measures and improvement measures applicable to the project in the Balboa Park Station Area Plan Final EIR (Case 2004.1059E), as necessary to avoid potential significant effects of the project and reduce less than significant effects (in the case of improvement measures), are fully incorporated herein as conditions of approval of this authorization. If said measures are less restrictive than the other conditions herein, the more restrictive and protective control as determined by the Zoning Administrator, shall govern.

First Source Hiring

8. 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 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.

Design

9. The Project sponsor shall continue to work with staff to refine the project design in general conformity with the plans labeled Exhibit B to assure that all building materials, including finishes, windows, entrances, storefronts, and detailing are appropriate for the Site and neighborhood. The project design shall include exploring opportunities to add visual interest (e.g. green wall, mural) to the west wall of the west building at the ground floor.
10. The project sponsor shall continue to work with staff to refine the design of the streetscape improvements, in general conformity with the plans labeled Exhibit B, including the Brighton Avenue sidewalks, consistent with the requirements of the Department of Public Works applicable to public sidewalks. The streetscape design shown in the plans before the Commission for approval are generalized and may require further refinement.
11. Space for the collection and storage of garbage shall be provided within enclosed areas on the property. Garbage containers shall be kept inside buildings, and placed outside only when being serviced by the disposal company. Space for the collection and storage of recyclable 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.
12. All applicable City Codes and standards shall be met.
13. No general advertising signs shall be permitted anywhere on the building.
14. The Project shall comply with the provision of street trees as required by Planning Code Section 143.

15. Signs and exterior lighting shall be reviewed and approved by the Planning Department before they are installed.
16. The Project Sponsor shall maintain attractive storefronts providing visibility of the commercial interior through the storefront windows. The Project Sponsor shall require that the tenants maintain storefronts that maximize the visibility of the interior through the storefront windows.

Parking

17. The Project shall provide no more than the maximum number of parking spaces allowed by Planning Code 151.1 (up to 1 space per dwelling unit; 1 space per 1,500 occupied square feet of retail space and 1 space per 250 occupied square feet for a retail grocery store in excess of 20,000 occupied square feet.
18. 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. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space.
19. The Project Sponsor shall provide 5 off-street parking spaces to be dedicated for the exclusive use by a car-sharing organization, 2 spaces in excess of the requirements of and pursuant to the provisions of Planning Code Section 166.
20. The Project Sponsor shall comply with the residential bicycle parking requirements and shower and locker requirements of Planning Code Section 155.3 and 155.5 and shall provide more than the number of commercial employee bicycle parking spaces required by Section 155.4.
21. If the Project includes a retail use larger than 20,000 square feet, including but not limited to grocery, hardware, furniture, consumer electronics, greenhouse or nursery, and appliance stores, which sell merchandise that is bulky or difficult to carry by hand or by public transit, then the Project shall offer, at minimal or no charge to its customers, door-to-door delivery service and/or shuttle service, to meet the requirements of Section 151.1(f) of the Code.

Housing

22. The Project's dwelling units shall not be marketed for time-share or short-term transient use. No residential units shall be used as a hotel unit.

Inclusionary Housing

23. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 315 et seq. of the Planning Code and the terms of the Affordable Housing Monitoring Procedures Manual (hereinafter "Procedures Manual"), incorporated herein by reference, as adopted on June 28, 2007 by the Planning Commission, and as required by Planning Code Section 315 (collectively the "Inclusionary Requirement"). The Project Sponsor has elected to provide fifteen percent on-site affordable below-market-rate units ("BMR units"), for a total of approximately 26 units, to satisfy its Inclusionary Requirement.

- a. The BMR unit(s) shall be designated on the building plans prior to approval of any building permit. The BMR unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) shall be constructed, completed, and ready for occupancy no later than the market rate units, and (3) shall be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project.
- b. If the units in the building are offered for sale, the BMR unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the San Francisco Principal Metropolitan Statistical Area (PMSA). The initial sales price of such units shall be calculated according to the Procedures Manual based on such percentage of median income. This restriction shall apply for a fifty (50) year period from the date of the initial sale of the BMR unit.
- c. The Applicant shall administer the marketing and reporting procedures, including the payment of administrative fees to the monitoring agency if such fees are authorized by ordinance, according to the procedures established in the Procedures Manual or as otherwise provided by law.
- d. The definitions, procedures and requirements for BMR units are set forth in the Procedures Manual and are incorporated herein as Conditions of Approval. Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual.
- e. Prior to issuance of any building permit for the Project (including any building permit issued for any partial phase of the Project), the Project Sponsor shall have designated the BMR units in accordance with Items a, b and c above.
- f. Prior to issuance of the Building Permit, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval and identifies the BMR unit(s) 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 the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR unit(s).

Formula Retail Grocery Store

24. Approximately 27,500 gross square feet of the commercial space in the east block has been designed for and is intended for occupancy by a formula retail grocery store (with off-sale liquor), as defined by Planning Code Sections 790.102(a), 790.55 and 703.4. This approval includes authorization for a formula retail grocery store (with off-sale liquor) within the ground floor commercial space within the east block. In the event the Project Sponsor determines not to include a grocery store in the project, any other use proposed for the grocery tenant space (or elimination of the grocery store space) shall require a new informational hearing before the Planning Commission that is subject to the notification procedures of Section 303 of the Code. Notwithstanding the hearing requirement specified above, the Planning Code may require any non-grocery store to obtain an independent

conditional use authorization. Should this occur, the Planning Commission, in its discretion, may consolidate the informational hearing with a conditional use hearing.

Balboa Park Impact Fee

25. Prior to the issuance of the first site or building permit, the project sponsor shall comply with Planning Code Sections 330-330.6 (Ordinance 61-09) by paying a community impact fee of \$8 per gross square foot of new residential space and \$1.50 per gross square foot of net new commercial space, enter into an In-Kind Agreement with the City, or comply through a combination of payment and in-kind improvements, as provided by Section 330.3(d).

Brighton Avenue Extension

26. Pursuant to the policies of the Balboa Park Area Plan, prior to issuance of the Certificate of Final Completion, the Project Sponsor shall construct the Brighton Avenue Extension as a private pedestrian street between the two building blocks with vehicular access only to the project's parking garages, in general conformity with Exhibit B.
27. The Project Sponsor shall cause its engineer to prepare detailed plans and specifications for the Brighton Avenue public sidewalks, to be submitted for review and approval by the Department of Building Inspection ("DBI") in the ordinary course of the process of obtaining a building permit for the Project. The Department of Public Works ("DPW") shall review the permit plans for the Brighton Avenue public sidewalks as part of its review of the Project's site or building permit to confirm for DBI that the sidewalk, when completed, will meet City standards. Prior to issuance of the Certificate of Final Completion involving the Brighton Avenue Extension, the Project Sponsor shall convey a public access easement to the City providing for public access at all times to the sidewalk areas (but not the vehicular roadways) of the Brighton Avenue Extension, totaling approximately 3,460 square feet. The value of the public access easement (\$354,650) shall qualify as an In-Kind Improvement credit pursuant to Planning Code Section 328.3(f). The Project Sponsor shall retain maintenance and liability responsibility for the Brighton Avenue Extension, including the sidewalk area. Maintenance and liability for the sidewalk area should be addressed specifically in the public access easement. The provisions of an approved In-Kind Agreement shall govern the implementation of this condition.

Lee Avenue Extension

28. Pursuant to the policies of the Balboa Park Area Plan, prior to issuance of the Certificate of Final Completion for the Project, the Project Sponsor shall construct the Lee Avenue Extension as a public vehicular and pedestrian street at the east side of the project, part of which will be located on Project Sponsor property and part of which will be located on City property under the control of the Municipal Transportation Agency (MTA), in general conformity with Exhibit B and consistent with DPW standards for streets, curbs and sidewalks, provided the MTA approves such construction on its property. The actual costs to the Project Sponsor of the Lee Avenue Extension improvements shall qualify as an In-Kind Improvement credit pursuant to Planning Code Section 328.3(f) and an In-Kind Agreement to be approved by the Commission.
29. Upon completion of the Lee Avenue Extension and confirmation by DPW that the Lee Avenue Extension improvements meet City standards, the Project Sponsor shall irrevocably offer to dedicate

such improvements and its land underlying a portion of the extension to the City for use as an accepted public street, for which the City shall assume maintenance and liability responsibility. An irrevocable offer of land dedication may be a condition precedent to DPW issuance of a street improvement permit; provided, however, it shall not qualify for an In-Kind Improvement credit. The provisions of an approved In-Kind Agreement shall govern the implementation of this condition.

Loading Driveway

30. To accommodate a grocery store use in the east block, a loading dock capable of accommodating 65-foot trucks as shown in Exhibit B may be provided with access from the Lee Avenue Extension. The Project Sponsor may seek an easement, license or other accommodation from the appropriate City agency permitting trucks up to 65 feet in length to use a turn-around at the rear of the current Phelan Loop perpendicular to the Lee Avenue Extension to maneuver trucks so that they can back into the loading dock.
31. All grocery store loading shall occur from Lee Avenue and utilize the two-space off-street loading area located on Lee Avenue.
32. Because of the location of residential units in the project above the loading dock and the City's proposal to construct an affordable residential project directly across Lee Avenue from the project site, loading via the truck turnaround driveway/easement on the adjacent property to the east shall be prohibited during the late night and early morning hours of 11:00 p.m. to 6:00 a.m.
33. Loading dock personnel shall be stationed on Lee Avenue whenever delivery vehicles accessing the loading dock require traffic lanes to be blocked, in the northbound and/or southbound direction, to assist truck maneuvering and manage traffic flow including minimizing potential conflicts with MUNI operations.
34. Loading dock staging shall be prohibited from Ocean, and deliveries by 18-wheel trucks shall be scheduled such that on-street queuing is unnecessary.

Exhibit C and Attachment A
MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES FROM THE BALBOA PARK STATION AREA PLAN FINAL EIR				
Transportation Mitigation Measure				
<p>Ocean Avenue/Brighton Avenue: Adjust the intersection signal timing to provide a short protected left-turn green phase for eastbound traffic to accommodate the Krage Auto Parts Site development. The change in signalization shall meet City standards and specifications. The project sponsor for the Krage Auto Parts Site development shall work with MTA and the Planning Department to confirm that this signal change would be acceptable.</p> <p>All changes to the intersection signalization plan, including addition of new signal phases shall be reviewed, analyzed, and implemented by MTA. The project sponsor shall fully fund these efforts.</p>	Project sponsor, MTA, and Planning Department	Prior to issuance of certificate of occupancy	MTA, Planning Department	Considered complete upon signal adjustment
Noise Mitigation Measures				
<p>N-1: In accordance with the San Francisco Land Use Compatibility Guidelines for Community Noise, conduct a detailed evaluation of noise reduction requirements and incorporate needed noise reduction measures into the project design wherever new residential development is proposed in areas subject to existing or future noise levels over 60 dBA (CNEL).</p>	Project sponsor	Prior to issuance of applicable site permit addendum	Planning Department and DBI	Considered complete upon approval of site permit addendum
<p>N-2: Complete a vibration analysis for any residential or vibration-sensitive land uses proposed within critical distances of existing or planned BART or MUNI facilities (see Table 18, p. 224 of the Draft EIR). Incorporate measures into the design as necessary to reduce the potential for vibration disturbance.</p>	Project sponsor	Prior to issuance of applicable site permit addendum	Planning Department and DBI	Considered complete upon approval of site permit addendum
Air Quality Mitigation Measures				
<p>AQ-1: The project sponsor(s) shall ensure that contractors spray all sites with water during demolition, excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor(s) would require that the project contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsor(s) would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other</p>	Project sponsor	During construction	Planning Department and DBI	Considered complete upon completion of construction

<p>pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.</p>				
<p>AQ-2: New residential development proposed in the following areas shall include an analysis of PM2.5 and shall, if warranted based on the results, incorporate upgraded ventilation systems to minimize exposure of future residents to PM2.5 (which includes DPM) and other pollutant emissions, as well as odors: (1) within 500 feet of the I-280 freeway; (2) adjacent to the proposed bus layover facility on the Phelan Loop Site; (3) any active recreation areas such as playgrounds that are proposed as part of any future residential development in either of these areas; and (4) any other location where total daily traffic volumes from all roadways within 500 feet of such location exceed 100,000 vehicles.</p> <p>The analysis shall employ either site-specific modeling of PM2.5 concentrations or other acceptable methodology to determine whether the annual average concentration of PM2.5 from the roadway sources within 500 feet would exceed the standard of 0.2 micrograms per cubic meter that has been shown to result in an increase of approximately 0.3 percent in non-injury mortality. If the incremental annual average concentration of PM2.5 concentration (from roadway sources only) were to exceed 0.2 micrograms per cubic meter at the project site, the project sponsor shall be required to install a filtered air supply system to maintain all residential units under positive pressure when windows are closed.</p> <p>The ventilation system, whether a central HVAC (heating, ventilation and possibly air conditioning) or a unit-by-unit filtration system, shall include high efficiency filters meeting minimum efficiency reporting value (MERV) 13, per American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 52.2 (equivalent to approximately ASHRAE Standard 52.1 Dust Spot 85%). Air intake systems for HVAC shall be placed based on exposure modeling to minimize roadway air pollution sources. The ventilation system shall be designed by an engineer certified by ASHRAE, who shall provide a written report documenting that the system offers the best available technology to minimize outdoor to indoor transmission of air pollution.</p> <p>In addition to installation of air filtration, the project sponsor shall present a plan that ensures ongoing maintenance of the ventilation and filtration systems. The project sponsor shall also ensure that the following information is disclosed to buyers and renters: (1) the findings of the particulate matter analysis, and (2) instructions concerning the proper use of any installed air filtration. If active recreation areas such as playgrounds are proposed as part of</p>	<p>Project sponsor</p>	<p>Prior to issuance of applicable site permit addendum</p>	<p>Planning Department, Department of Public Health (DPH), and the Department of Building Inspection (DBI)</p>	<p>Considered complete upon approval of site permit addendum showing HVAC system, as appropriate, if warranted</p>

<p>any future residential development, such areas shall be located at least 500 feet from freeways, if feasible.</p> <p>The above standard shall also apply to other sensitive uses such as schools, daycare facilities, and medical facilities. (It is noted that such facilities are somewhat more likely to employ central air systems than are residential developments.)</p>				
<p>Hazardous Materials Mitigation Measures</p>				
<p>HM-2: Ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation or demolition, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, such as asbestos-containing building materials, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	<p>Project sponsor</p>	<p>Submit work plan prior to start of demolition</p>	<p>Planning Department, in consultation with the Bay Area Air Quality Management District (BAAQMD)</p>	<p>Submit work completion report to Planning Department, in consultation with BAAQMD</p>
<p>HM-4: Ensure that an environmental professional shall be present during excavation activities when the hydraulic lifts are removed and when excavation occurs in the vicinity of the storm sewer system to observe for staining and to collect soil samples, if staining is observed. If the sampling indicates that a release of hazardous materials could have affected soil or groundwater quality at the site, conduct follow-up investigations and possibly remediation in conformance with state and local laws, regulations, and guidelines.</p>	<p>Project sponsor</p>	<p>Submit work plan prior to start of demolition</p>	<p>Planning Department, in consultation with DPH</p>	<p>Submit work completion report to Planning Department, in consultation with DPH</p>
<p>Archeological Mitigation Measures</p>				
<p>AM-1: AM-1 applies to projects involving activities including excavation, construction of foundations, soils improvement/densification, installation of utilities or soils remediation resulting in soils disturbance/modification to a depth of four (4) feet or greater below ground surface.</p> <p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities contractor involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	<p>Project sponsor</p>	<p>Prior to and during construction</p>	<p>The ERO to review and approve the Final Archeological Resources Report</p>	<p>The project archeologist to consult with the ERO as indicated. Considered complete after review and approval of the Final Archeological Resources Report by the ERO.</p>

<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
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<p>AM-2: Based on the reasonable potential that archeological resources may be present within the Project Area, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried historical resources. The project sponsor of a development project under the Balboa Park Station Area Plan shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce the potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c), to a less-than-significant level.</p> <p>Archeological monitoring program (AMP). The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor of a development project under the Balboa Park Station Area Plan, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects 	<p>Project sponsor</p>	<p>Prior to and during construction</p>	<p>The ERO to review and approve the Final Archeological Resources Report</p>	<p>The project archeologist to consult with the ERO as indicated. Considered complete after review and approval of the Final Archeological Resources Report by the ERO.</p>
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<p>on significant archeological deposits;</p> <ul style="list-style-type: none"> • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO. <p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery</p>	<p>Project archeologist</p>	<p>Follow requirements of an ADRP</p>	<p>The ERO to review and approve the ADRP</p>	<p>Considered complete after review and approval of the ADRP by the ERO</p>
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methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.
- Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
- Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.
- Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- Final Report. Description of proposed report format and distribution of results.

Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to

Project archeologist

Following discovery of human remains

County Coroner and ERO

Completion of notification and consultation requirements of Pub. Res. Code Sec. 6097.98

Project archeologist

Completion of draft FARR

The ERO to review and approve the

Considered complete after review and approval of the FARR

<p>the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>			FARR	by the ERO
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IMPROVEMENT MEASURES FROM THE BALBOA PARK STATION AREA PLAN FINAL EIR

Transportation Improvement Measures

<p>The project sponsor shall coordinate with one of the carshare providers to provide carshare spaces within new off-street parking facilities to encourage carshare use. Make efforts to enhance transit, pedestrian, and bicycle circulation and access in the Project Area, which would reduce the reliance upon private vehicles.</p>	Project sponsor	Prior to issuance of certificate of occupancy	MTA, Planning Department	Considered complete upon provision of car share parking
<p>To minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods, limit construction truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by MTA). In addition, have all construction contractors meet with representatives of MTA and the Planning Department to determine feasible measures to reduce traffic congestion, including transit disruption and pedestrian and bicycle circulation impacts during construction of individual projects within the Project Area.</p>	Project sponsor	During construction	DBI	Considered complete upon completion of construction
<p>Allow project residents to park within the food market/retail spaces overnight. It would be necessary to have these spaces dedicated to retail patrons during store hours; however, during other times, project residents could be allowed to utilize these spaces. In addition, coordinate with one of the carshare providers to provide carshare spaces within the parking garage to encourage carshare use.</p>	Project sponsor	Monitor biannually	MTA, Planning Department	Ongoing
<p>To encourage food market/retail employees to commute to work on bicycle (thereby improving</p>	Project sponsor	Prior to issuance of	Planning Department	Considered complete upon construction of showers, lockers and

traffic and parking conditions), provide the Planning Code-required shower and locker facilities for the food market/retail space. In addition, provide additional bicycle parking spaces in a safe and secure location for employees.		site permit		bicycle parking
Truck Loading: <ul style="list-style-type: none"> Restrict truck access to the food market loading dock to 30 foot trucks or shorter. If longer trucks are needed, restrict deliveries to the early morning to avoid peak morning and peak evening commute periods. Schedule all deliveries to reduce the potential for trucks waiting to enter the loading dock (which may cause a back up onto Ocean Avenue). Traffic volumes along Ocean Avenue are constantly high throughout the day; therefore, deliveries between 7:00 a.m. and 7:00 p.m. should be avoided. Maintain accurate truck logs to document the time and duration of truck activities. Station loading dock personnel at the corner of the Ocean/Lee intersection and at the loading dock to assist truck maneuvers and to manage traffic flows. Work with MTA to prohibit on-street parking along Lee Avenue during the peak loading periods to provide sufficient right-of-way for truck maneuvers. 	Project sponsor	Monitor biannually	MTA, Planning Department	Ongoing
Water Quality Improvement Measure				
WQ-1: Incorporate green stormwater management technologies into proposed new open spaces in the Project Area. Examples of green stormwater technologies include swales and other infiltration methods, rainwater gardens, stormwater planters, green roofs, pervious concrete, green streets, new open space, and reducing the use of pipes, curbs and gutters. Incorporation of these green stormwater management technologies could further delay peak stormwater runoff flows and provide reduction of pollutants in the stormwater runoff discharged to the combined sewer system.	Project sponsor	Prior to issuance of a applicable landscaping permit	Planning Department, DBI	Considered complete upon installation of landscaping

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November 20, 2012

Bill Wycko
San Francisco Planning Department
30 Van Ness Avenue
San Francisco, CA 94102

RE: Left Turn Treatment at Brighton Street and Ocean Avenue
Balboa Park Station Area Plan Transportation Study
Case #2004.1059E

Dear Mr. Wycko

SFMTA Sustainable Streets has reviewed the traffic mitigation proposed in the Balboa Park Station Area Plan Final EIR (Case No. 2004.1059E) regarding the intersection of Brighton Avenue and Ocean Avenue and determined that a protected left turn phase from westbound Ocean Avenue onto southbound Brighton Avenue is neither feasible nor acceptable to SFMTA.

The primary concern is the delays such a signal change would impose on the Muni K Line, a light rail vehicle (LRV) line which operates on Ocean Avenue. Given the current roadway geometry there is no way to provide a separate left turn pocket for the westbound left turn without widening the roadway and relocating the tracks so they would be 12 feet further apart. That mitigation was not proposed so left turns are made from the track lane. SFMTA rejection of the protected left turn phase treatment stems from problems associated with protected left turns made from a lane shared by both rail traffic and through/left-turn vehicle traffic. The following describes problems associated with the three types of protected signal phasing.

- 1. Leading Left Turn Phase** – Because there are no exclusive left turn lanes at this intersection only one direction can have a protected left turn phase, which would be westbound for this intersection. If a leading left turn phase were to be provided, then there will be less time allocated for the opposing (eastbound) transit and through and left turn traffic. As a consequence, more vehicles would queue in the eastbound track lane; any left turning cars that did not clear the intersection would remain in the track lane and Muni inbound service would be directly impacted; outbound would also be affected as the LRVs must reach the end of the line before returning westbound. In addition, because of the eastbound traffic demand, only a small percentage of time can be provided to the left turn movement. Therefore only the first four or five vehicles would clear the intersection before the left turn phase terminated. Any other vehicles in the queue wanting to turn left will be making a permissive left turn against an

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eastbound traffic stream that is more densely packed as a consequence of having to wait for the westbound left turn phase to end. It is likely that the K Line would be stuck behind left turning traffic for multiple signal cycles in both directions. A second impact would be that westbound through traffic would experience more delay as more cars maneuvered around the backed-up track lane into the curb lane – the increased lane changes and usage of the curb lane would cause that lane to queue as well.

2. **Lagging Westbound Left Turn Phase** - If a lagging left-turn phase were to be implemented, the impact on the K Line would be less than the leading left-turn phase, but still cause delay for the K-Line primarily in the eastbound direction. In addition, incorporating a lagging left turn phase requires that the opposing (eastbound) left turn movement be prohibited in order to avoid a left-turn trap for eastbound traffic. The trap is created when the opposing direction (eastbound) making a left turn movement at the end of their green phase does not know that the westbound left turning vehicles had just received a green arrow. Prohibition of an eastbound left turn is contrary to the intent of the development.
3. **Split phase operation** – while neither considered in the EIR nor analyzed below, it is discussed here for completeness. Split phase operation occurs when only one direction of traffic goes at a time – first eastbound, then westbound. Split phase operation has its uses in limited circumstances – for example, at intersections with heavy turn movement volumes and modest to light pedestrian volume. Such operation would result in increased delay for all traffic (LRV, pedestrians and vehicles) at this intersection and disrupt east/west coordination for Muni and vehicle traffic. Intersection delay would increase. SFMTA would not support split phase operation at this intersection.

2012 Analysis

SFMTA staff used Synchro 8 to analyze Level of Service and delays associated with the existing phasing, leading left turn phasing and lagging westbound left turn phasing using data from the Balboa Park Traffic Study. The results are shown below in Table 1. Given the current lane configuration, the existing two phase operation results in less delay for the intersection and eastbound traffic turning traffic than the protected phase operation. Westbound traffic faces dismal delays under all three scenarios.

TABLE 1: STUDY DATA (2006), HCM 2000

Signal Phasing	Level of Service and Delay (seconds)		
	Intersection	EB	WB
Existing (2 phase)	F (121)	C (28)	F (217)
Leading LT	F (127)	D (45)	F (216)
Lagging WBLT*	F (128)	E (72)	F (194)

* eastbound left turn prohibited

Mr. William Wycko

Left Turn Treatment at Brighton Street and Ocean Avenue (Balboa Park Station Area Plan Study)

November 20, 2012

Page 3 of 3

SFMTA staff was perplexed by the delays calculated by Synchro for this intersection. Traffic Engineering would have received numerous complaints from the public and Muni if the intersection was experiencing this much delay. A PM Peak traffic count was conducted on 11/7/2012. The traffic volumes were about 20% less than those used in the Balboa Park transportation study (see study figure 9: EXISTING PLUS KRAGEN TRAFFIC VOLUMES). The new data was put into SFMTA's Synchro model, and the results are shown in Table 2 below. The intersection Level of Service and delay are consistent with field observation, and the existing two phase operation still shows less delay than does the leading left turn phase operation. While lagging left turn phase overall intersection operation has overall lower intersection delay, it requires prohibition of eastbound left turns (which will need to occur somewhere else), and comes at a slight increase in delay to eastbound transit and traffic when compared to existing two-phase operation.

TABLE 2: CURRENT TRAFFIC DATA (11/7/2012), HCM 2000

Signal Phasing	Level of Service and Delay (seconds)		
	Intersection	EB	WB
Existing (2 phase)	D (36)	C (20)	D (52)
Leading LT	D (41)	C (24)	E (58)
Lagging WBLT*	C (32)	C (25)	D (39)

* eastbound left turn prohibited

If you have further questions about this matter please contact Brian Dusseault of my staff at (415) 701-4676.

Sincerely,



Ricardo Olea
City Traffic Engineer

cc: Brian Dusseault, Al Herce, Scott Broady, Jerry Robbins – SFMTA
Robin Reitzes – Deputy City Attorney
Scott Sanchez – City Planning

ATTACHMENT: Ocean and Brighton PM Peak Traffic Count (11/7/2012)

