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Conditional Use Authorization Appeal

3637-3657 Sacramento Street Project

DATE:	January 7, 2019
TO:	Angela Calvillo, Clerk of the Board of Supervisors
FROM:	John Rahaim, Planning Director - Planning Department (415) 558-6411 Aaron Starr, Manager of Legislative Affairs - Planning Department (415)558-6362 Mary Woods, Case Planner - Planning Department (415) 558-6315
RE:	File No. 181237, Planning Case No. 2007.1347CUA – Appeal of the approval of Conditional Use Authorization (CUA) for 3637-3657 Sacramento Street
HEARING DATE:	January 15, 2019
ATTACHMENTS:	

A. Planning Commission CUA Motion No. 20336
B. Post-Planning Commission Hearing Revised Plans for a Proposed Two-Level Underground Parking Garage

PROJECT SPONSOR:	Litke Properties, Inc. 3490 California Street, Suite 206 San Francisco, CA 94118 Attn: Annie Chen
APPELLANT:	Rachel Lewis, California-Locust Neighbor's Group Association, 433 Locust Street, San Francisco, CA 94118

INTRODUCTION

This memorandum and the attached document are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Commission's (the "Commission") approval of the application for Conditional Use Authorization under Planning Code Sections 303 and 724 for: (i) Lot Size (Section 121.1); (ii) Use Size (Section 121.2); and (iii) Public Parking Garage for Short-Term Use (Section 303). The project is also seeking a Zoning Administrator modification from the rear yard requirement pursuant to Planning Code Sections 134, 136 and 307.

The proposal includes demolition of three buildings, and new construction of a 4-story (up to 40 feet tall), mixed-use building with 64 parking spaces on three below-grade levels; retail/commercial use on the ground floor, medical/dental offices on the second floor, and 18 residential units on the third and fourth floors ("Project"), located in the Sacramento Street NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

This response addresses the Conditional Use Authorization appeal ("CUA Appeal Letter") to the Board filed on December 7, 2018 by Rachel Lewis, on behalf of California-Locust Neighbor's Group Association. The CUA Appeal Letter references the proposed project in Case No. 2007.1347CUA, BOS File No. 181237.

The decision before the Board in this Appeal is whether to uphold or overturn the Commission's approval of Conditional Use Authorization to allow construction of a new 4-story mixed-use building with two levels of underground parking, retail/commercial use on the ground floor, medical/dental offices on the second floor, and 18 residential units on the third and fourth floors, as described in this response letter.

SITE DESCRIPTION AND PRESENT USE

The project site is located on two contiguous lots (Lots 012 and 020 in Assessor's Block 1018 with a combined lot area of approximately 14,585 square feet), which have approximately 110 feet of frontage along Sacramento Street and approximately 132 feet in depth. Lot 012, located at 3657 Sacramento Street, contains a single-story over basement, 12,250-square-foot, 75-space parking garage that was built in 1920. Lot 020 contains two structures: a two-story, 5,523 square-foot, occupied medical/dental office building with three surface parking spaces located at 3637 Sacramento Street, that was built in 1966, and an occupied three-story, 7,615 square-foot medical/dental office building located at 3641 Sacramento Street, that was built in 1974. The three existing buildings were built prior to the effective date of the current Sacramento Street NCD, which was enacted in 1987.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is bounded on the east and west by two- and three-story wood-frame mixed-use buildings that share common property lines. The project site is located within the Sacramento Street corridor, a mixed-use urban area with a mixture of two- to three-story buildings with residential units and offices above ground-floor commercial/retail. Neighboring uses include retail, restaurants, offices, and residential uses. The topography at the project site and project area slopes gently downward to the south and upward to the east. One block south of the site on California Street is the Laurel Heights shopping center with primarily neighborhood-serving commercial uses. Other zoning districts near the project site include: NC-S (Neighborhood Commercial Shopping Center District), RM-1 (Residential Mixed, Low Density District), and RH-3 (Residential House, Three-Family District); all of which are within a 40-X height and bulk district.

PROJECT DESCRIPTION

The project proposes demolition of the three existing buildings on the project site, and new construction of a four-story, 40-foot tall, mixed use building containing approximately 6,500 gross square feet of retail/commercial use on the first floor, approximately 10,000 gross square feet of medical offices on the second floor, and 18 dwelling units (approximately 17,100 gross square feet) on the third and fourth floors. The project proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The garage would also provide 21 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces on Sacramento Street. The project includes a dwelling unit mix consisting of 12 two-bedroom units, and six one-bedroom units. The project includes approximately 2,700 gross square feet of common open space via the ground floor rear yard, and 53 square feet of a private deck.

ENVIRONMENTAL DETERMINATION

On September 20, 2018, the Planning Department determined that the project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption.

BACKGROUND

On June 24, 2014, Annie Chen of Litke Properties, Inc. ("Project Sponsor") filed Application No. 2007.1347CUA ("Application") with the Planning Department ("Department") for a Conditional Use Authorization to demolish the existing buildings and construct the proposed project.

At the November 8, 2018 Planning Commission hearing, the Commission discussed and approved the proposed project with a design modification. The modification removed one level of the below-grade/underground parking garage, resulting in a two-level underground parking garage for the project. The Commission voted 4-2 (Moore absent) to approve the project as modified (Motion No. 20336). Subsequent to the hearing, the project sponsor submitted revised plans to reflect the two-level underground parking garage.

Close to two hours of public testimony was heard on this item, both in support of and in opposition to the project. Opponents of the project expressed concerns about the size of the project, depth of excavation, noise, congestion and disruptions to businesses during construction. Supporters of the project stated that the project would replace the existing medical/dental offices, provide parking, and add residential units.

On December 7, 2018, Rachel Lewis, on behalf of California-Locust Neighbor's Group Association, filed the Appeal Letter challenging the Conditional Use Authorization decision by the Commission.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
    a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
    b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code;
    c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
    d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

In addition to the criteria in Section 303(c), Planning Code Section 121.1(b) sets forth the following criteria that must be met for projects seeking a development lot size greater than 5,000 square feet in the Sacramento Street NCD and considered by the Commission in evaluating the proposed lot size:

1. That the mass and facade of the proposed structure are compatible with the existing scale of the district; and
2. That the facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

In addition, Planning Code Section 121.2(a) sets forth the following criteria that must be met for projects seeking non-residential use size greater than 2,500 square feet for each individual use in the Sacramento Street NCD and considered by the Commission in evaluating the proposed use size:

1. That 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;
2. That the proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function; and
3. That the building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

In addition, Planning Code Section 303(t) sets forth the following criteria that must be met for projects seeking non-accessory parking for a specific use or uses in the Sacramento Street NCD and considered by the Commission in evaluating the proposed use:

1. Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means; mass and facade of the proposed structure are compatible with the existing scale of the district;
2. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;
3. That the absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling;

4. That in the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and
5. That the availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

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

Issue 1: The Appellant contends that the proposed lot size exceeding 5,000 square feet is incompatible with the Sacramento Street NCD.

Response 1: The Commission found the project was, on balance, consistent with objectives and policies of the General Plan and Planning Code Section 101.1 Priority Policies. The project is composed of 25-foot vertical segments to be more in character with the block and neighborhood, creating separate storefront modules, and increasing the consistency of the design on the second through fourth floors to look more residential in character. The ground floor retail/commercial storefronts were modulated to emulate the existing size and scale of the storefronts on Sacramento Street with a center entry, planters, large glazed areas and a horizontal band to separate the ground floor building base from the upper floor residential façade. The vertical building modules emulate the 25-foot-wide building on the block face. The vertical brick pilasters emulate the similar brick features of the wider mixed-use buildings across the street. The project's architectural treatments, façade design and building materials include brick siding, cement plaster, metal awning, metal sectional garage door with translucent panels, aluminum storefront, stone cladding for the recessed planters, stoned pavers, transom windows, prefinished aluminum windows, and sandblasted glass guardrails. The project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts in the exterior materials. The Commission found that the proposed new construction would produce high-quality architectural design that is compatible with the surrounding neighborhood specifically with regards to building scale, materials and architectural features. The new building will provide a mixed-use development consistent with the intent of the Sacramento Street NCD. The Commission did not suggest or make any changes to the design of the building, other than to remove one level of the proposed three-level underground parking garage in approving the project. The project will activate Sacramento Street with new retail uses that are currently nonexistent. The project also proposes 18 new residential units, the replacement of the existing medical/dental offices and parking spaces.

In addition, each of the two existing lots (012 and 020) currently exceed the 5,000 square-foot threshold. Lot 012 has 50 feet of frontage on Sacramento Street and a lot depth of 132.594 feet, with a lot area of approximately 6,630 square feet. Lot 020 has 60 feet of frontage on Sacramento Street and a lot depth of 132.594 feet, with a lot area of approximately 7,955 square feet. As such, the project sponsor would be allowed to develop each lot individually without seeking a CUA for lot size because the existing lot size would be considered legal, non-conforming. While the existing lot sizes are grandfathered, the development of both lots simultaneously as proposed by the project, resulting in a combined lot area of approximately 14,585 square feet, requires a CUA for lot size exceeding the 5,000 square-foot threshold.

Issue 2: The Appellant contends that the proposed non-residential use size exceeding 2,500 square feet is incompatible with the Sacramento Street NCD.

Response 2: The Commission found that the project, on balance, promotes the policies and objectives of the General Plan by creating a mixed-use infill development site, with new retail/commercial use, 18 new residential units, the replacement of the existing medical/dental offices and parking spaces. The project is consistent with the Commerce and Industry Element, Housing Element, Transportation Element, and Urban Design Element of the General Plan, and Planning Code Section 101.1 Priority Policies.

The three existing buildings currently exceed the 2,500 square-foot threshold for use size for each individual use. Lot 012, located at 3657 Sacramento Street, contains a single-story over basement, 12,250-square-foot, 75-space parking garage that was built in 1920. Lot 020 contains two structures: a two-story, 5,523 square-foot, occupied medical/dental office building located at 3637 Sacramento Street, that was built in 1966, and an occupied three-story, 7,615 square-foot medical/dental office building located at 3641 Sacramento Street, that was built in 1974. These three buildings were built prior to the effective date of the current Sacramento Street NCD, which was enacted in 1987.

In addition, the project generally promotes the purpose of the Sacramento Street NCD through the provision of infill housing at compatible density, replacement of existing uses and parking spaces, creation of new retail/commercial use that is currently nonexistent. The ground floor retail/commercial space can be subdivided further based on future tenant occupant's needs for the space. The Commission found that the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Commission found that the project will activate Sacramento Street with the new ground floor retail/commercial use. Further, street improvements, such as street trees and bicycle parking, will further enhance the public realm, consistent with the better street plan policies in the General Plan.

CONCLUSION

For the reasons stated above, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use Authorization for the 3637-3657 Sacramento Street project and deny the appeal.

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Planning Commission Motion No. 20336

HEARING DATE: NOVEMBER 8, 2018

Record No.:	**2007.1347CUA**
Project Address:	**3637-3657 SACRAMENTO STREET**
Zoning:	Sacramento Street Neighborhood Commercial District 40-X Height and Bulk District
Block/Lots:	1018/012 and 020
Project Sponsor:	Annie Chen Litke Properties, Inc. 3490 California Street, Suite 206 San Francisco, CA 94118
Property Owner:	Sacramento Locust Associates 3490 California Street, Suite 206 San Francisco, CA 94118
Staff Contact:	Mary Woods – (415) 558-6315 mary.woods@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 102, 121.1, 121.2, 303 AND 724, TO ALLOW A MODIFICATION FROM THE REAR YARD REQUIREMENTS OF PLANNING CODE SECTIONS 134 AND 136 AS PART OF A PROJECT THAT WOULD DEMOLISH THREE EXISTING BUILDINGS AND CONSTRUCT A NEW FOUR-STORY, 40-FOOT TALL, MIXED USE BUILDING CONTAINING RESIDENTIAL USE (APPROXIMATELY 17,100 GROSS SQUARE FEET) WITH 18 DWELLING UNITS (CONSISTING OF 6 1-BEDROOM UNITS, AND 12 2-BEDROOM UNITS); RETAIL/COMMERCIAL SPACE (APPROXIMATELY 6,500 GROSS SQUARE FEET), MEDICAL OFFICES (APPROXIMATELY 10,000 GROSS SQUARE FEET), 64 OFF-STREET PARKING SPACES (INCLUDING ONE CAR SHARE SPACE) AND 35 BICYCLE PARKING SPACES (APPROXIMATELY 38,700 GROSS SQUARE FEET) LOCATED AT 3637-3657 SACRAMENTO STREET, LOTS 012 AND 020 IN ASSESSOR'S BLOCK 1018, WITHIN THE SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 24, 2014, Annie Chen of Litke Properties, Inc. (hereinafter "Project Sponsor") filed Application No. 2007.1347CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish three existing buildings and construct a new four-story, 40-foot tall, mixed use building with retail/commercial space, medical offices (i.e., medical or dental offices) and 18 dwelling units (hereinafter "Project") at 3637-3657 Sacramento Street, Assessor's Block 1018, Lots 012 and 020 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2007.1347CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On November 8, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2007.1347CUA. 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. At this hearing, the Planning Commission discussed and approved a design modification for this Project to remove one level of the below-grade/underground parking garage, resulting in a two-level underground parking garage for the Project. This design direction was adopted per the amended Conditions of Approval the Planning Commission adopted at the November 8, 2018 hearing, directing the Project Sponsor to develop a revised design that removes one level of the below-grade/underground parking garage.

On September 20, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2007.1347CUA, 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. **Project Description.** The Project includes demolition of the three existing buildings on the Project Site, and new construction of a four-story, 40-foot tall, mixed use building containing approximately 6,500 gross square feet of retail/commercial use on the first floor, approximately 10,000 gross square feet of medical offices on the second floor, and 18 dwelling units (approximately 17,100 gross square feet) on the third and fourth floors. The Project proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The Project will no longer provide three levels of underground parking, as originally proposed. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project. The garage would also provide 21 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces on Sacramento Street. The Project includes a dwelling unit mix consisting of 12 two-bedroom units, and 6 one-bedroom units. The Project includes approximately 2,700 gross square feet of common open space via the ground floor rear yard, and 53 square feet of a private deck.

3. **Site Description and Present Use.** The Project is located on two lots (Lots 012 and 020 with a combined lot area of approximately 14,585 square feet), which have approximately 110 feet of

frontage along Sacramento Street and approximately 132 feet in depth. Lot 012, located at 3657 Sacramento Street, contains a single-story, 12,250-square-foot, 75-space parking garage that was built in 1920. Lot 020 contains two structures: a two-story, occupied medical/dental office building with three surface parking spaces located at 3637 Sacramento Street, that was built in 1966, and an occupied three-story medical/dental office building located at 3641 Sacramento Street, that was built in 1974.

4. **Surrounding Properties and Neighborhood.** The Project Site is bounded on the east and west by two- and three-story wood-frame mixed-use buildings that share common property lines. The Project Site is located within the Sacramento Street corridor, a mixed-use urban area with a mixture of two- to three-story buildings with residential units and offices above ground-floor commercial/retail. Neighboring uses include retail, restaurants, offices, and residential uses. The topography at the Project Site and Project area slopes gently downward to the south and upward to the east.

5. **Public Outreach and Comments.** The Project Sponsor had met with nearby residents and local neighborhood organizations on various occasions over the past few years. The Department has received correspondence from 156 people regarding the proposed Project. This correspondence includes 135 letters in support of the Project, and 21 letters in opposition to the Project. Issues and concerns expressed about the proposed Project include the size of the Project (that it is incompatible with the surrounding low-density residential neighborhood), the rear yard Variances that the Project is seeking, noise and disruption during construction. Neighbors with properties fronting on California Street, but facing the rear of the Project Site were concerned that a high wall would be placed at the rear property line. In response to this concern, the Project was redesigned to eliminate the need for that wall and place the rear yard open space at the same level as the properties facing the rear of the Project Site. According to the Project Sponsor, one adjacent neighbor who was initially opposed to the Project, dropped the opposition based on the design revisions.

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

   A. **Use: Retail Sales and Services/Commercial, Health Services/Medical/Dental, Public Parking Garage, and Residential Dwelling Units.** Planning Code Section 724 sets forth the permitted uses in the Sacramento Street NCD (Neighborhood Commercial District). Section 724 establishes that retail sales and services, health services and residential dwelling units, as defined by Section 102, are principally permitted, while a public parking garage, as defined by Section 102, is conditionally permitted in the Sacramento Street NCD pursuant to Sections 303(c) and 303(t). Findings under Sections 303(c) and 303(t) are listed below.
   The Project is proposing retail/commercial uses on the ground floor, medical/health service uses on the second floor, and residential dwelling units on the third and fourth floors. The Project also proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The garage would also provide 21 Class 1 bicycle parking spaces.

B. **Height and Bulk.** Planning Code Sections 250 and 724 establish the height and bulk districts.

The Project Site is located within a 40-X Height and Bulk District. This district allows a maximum building height of 40 feet and has no bulk limit per Section 250. The proposed Project is at a height of 40 feet.

C. **Lot Size.** Planning Code Sections 121.1 and 724 require Conditional Use authorization for development lots exceeding 5,000 square feet. Findings pursuant to Section 121.1(b) are listed below under item number 7.

The Project Site consists of two lots (012 and 020) with a combined lot size of approximately 14,500 square feet. Lot 012 has 50 feet of frontage on Sacramento Street and a lot depth of approximately 132 feet, totaling approximately 6,600 square feet. Lot 020 has 60 feet of frontage on Sacramento Street and a lot depth of approximately 132 feet, totaling approximately 7,900 square feet.

D. **Use Size.** Planning Code Sections 121.2 and 724 require Conditional Use authorization for non-residential use size exceeding 2,500 square feet for each individual use. Findings pursuant to Section 121.2(a) are listed below under item number 8.

The Project proposes approximately 6,500 gross square feet of retail/commercial use on the first/ground floor, and approximately 10,000 gross square feet of medical offices on the second floor.

E. **Public Parking Garage.** Planning Code Sections 303(t) and 724 require Conditional Use authorization for a public parking garage, as defined under Section 102. Findings pursuant to Section 303(t) are listed below under item number 10.

The Project proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space.

F. **Basic Floor Area Ratio (FAR).** Planning Code Section 124 limits the building square footage to 1.8 square feet of building area for every 1 square foot of lot area, or approximately 26,100 square feet of building area for the subject Site. However, in NC Districts, the FAR limits do not apply to dwellings or to other residential uses per Section 124(b).

The Project Site contains approximately 14,500 square feet of lot area, which would allow approximately 26,100 gross square feet of floor area. The Project proposes 18 dwelling units, totaling approximately 17,100 gross square feet, and non-residential uses totaling approximately 16,500 gross square feet.

G. **Rear Yard.** Planning Code Section 134 requires that in the Sacramento Street NCD a 25 percent rear yard be provided. An approximately 33-foot deep rear yard from the rear lot line would need to be provided for the Project. Section 136(c)(26) states that garages which are

underground, if their top surfaces are developed as usable open space, that no such garage could occupy any area within the rear 15 feet of the depth of the lot. However, Section 134(e)(1) allows, in NC Districts, a Zoning Administrator modification from the rear yard requirements. The Project is seeking a Zoning Administrator modification from the rear yard requirement pursuant to Sections 134(e)(1) and 307.

The Project proposes a rear yard of approximately 33 feet in depth, an area of approximately 3,630 square feet of open space. Of which, approximately, 2,700 square feet would be common usable open space for the residential units. Because the proposed underground garage occupies the last 15 feet of the rear property line, the Project is seeking a Zoning Administrator modification of the rear yard requirement. The Project proposes mechanical rooms, stairs, and storage space within the last 15 feet.

H. **Open Space**. Planning Code Section 135 requires 133 square feet of common usable open space or 100 square feet of private usable open space per dwelling unit.

The Project meets the common usable open space requirement of approximately 2,400 square feet by providing a rear yard, totaling approximately 2,700 square feet, for the proposed 18 dwelling units.

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

All of the units in the Project meet this requirement.

J. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The proposed Project is consistent with the relevant provisions under Section 145.1. The proposed ground floor level is set back approximately 3 feet along Sacramento Street to provide a buffer along the streetscape and an opportunity for outdoor uses by the retail/commercial units. The proposed ground floor has approximately 68 feet of retail/commercial frontage on Sacramento Street with

transparent windows and doorways, approximately 21 feet for a garage entrance, and approximately 13 feet for a lobby entrance and an egress corridor.

K. **Off-Street Parking - Retail/Commercial**. Planning Code Section 151 permits one off-street parking space for each 500 square feet of occupied floor area up to 20,000 square feet for commercial or retail stores.

The amount of parking specified in Section 151 is the minimum amount of off-street parking allowed at the Project Site. The Project proposes approximately 6,300 occupied square feet of retail/commercial space. The allowed parking minimum would be 13 spaces. The Project is proposing 13 parking spaces for its retail/commercial uses.

L. **Off-Street Parking – Health Service/Medical/Dental**. Planning Code Section 151 permits one off-street parking space for each 300 square feet of occupied floor area where the occupied floor area exceeds 5,000 square feet for health services or medical/dental offices.

The amount of parking specified in Section 151 is the minimum amount of off-street parking allowed at the Project Site. The Project proposes approximately 9,600 occupied square feet of medical/dental offices. The allowed parking minimum would be 32 spaces. The Project is proposing 32 parking spaces for its medical/dental uses.

M. **Off-Street Parking - Residential.** Planning Code Section 151 states that one off-street parking space is permitted as of right for each dwelling unit.

The Project proposes a total of 18 residential parking spaces for 18 dwelling units.

N. **Off-Street Freight Loading - Retail/Commercial.** Planning Code Section 152 requires one off-street freight loading space for retail stores where the occupied floor area of structure or use is over 10,000 square feet.

The Project proposes approximately 6,300 occupied square feet of retail/commercial space. Therefore, an off-street freight loading space is not required.

O. **Off-Street Freight Loading - Health/Medical/Residential.** Planning Code Section 152 requires one off-street freight loading space for all other uses, excluding retail/commercial uses, where the combined occupied floor area of structure or use is over 100,000 square feet.

The Project proposes approximately 16,000 occupied square feet of residential use, and approximately 9,600 occupied square feet of health services or medical/dental offices, totaling approximately 25,600 occupied square feet. Therefore, an off-street freight loading space is not required

P. **Handicapped Parking**. Planning Code Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided.

The Project proposes a total of 63 off-street parking spaces. Therefore, three handicapped parking spaces are required and provided on-site.

Q. **Bicycle Parking - Class 1.** Planning Section 155.2 requires one Class 1 space for every dwelling unit. For retail sales and services, one Class 1 space is required for every 7,500 of occupied floor area. For health services, one Class 1 space is required for every 5,000 of occupied floor area. All bicycle parking must meet the standards set forth under Section 155.1.

With regard to Class 1 bicycle parking spaces, the Project will provide 18 spaces for the proposed 18 dwelling units, one space for the proposed retail/commercial space at approximately 6,300 occupied square feet, two spaces for the proposed health services/medical/dental offices at approximately 9,600 occupied square feet, and none are required for a public parking garage, totaling 21 spaces.

R. **Bicycle Parking - Class 2.** Planning Code Section 155.2 requires one Class 2 space for every 20 dwelling units and a minimum of two Class 2 space and one for every 2,500 square feet of occupied floor area for retail sales and services space. All bicycle parking must meet the standards set forth under Section 155.1.

With regard to Class 2 bicycle parking spaces, the Project will provide 1 space for the proposed 18 dwelling units, three spaces for the proposed retail/commercial space at approximately 6,300 occupied square feet, four spaces for the proposed health services/medical/dental offices at approximately 9,600 occupied square feet, and six spaces for the proposed public parking garage, totaling 14 spaces.

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

The Project containing 18 dwelling units is not required to provide any car share spaces, but one car-share parking space is provided on-site.

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

The Project Sponsor will comply with the requirements of these Sections prior to the issuance of the first construction document.

U. **Inclusionary Affordable Housing Program**. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development

for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 20, 2007; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 20%.

The Project Sponsor submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 20, 2007; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 20%.

V. **Signage**. Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code

W. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 7 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 7 points for the residential use. As currently proposed, the Project will achieve its required 7 points through the following TDM measures:

- *Bicycle Parking (Option A)*
- *Bicycle Repair Station*
- *Car-Share Parking (Option A)*
- *Delivery Supportive Amenities*
- *Family TDM Amenities*
- *Multimodal Wayfinding Signage*
- *Real Time Transportation Information Displays*
- *Parking Supply*

7. **Planning Code Section 121.1(b) Findings Relating to Lot Size.** Section 121.1(b) establishes criteria for the Planning commission to consider when reviewing applications for projects seeking a development lot size greater than 5,000 square feet through the Conditional Use authorization process. On balance, the Project does comply with said criteria in that:

(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

The Project is designed as a four-story, 40-foot tall, mixed use development, consisting of retail/ commercial space on the ground floor, medical/dental offices on the second floor, and residential units on the upper floors. The Project is composed of 25-foot vertical segments to be more in character with the block and neighborhood, creating separate storefront modules, and increasing the consistency of the design on the second through fourth floors to look more residential in character. The ground floor retail/commercial storefronts were modulated to emulate the existing size and scale of the storefronts on Sacramento Street with a center entry, planters, large glazed areas and a horizontal band to separate the ground floor building base from the upper floor residential façade. The vertical building modules emulate the 25-foot-wide building on the block face. The vertical brick pilasters emulate the similar brick features of the wider mixed-use buildings across the street.

(2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The Project's architectural treatments, façade design and building materials include brick siding, cement plaster, metal awning, metal sectional garage door with translucent panels, aluminum storefront, stone cladding for the recessed planters, stoned pavers, transom windows, prefinished aluminum windows, and sandblasted glass guardrails. The Project is contemporary in its character. The Project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts in the exterior materials. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

8. **Planning Code Section 121.2(a) Findings Relating to Use Size.** Section 121.2(a) establishes criteria for the Planning commission to consider when reviewing applications for projects seeking non-residential use size greater than 2,500 square feet for each individual use through the Conditional Use authorization process. On balance, the Project does comply with said criteria in that:

(1) 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 create retail uses that currently do not exist; therefore, no foreclosure will result from the proposed Project. The Project will also replace the existing medical/dental uses that serve the neighborhood, in addition to creating 18 new units of housing. The Project will take two underutilized lots with outdated structures that interrupt a consistent streetscape and provide a consistent, neighborhood-compatible streetscape and the following features:

- *Ground floor retail uses compatible with this neighborhood commercial district,*
- *Second floor medical/dental uses desired by both neighborhood residents and medical/dental tenants of existing buildings,*

- *18 residential units at the third and fourth floors, and*

- *Three levels of underground parking to serve retail, medical/dental, and residential uses. The Project will no longer provide three levels of underground parking, as originally proposed. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.*

(2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function, and

The subject property is an underutilized Site on a neighborhood commercial corridor with access to public transit nearby. The proposed development is compatible with existing uses, provides needed housing, serves the needs of the neighborhood, and is consistent with the City's policies for this neighborhood. The massing of the buildings, like other neighborhood buildings, is at the street front, resulting in a new, compatible streetscape. Also, the addition of a generous rear-yard creates a previously non-existing mid-block open space benefitting not just the Project, but all neighboring buildings.

The existing garage structure has 78 parking spaces, leased to nearby residents, small business owners, and people who work in the neighborhood. The proposed Project will restore some of these parking spaces by providing access to a short term public parking garage on Levels P1 and P2 with 45 parking spaces. These spaces will serve the parking needs for the building's businesses and customers, local merchants and customers, and residential visitors. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

The existing building does not contain any retail/commercial uses even though the Project Site is located in a commercial zoning district. The proposed ground floor retail/commercial use, which is consistent with zoning, will activate the pedestrian level shopping and urban experience promoted by the Sacramento Street NCD zoning, which is a significant enhancement from the inactive street frontage of the existing uses at the Site. The new ground floor retail/commercial use will also provide jobs and business ownership opportunities for local residents.

The existing buildings have medical and dental businesses that serve the neighborhood. The proposed second floor medical/dental offices will continue to serve neighbors and promote a diversity of neighborhood-serving purposes and employment opportunities.

(3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project's architectural treatments, façade design and building materials include horizontal metal band separating ground floor commercial from residential floors, vertical brick pilasters dividing commercial spaces and residential lobby into smaller storefront modules, aluminum windows and storefronts, transom windows, exterior cement plaster, sandblasted glass guardrails, and metal sectional garage door with translucent panels. The Project is modern in its character.

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

   A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the Non-Residential Use Size limitations for the district in which the use is located, the following shall be considered:

      (1) 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 create retail uses that currently do not exist; therefore, no foreclosure will result from the proposed Project. The Project will also replace the existing medical/dental uses that serve the neighborhood, in addition to creating 18 new units of housing. The Project will take two underutilized lots with outdated structures that interrupt a consistent streetscape and provide a consistent, neighborhood-compatible streetscape and the following features:

      - *Ground floor retail uses compatible with this neighborhood commercial district,*
      - *Second floor medical/dental uses desired by both neighborhood residents and medical/dental tenants of existing buildings,*
      - *18 residential units at the third and fourth floors, and*
      - *Three levels of underground parking to serve retail, medical/dental, and residential uses. The Project will no longer provide three levels of underground parking, as originally proposed. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.*

      (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function, and

      The subject property is an underutilized Site on a neighborhood commercial corridor with access to public transit nearby. The proposed development is compatible with existing uses, provides needed housing, serves the needs of the neighborhood, and is consistent with the City's policies for this neighborhood. The massing of the buildings, like other neighborhood buildings, is at the street front, resulting in a new, compatible streetscape. Also, the addition of a generous rear-yard creates a previously non-existing mid-block open space benefitting not just the Project, but all neighboring buildings.

      The existing garage structure has a total of 78 parking spaces, leased out to the neighborhood apartment renters, small business owners, and people who work in the neighborhood. The proposed Project will restore some of these parking spaces by providing access to a short term

public parking garage on Levels P1 and P2 with 45 parking spaces. These spaces will serve the parking needs for the building's businesses and customers, local merchants and customers, and residential visitors. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

The existing building does not contain any retail/commercial uses even though the Project Site is located in a commercial zoning district. The proposed ground floor retail/commercial use, which is consistent with zoning, will activate the pedestrian level shopping and urban experience promoted by the Sacramento Street NCD zoning, which is a significant enhancement from the inactive street frontage of the existing uses at the Site. The new ground floor retail/commercial use will also provide jobs and business ownership opportunities for local residents.

The existing buildings have medical and dental businesses that serve the neighborhood. The proposed second floor medical/dental offices will continue to serve neighbors and promote a diversity of neighborhood-serving purposes and employment opportunities.

(3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project's architectural treatments, façade design and building materials include horizontal metal band separating ground floor commercial from residential floors, vertical pilasters dividing commercial spaces and residential lobby into smaller storefront modules, aluminum windows and storefronts, transom windows, exterior cement plaster, sandblasted glass guardrails, and metal sectional garage door with translucent panels. The Project is modern in its character.

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

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

The Project Site is in an area developed with a mix of commercial and residential buildings consistent with the proposed uses. The proposed building will continue a street façade plane of buildings along this portion of Sacramento Street. Because the proposed mixed use development of retail/ commercial/medical/dental/residential is in the Sacramento Street NCD and is close to the Laurel Village shopping center on California Street, the new residential units will provide needed housing for working families.

The proposed underground parking garage is necessary and desirable because it replaces existing parking uses at the Site. The parking garage is below grade as compared to the existing on-grade parking structure. At the November 8, 2018 hearing, the Planning Commission directed the

removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

The 40-foot height of the proposed building is consistent with the prescribed height limit. The layout of the new building will create an approximately 2,700 square-foot rear yard open space that will not only enhance the Project, but also enhance the mid-block open space that would benefit the residential buildings on California Street that are immediately south of the Project Site. While the existing buildings extend to the rear property line, the proposed building will be set back approximately 33 feet from the rear property line; thereby, creating a mid-block open space that is currently non-existent.

The neighbors on California Street expressed concerns that a wall proposed at the Project's rear property line would be a tall structure looming over their back yards. To address those concerns, the Project was redesigned to eliminate that wall.

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

The existing garage has 78 off-street parking spaces serving the existing medical/dental office buildings. The proposed building will provide 63 off-street parking spaces in the minimal amount required by Code, thus maintaining a similar amount of parking use that already exists on the site. While a car share parking space is not required, the Project will provide one car share parking space in the garage. According to the Project Sponsor, the daily vehicle trip generation of the existing buildings and parking garage use would be comparable to the daily vehicle trip generation that of the proposed uses.

The proposed underground off-street parking will be allocated as follow:
Retail: 13 required spaces + 0 accessory spaces = 13 (In/Out paid short-term)
Medical: 32 required spaces + 0 accessory spaces = 32 (In/Out paid short-term)
Residential: 18 required spaces + 0 accessory spaces = 18
Car Share: 0 required; but 1 car share space will be provided in the parking garage

The retail and medical/dental parking spaces on Levels P1 and P2 will operate as an In/Out paid short-term public parking. All parking spaces will be located underground and will not displace any potential retail, medical/dental or residential uses. The operation of this underground parking will not disturb the adjacent properties. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

Except for moving-in and moving-out, the dwelling units will not generate any substantial loading demands. The Project Sponsor will ensure that the initial move-ins are phased and will apply for

the temporary closure of on-street parking spaces to accommodate the initial move-ins and future move-outs.

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

Noise will be generated during the construction phase of the Project. Construction noise is regulated by Article 29 of the San Francisco Police Code. Dust control is enforced by the Department of Building Inspection (under San Francisco Building Code, San Francisco Administrative Code, Chapter 1A) and the Department of Public Works. The Project Sponsor has stated that construction hours will be limited to Mondays through Fridays from 7 a.m. to 6 p.m., and on Saturdays from 8 a.m. to 5 p.m. All impact tools will be muffled to minimize noise during construction. During construction, the Project Sponsor and its contractor will water and sweep the Site and sidewalk to minimize release of dust and particulate matter into the air. On-site dust monitoring will be employed during demolition to make sure that proper watering and sweeping is done to protect surrounding residents, pedestrians, and others near the site.

Upon completion of the Project, the Project will not generate any offensive odor, noxious fumes, noise or dust.

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

As a predominately mixed-use commercial and residential development, lighting in the evening will be mainly generated by interior lighting, according to the Project Sponsor. Exterior lighting of any signage will be governed by Article 6 of the Planning Code and will be reviewed by Department staff under separate permit application process. The Project will plant new street trees. The proposed sidewalk design will incorporate features of the Better Streets Plan, such as, permeable paving, planting strips between street trees, and bicycle racks.

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

The proposed Project is consistent with the stated purposes of the Sacramento Street NCD in that the proposed mixed use development will provide new retail/commercial uses on the ground floor, replace the existing medical uses with new similar uses on the second floor, and create 18 new housing units on the third and fourth floors.

10. **Planning Code Section 303(t) Findings Relating to Public Parking Garage.** Section 303(t) establishes criteria, as applicable, for the Planning commission to consider when reviewing applications for non-accessory parking for a specific use or uses through the Conditional Use authorization process. On balance, the Project does comply with said criteria in that:

    (a) Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means; mass and facade of the proposed structure are compatible with the existing scale of the district.

    The Project replaces 78 existing, at-grade parking spaces, with 63 entirely below-grade spaces that will serve the building's businesses and customers, local merchants and their customers, and new residents in the Project. The 63 parking spaces are the minimum number of spaces required by Code. Thus, the Project will result in a decrease in parking spaces provided on-site; a net loss of 15 parking spaces. The Project Sponsor believes that visitors to the site will rely more on public transit, and other ride sharing alternatives. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

    (b) Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;

    Not applicable. The Project is not required to provide any car share spaces; however, one will be provided on-site.

    (c) The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling;

    The Project will remove an existing parking garage that is not well-designed to contemporary standards. In its place, the Project will provide a three-level underground parking garage that will operate with pedestrian and cyclist safety features, such as secured bicycle parking spaces; a warning bell, and a strobe light. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

    (d) In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and

The non-residential parking spaces will be limited to short term, paid parking. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

(e) Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

The non-residential parking spaces will be available to the general public for use by other neighborhood merchants and businesses. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

OBJECTIVE 12:

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.
Policy 1.3
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

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 construction and rehabilitation of well-designed housing that emphasizes beauty.

Policy 6.2
Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.3
Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

Policy 6.7
Promote high quality urban design on commercial streets.

Policy 6.9
Regulate uses so that traffic impacts and parking problems are minimized.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 3:
MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1
Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2
Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5
Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6
Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

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.

TRANSPORTATAION ELEMENT

OBJECTIVE 1:
MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.6
Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

OBJECTIVE 2:
USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

OBJECTIVE 11:
MAINTAIN PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

OBJECTIVE 24:
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2
Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.4
Preserve pedestrian-oriented building frontages.

OBJECTIVE 28:
PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1
Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3
Provide parking facilities which are safe, secure, and convenient.

OBJECTIVE 34:
RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1
Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well-served by transit and are convenient to neighborhood shopping.

Policy 34.3
Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5
Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

OBJECTIVE 35:
MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD SHOPPING DISTRICTS CONSISTENT WITH PRESERVATION OF A DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

Policy 35.2
Assure that new neighborhood shopping district parking facilities and other auto-oriented uses meet established guidelines.

The Project is a four-story, mixed use development, consisting of ground floor retail/commercial space, medical/ dental offices on the second floor, and 18 new dwelling units on the upper floors. The proposed Project includes a dwelling unit mix consisting of 12 two-bedroom units, and 6 one-bedroom units. The Project also proposes 64 off-street parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The garage would also provide 21 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces on Sacramento Street. The Project will no longer provide three levels of underground parking, as originally proposed. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

Overall, the Project features an appropriate use encouraged by the NC District for this location. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high quality designed exterior, which features a variety of materials, colors and textures. The Project provides ample useable open space and improves the public

rights of way with new street trees and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

    There are no existing retail uses at the Site. The Project will enhance the district by providing new retail/commercial uses, providing opportunities for local resident employment in and/or ownership of such businesses.

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

    The existing housing in the surrounding neighborhood would not be affected. There are no existing dwelling units on the site. The Project proposes to add 18 new dwelling units to the City's housing stock. The Project reflects the mix of residential and retail uses in the area.

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

    There are no existing dwelling units on the site. The Project proposes to add 18 new dwelling units. The Project will satisfy the inclusionary housing requirement through payment of the in-lieu fee, in an amount to be established by the Mayor's Office of Housing and Community Development.

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

    The Project will provide 64 off-street parking spaces, including one car share parking space. The on-site parking spaces would reduce the burden on local streets and neighborhood parking. The Site is well-served by nearby public transportation options. The Project also provides sufficient bicycle parking spaces for its residents and proposed retail/commercial/medical uses. At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.

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

    The Project does not include commercial office development. The Project 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 achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building and Fire Code requirements.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will not affect sunlight access to any public parks or open space. The Project proposes a building 40 feet in height.

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

14. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2007.1347CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 24, 2018 and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 8, 2018.

Christine L. Silva
Acting Commission Secretary

AYES: Hillis, Fong, Johnson, Koppel

NAYS: Melgar, Richards

ABSENT: Moore

ADOPTED: November 8, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow a mixed use development located at 3637-3657 Sacramento Street, Assessor's Block 1018, Lots 012 and 020 pursuant to Planning Code Sections 102, 121.1, 121.2, 303 AND 724 within the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated September 24, 2018, and labeled "EXHIBIT B" included in the docket for Record No. 2007.1347CUA and subject to Conditions of Approval reviewed and approved by the Commission on November 8, 2018 under Motion No. 20336. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the Site or Building Permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the Conditions of Approval contained herein and reviewed and approved by the Planning Commission on November 8, 2018 under Motion No. 20336.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The Conditions of Approval under the 'Exhibit A' of this Planning Commission Motion No. 20336 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building Permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project Sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a Site Permit or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Below-Grade/Underground Parking Garage.** The Project Sponsor shall provide a two-level underground parking garage, not three levels as originally proposed. The Project Sponsor shall work with Planning Department on the final design for the garage.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.
    For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

11. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may

not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
B. On-site, in a driveway, underground;
C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
G. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sfdpw.org

12. **Overhead Wiring.** The Property Owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.
For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

PARKING AND TRAFFIC

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

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

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

14. **Bicycle Parking (Non-Residential Only).** Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than 16 bicycle parking spaces (3 Class 1 and 13 Class 2 bicycle parking spaces). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Bicycle Parking (Residential Only).** The Project shall provide no fewer than 19 bicycle parking spaces (18 Class 1 and 1 Class 2 bicycle parking spaces) as required by Planning Code Section 155.2.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide 63 off-street parking spaces (18 for residential, 13 for retail/commercial and 32 for medical offices). *At the November 8, 2018 hearing, the Planning Commission directed the removal of one level of the underground parking, resulting in two levels of underground parking for the Project.*
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

17. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

18. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
    For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

19. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
    For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

20. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
    For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

21. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
    For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

22. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

    1. **Requirement**. Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this Project is 20 percent (20%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.
       For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451.
As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*

a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.

b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

c. If Project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

MONITORING - AFTER ENTITLEMENT

23. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

24. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

25. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sfdpw.org

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

27. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

Project No.
07-018

Date
March 17, 2017

Revision
July 31, 2018
Additional Information
Requested by Planning

Revision
September 24, 2018
Additional Information
Requested by Planning

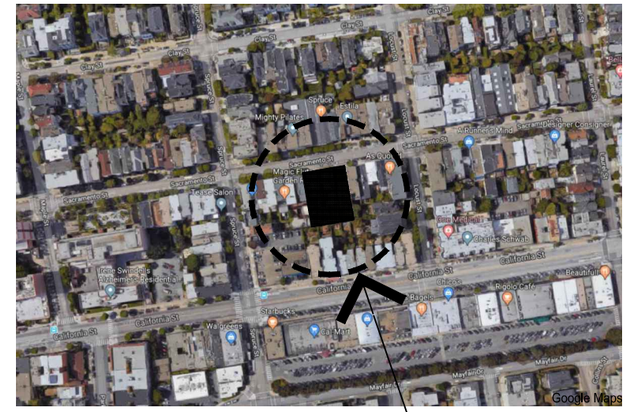
EXHIBIT B

Cover Sheet

A0.0

3637 SACRAMENTO STREET - STREET VIEW

LOCATION MAP



PROJECT SITE

N

PROJECT DESCRIPTION

PROPOSED DEMOLITION OF EXISTING BUILDINGS.

PROPOSED NEW CONSTRUCTION OF FOUR-STORY MIXED-USE DEVELOPMENT WITH GROUND FLOOR AND SECOND FLOOR COMMERCIAL USE AND 18 RESIDENTIAL CONDOMINIUM UNITS ON THIRD AND FOURTH FLOORS, ALL OVER A THREE LEVEL BASEMENT PARKING GARAGE.

PROJECT INFORMATION

ADDRESS:	3637 - 3657 SACRAMENTO STREET SAN FRANCISCO, CA 94118
BLOCK / LOT:	1018 / 12 & 20
LOT AREA:	14,585.34 SQ. FT.
ZONING:	SACRAMENTO NCD
HEIGHT/ BULK:	40-X PROPOSED 40'-0"
SETBACKS:	FRONT: NONE REAR: 25% REAR YARD AT GRADE
F.A.R.:	1.8 TO 1 PROPOSED 1.13 FOR COMMERCIAL GROSS FLOOR AREA

DRAWING INDEX

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EX1.0	EXISTING AS-BUILT DRAWINGS: 3637 SACRAMENTO ST.
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A1.2	SITE PLAN
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A2.2	BASEMENT PARKING LEVEL P2 FLOOR PLAN
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A3.1d	ELEVATION STUDY
A3.2	EXTERIOR ELEVATION
A3.3	EXTERIOR ELEVATION
A3.4	EXTERIOR ELEVATION
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A4.3	BUILDING SECTION
A9.1	ARCHITECTURAL PROFILES
L0.1	CONCEPTUAL LANDSCAPE PLAN

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Tel 415/863-8881
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Project No.
07-018

Date
March 17, 2017

Revision
April 28, 2017
Additional Information
Requested by Planning

Revision
November 21, 2017
Additional Information
Requested by Planning/EE

Revision
July 31, 2018
Additional Information
Requested by Planning

Revision
September 24, 2018
Additional Information
Requested by Planning

Project Information

Scale: None

A0.1

OPEN SPACE, 18 RESIDENTIAL UNITS:

REQUIRED: 100 SQ.FT. PER UNIT IF PRIVATE USABLE OPEN SPACE OR
100 SQ.FT. x 1.33 PER UNIT IF COMMON USABLE OPEN SPACE

COMMON OPEN SPACE:
18 UNITS X 133 SQ.FT. = 2,394 SQ.FT. REQUIRED

PROVIDED: COMMON OPEN SPACE AT REAR YARD = 2,734 SQ.FT.
PRIVATE DECK AT UNIT 401 = 53 SQ.FT.

OFF-STREET AUTOMOBILE PARKING:

	ACCESSIBLE	STANDARD	COMPACT	CAR-SHARE***	TOTAL
PARKING LEVEL P1	1	10	9	1***	20***
PARKING LEVEL P2	1	13	8	0	22
PARKING LEVEL P3	1	18	2	0	21
TOTAL PARKING PROVIDED	3	41	19	1***	63***

IN / OUT PAID SHORT-TERM PARKING PROVIDED ON PARKING LEVELS P1, P2 AND P3:	45 SPACES
RESIDENTIAL PARKING PROVIDED ON PARKING LEVEL P3:	18 SPACES
TOTAL PARKING PROVIDED:	63 SPACES

BICYCLE PARKING:

	CLASS 1	CLASS 2	TOTAL
SIDEWALK	0	7 RACKS	14
PARKING LEVEL P1 LOCKABLE ENCLOSURE	3 LOCKERS	0	3
PARKING LEVEL P3 LOCKABLE ENCLOSURE	18 RACKS	0	18
TOTAL BICYCLE PARKING PROVIDED	21	14	35

NOTE: EACH CLASS 2 BICYCLE RACK ACCOMMODATES 2 BICYCLES.

COMMERCIAL BICYCLE PARKING PROVIDED ON SIDEWALK AND PARKING LEVEL P1:	16 SPACES
RESIDENTIAL BICYCLE PARKING PROVIDED ON SIDEWALK AND PARKING LEVEL P3:	19 SPACES
TOTAL BICYCLE PARKING PROVIDED:	35 SPACES

* OCCUPIED FLOOR AREA IS DEFINED PER PLANNING CODE SECTION 102.9 AS GROSS FLOOR AREA MINUS NON-ACCESSORY PARKING, DRIVEWAY AND MANUEVERING AREAS, EXTERIOR WALLS, MECHANICAL EQUIPMENT, APPURTANCES AND AREAS NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING, TENANT STORAGE SPACE.

** PLANNING CODE SECTION 102.9 DEFINITION EXCLUDES FROM GROSS FLOOR AREA CALCULATIONS: BASEMENT SPACE USED FOR STORAGE OR SERVICES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING; PARKING IN BASEMENT; BICYCLE PARKING; ROOF LEVEL STAIR, ELEVATOR AND MECHANICAL PENTHOUSES.

*** CAR-SHARE SPACE NOT INCLUDED IN TOTAL PARKING SPACE COUNT; SERVICE VEHICLE LOADING NOT INCLUDED IN TOTAL PARKING SPACE COUNT

BUILDING AREA CALCULATIONS (Per Planning):

AREA TABULATION BY FLOOR / USE	OCCUPIED AREA *	GROSS FLOOR AREA BY USE **	GROSS FLOOR AREA BY FLOOR **
BASEMENT PARKING LEVEL P3			2,758 SQ.FT.
RESIDENTIAL STORAGE, LOBBY, CIRCULATION		2,758 SQ.FT.	
BASEMENT PARKING LEVEL P2			1,715 SQ.FT.
LOBBY, CIRCULATION		1,715 SQ.FT.	
BASEMENT PARKING LEVEL P1			1,985 SQ.FT.
LOBBY, CIRCULATION		1,985 SQ.FT.	
GROUND LEVEL			7,880 SQ.FT.
RETAIL USE	6,321 SQ.FT.	6,555 SQ.FT.	
LOBBY, CIRCULATION		1,325 SQ.FT.	
SECOND LEVEL			10,533 SQ.FT.
MEDICAL / DENTAL USE	9,574 SQ.FT.	9,976 SQ.FT.	
CIRCULATION		557 SQ.FT.	
THIRD LEVEL			10,183 SQ.FT.
9 RESIDENTIAL CONDOMINIUMS (3 - 1 BRs & 6 - 2 BRs)	7,977 SQ.FT.	8,596 SQ.FT.	
CIRCULATION		1,587 SQ.FT.	
FOURTH LEVEL			10,092 SQ.FT.
9 RESIDENTIAL CONDOMINIUMS (3 - 1 BRs & 6 - 2 BRs)	7,934 SQ.FT.	8,564 SQ.FT.	
CIRCULATION		1,528 SQ.FT.	
ROOF			77 SQ.FT.
ROOF PENTHOUSE CORRIDOR		77 SQ.FT.	
TOTAL OCCUPIED FLOOR AREA *	31,806 SQ.FT.*		
TOTAL GROSS FLOOR AREA **		45,223 SQ.FT.**	45,223 SQ.FT.**

**AREAS NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS:

BASEMENT PARKING GARAGE	33,180 SQ.FT.	* OCCUPIED AREA
BICYCLE PARKING	436 SQ.FT.	* OCCUPIED AREA
BUILDING SERVICES	5,104 SQ.FT.	

PROJECT SUMMARY TABLE	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	PROJECT TOTALS
PROJECT FEATURES				
DWELLING UNITS			18	18
HOTEL ROOMS				
PARKING SPACES	78		-15	63
LOADING SPACES				
NUMBER OF BUILDINGS	3		-2	1
HEIGHT OF BUILDING(S)	33'		7'	40'
NUMBER OF STORIES	2 + BASEMENT		2 + BASEMENT	4 + BASEMENT
BICYCLE SPACES			35	35
GROSS SQUARE FOOTAGE (GSF)				
RESIDENTIAL			17,162 SQ.FT.	17,162 SQ.FT.
RETAIL			6,555 SQ.FT.	6,555 SQ.FT.
MEDICAL / DENTAL	13,138 SQ.FT.		-3,162 SQ.FT.	9,976 SQ.FT.
OFFICE				
INDUSTRIAL / PDR				
PARKING	6,125 SQ.FT.		-6,125 SQ.FT.	0 SQ.FT.
OTHER: COMMON AREA			11,530 SQ.FT.	11,530 SQ.FT.
TOTAL 1	19,263 SQ.FT.		25,960 SQ.FT.	45,223 SQ.FT.
AREAS NOT INCLUDED IN GROSS SQUARE FOOTAGE TOTALS				
PARKING, IN BASEMENT	6,125 SQ.FT.		27,055 SQ.FT.	33,180 SQ.FT.
OTHER: BICYCLE PARKING			436 SQ.FT.	436 SQ.FT.
OTHER: BUILDING SERVICES			5,104 SQ.FT.	5,104 SQ.FT.
TOTAL 2	6,125 SQ.FT.		32,595 SQ.FT.	38,720 SQ.FT.
GRAND TOTAL (TOTAL 1 + TOTAL 2)	25,388 SQ.FT.		58,555 SQ.FT.	83,943 SQ.FT.

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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Planning Information

Scale: None

A0.2a

PLANNING CODE ANALYSIS TABLE

CODE SECTION	ZONING CATEGORY	REQUIRED / ALLOWED	PROVIDED / PROPOSED	COMMENTS
SFPC MAP ZN03	ZONING MAP	SACRAMENTO STREET NCD	RESIDENTIAL AND COMMERCIAL USE	
SFPC 724	PERMITTED USE	PERMITTED RESIDENTIAL, COMMERCIAL USES	RESIDENTIAL AND COMMERCIAL USE; ACESSORY PARKING; COMMON USABLE OPEN SPACE (RESIDENTIAL)	
SFPC 724	HEIGHT AND BULK LIMIT	40 - X	40'-0" MAXIMUM HEIGHT TO ROOF, MEASURED FROM CENTERLINE OF PROPERTY	
SFPC 724; 121.1(b)	LOT SIZE	LOT AREA 5,000 SQ.FT. AND GREATER REQUIRES CONDITIONAL USE AUTHORIZATION	14,585.34 SQ.FT. LOT AREA	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c) & 121.1(b)
SFPC 724; 121.2(a)	USE SIZE (NON-RESIDENTIAL)	PERMITTED UP TO 2,499 SQ.FT. GROSS FLOOR AREA FOR EACH INDIVIDUAL USE; CONDITIONAL USE REQUIRED 2,500 SQ.FT. AND ABOVE (SECTION 121.2 (a)) RETAIL: PERMITTED ON GROUND LEVEL, BUT EXCEEDS PERMITTED GROSS FLOOR AREA	GROUND LEVEL RETAIL: 6,555 SQ.FT. GROSS	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c) & 121.2(a)
		MEDICAL / DENTAL SERVICE: PERMITTED ON SECOND LEVEL AND ABOVE	SECOND LEVEL MEDICAL / DENTAL: 9,976 SQ.FT. GROSS	
SFPC 724	F.A.R.	1.8 TO 1 1.8 X 14,585.34 SQ.FT. = 26,253.612 SQ.FT. ALLOWABLE GROSS FLOOR AREA	RESIDENTIAL: F.A.R. DOES NOT APPLY TO RESIDENTIAL COMMERCIAL: 16,531 SQ.FT. / 14,585.34 SQ.FT. = 1.13 F.A.R.	
SFPC 724	DWELLING UNIT DENSITY	1 DWELLING UNIT PER 800 SQ.FT. OF LOT AREA 14,585.34 SQ.FT. LOT AREA / 800 SQ.FT. = 18 UNITS ALLOWED	18 DWELLING UNITS PROVIDED	
SFPC 724	USABLE OPEN SPACE	PER UNIT, 100 SQ.FT. IF PRIVATE OR 133 SQ.FT. IF COMMON USABLE OPEN SPACE 18 UNITS X 133 SQ.FT. = 2,394 SQ.FT. COMMON USABLE OPEN SPACE REQUIRED	2,734 SQ.FT. COMMON USABLE OPEN SPACE PROVIDED AT REAR YARD. 53 SQ.FT. PRIVATE OPEN SPACE PROVIDED AT UNIT 401.	
SFPC 724; 134; 136(c)	REAR YARD	LOT COVERAGE: MINIMUM REAR YARD DEPTH AT 25% LOT DEPTH (SECTION 134(a)(1)): LOT DEPTH = 132.594' 25% LOT DEPTH = 33'-2"	33'-2" REAR YARD DEPTH (25% LOT DEPTH)	
		REAR YARD REQUIRED AT GRADE LEVEL AND ABOVE. MAY MODIFY REQUIREMENTS BY SUBMITTING VARIANCE APPLICATION FOR A REAR YARD MODIFICATION IN NC DISTRICTS (SECTION 134(e)) AS ALLOWED PER SECTION 136(c)(26): UNDERGROUND PARKING GARAGE, IF TOP SURFACE IS DEVELOPED AS USABLE OPEN SPACE, PROVIDED IT DOES NOT OCCUPY ANY AREA WITHIN REAR 15' OF LOT DEPTH.	REAR YARD PROVIDED AT GRADE LEVEL AND ABOVE. TOP SURFACE OF UNDERGROUND PARKING GARAGE IS DEVELOPED AS USABLE OPEN SPACE. UNDERGROUND PARKING GARAGE LEVEL IS WITHIN 15' OF REAR PROPERTY LINE.	VARIANCE APPLICATION SUBMITTED TO REQUEST REAR YARD MODIFICATION FOR SECTION 136(c)(26) AS ALLOWED UNDER SECTION 134(e)(1)
		REAR YARD REQUIRED AT GRADE LEVEL AND ABOVE IN NC DISTRICTS (SECTION 134(e)) AS ALLOWED PER SECTION 136(c)(24)(A): DECKS, AT OR BELOW THE ADJACENT FIRST FLOOR OF OCCUPANCY, IF DEVELOPED AS USABLE OPEN SPACE AND IF A DOWNSLOPE OF 15% OR LESS, SHALL NOT EXCEED A HEIGHT OF 3' ABOVE GRADE AT ANY POINT IN THE REQUIRED OPEN AREA	USABLE OPEN SPACE IS AT GRADE.	
		PER SECTION 136(c)(15), RAILINGS NO MORE THAN 3'-6" IN HEIGHT ABOVE ANY PERMITTED DECK OR ABOVE THE SURFACE OF ANY OTHER PERMITTED STRUCTURE IN THE REQUIRED OPEN AREA	REAR YARD PERIMETER WALL ON DOWNSLOPING LOT IS 3'-6" IN HEIGHT WHERE A RETAINING WALL IS REQUIRED AT HIGHER EXISTING ADJACENT REAR YARDS.	
SFPC 139	BIRD-SAFE BUILDINGS	LOCATION-RELATED HAZARDS: BUILDINGS WITHIN 300' OF AN URBAN BIRD REFUGE.	NOT APPLICABLE; BUILDING IS NOT WITHIN 300' OF AN URBAN BIRD REFUGE.	
		FEATURE-RELATED HAZARDS: INCLUDE FREE-STANDING GLASS WALLS, WIND BARRIERS, SKYWALKS, BALCONIES, AND GREENHOUSES ON ROOFTOPS THAT HAVE UNBROKEN GLAZED SEGMENTS 24 SQ.FT. AND LARGER IN SIZE.	BALCONY GUARDRAILS SHALL COMPLY WITH BIRD-SAFE GLAZING STANDARDS.	

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Scale: None

A0.2b

PLANNING CODE ANALYSIS TABLE (Continued)

CODE SECTION	ZONING CATEGORY	REQUIRED / ALLOWED	PROVIDED / PROPOSED	COMMENTS
SFPC 724; 151.1	OFF-STREET PARKING (RESIDENTIAL)	1 SPACE PER DWELLING UNIT 18 UNITS = 18 SPACES MINIMUM REQUIRED	18 SPACES PROVIDED ON PARKING LEVEL P3	
SFPC 724; 151.1	OFF-STREET PARKING (COMMERCIAL)	OTHER RETAIL: 1 SPACE / 500 SQ.FT. OF OCCUPIED FLOOR AREA UP TO 20,000 SQ.FT. WHERE OCCUPIED FLOOR AREA EXCEEDS 5,000 SQ.FT. (TABLE 151) GROUND LEVEL RETAIL = 6,321 SQ.FT. OCCUPIED 6,321 SQ.FT. / 500 SQ.FT. = 13 SPACES MINIMUM REQUIRED MEDICAL OR DENTAL: 1 SPACE / 300 SQ.FT. OF OCCUPIED FLOOR AREA WHERE OCCUPIED FLOOR AREA EXCEEDS 5,000 SQ.FT. (TABLE 151) SECOND LEVEL MEDICAL / DENTAL = 9,574 SQ.FT. OCCUPIED 9,574 SQ.FT. / 300 SQ.FT. = 32 SPACES MINIMUM REQUIRED	GROUND LEVEL RETAIL: 13 SPACES (REQUIRED) PROVIDED ON PARKING LEVEL P1 SECOND LEVEL MEDICAL / DENTAL: 32 SPACES PROVIDED ON PARKING LEVELS P1, P2 & P3 45 SPACES PROVIDED ON PARKING LEVELS P1, P2 AND P3 TO BE OPERATED AS IN / OUT PAID SHORT-TERM PARKING, PUBLIC PARKING GARAGE (AS DEFINED UNDER SF PLANNING CODE SECTION 102)	
SFPC 102; 303(t)	PARKING GARAGE, PUBLIC	AS DEFINED BY SF PLANNING CODE SECTION 102, A RETAIL AUTOMOTIVE USE THAT PROVIDES TEMPORARY PARKING ACCOMMODATIONS FOR AUTOMOBILES, TRUCKS, VANS, BICYCLES, OR MOTORCYCLES IN A GARAGE OPEN TO THE GENERAL PUBLIC, WITHOUT PARKING OF RECREATIONAL VEHICLES, MOBILE HOMES, BOATS, OR OTHER VEHICLES, OR STORAGE OF VEHICLES, GOODS, OR EQUIPMENT. PROVISIONS REGULATING AUTOMOBILE PARKING ARE SET FORTH IN SECTIONS 155, 156, 303(t) OR (u) AND OTHER PROVISIONS OF ARTICLE 1.5 OF THE SF PLANNING CODE.	PROPOSED FOR IN / OUT PAID SHORT-TERM RETAIL AND MEDICAL / DENTAL PARKING ON PARKING LEVELS P1, P2 & P3 1 CAR-SHARE PARKING SPACE PROVIDED ON PARKING LEVEL P1	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c) & 303(t)
SFPC 166	CAR-SHARING	RESIDENTIAL: NONE REQUIRED FOR 0 - 49 UNITS COMMERCIAL: 1 CAR-SHARE PARKING SPACE REQUIRED FOR 25 - 49 SPACES FOR NON-RESIDENTIAL USES	NONE PROVIDED 1 CAR-SHARE PARKING SPACE PROVIDED ON PARKING LEVEL P1	
SFPC 724; 150	OFF-STREET FREIGHT LOADING	RESIDENTIAL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 100,000 SQ.FT. (TABLE 152) THIRD & FOURTH LEVEL RESIDENTIAL = 15,911 SQ.FT. OCCUPIED; NONE REQUIRED RETAIL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 10,000 SQ.FT. (TABLE 152) GROUND LEVEL RETAIL = 6,321 SQ.FT. OCCUPIED; NONE REQUIRED MEDICAL / DENTAL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 100,000 SQ.FT. (TABLE 152) SECOND LEVEL MEDICAL / DENTAL = 9,574 SQ.FT. OCCUPIED; NONE REQUIRED	NONE PROVIDED	
SFPC 155.2	BICYCLE PARKING (COMMERCIAL), CLASS 1	GROUND LEVEL RETAIL: 1 SPACE / 7,500 SQ.FT. OCCUPIED FLOOR AREA 6,321 SQ.FT. / 7,500 SQ.FT. = 1 SPACE REQUIRED SECOND LEVEL MEDICAL / DENTAL: 1 SPACE / 5,000 SQ.FT. OCCUPIED FLOOR AREA 9,574 SQ.FT. / 5,000 SQ.FT. = 2 SPACES REQUIRED PRIVATE PARKING GARAGE: NONE REQUIRED	1 SPACE + 2 SPACES + 0 SPACES = 3 SPACES REQUIRED 3 CLASS 1 BICYCLE LOCKERS PROVIDED ON PARKING LEVEL P1	
	BICYCLE PARKING (COMMERCIAL), CLASS 2	GROUND LEVEL RETAIL: MINIMUM 2 SPACES; 1 SPACE FOR EVERY 2,500 SQ.FT. OCCUPIED FLOOR AREA 6,321 SQ.FT. / 2,500 SQ.FT. = 3 SPACES REQUIRED SECOND LEVEL MEDICAL / DENTAL: 1 SPACE FOR EVERY 15,000 SQ.FT. OCCUPIED FLOOR AREA, BUT NO LESS THAN 4 SPACES 9,574 SQ.FT. / 15,000 SQ.FT. = 1 SPACE; MIN. 4 SPACES REQUIRED PRIVATE PARKING GARAGE: 1 SPACE FOR EVERY 20 CAR SPACES, BUT NO LESS THAN 6 SPACES 47 SPACES / 20 = 2 SPACES; MIN. 6 SPACES REQUIRED	3 SPACES + 4 SPACES + 6 SPACES = 13 SPACES REQUIRED 13 CLASS 2 SPACES PROVIDED AT 7 SIDEWALK RACKS	
SFPC 155.2	BICYCLE PARKING (RESIDENTIAL), CLASS 1	1 SPACE FOR EVERY DWELLING UNIT 18 UNITS = 18 SPACES REQUIRED	18 SPACES PROVIDED IN LOCKABLE ENCLOSURE ON PARKING LEVEL P3	
	BICYCLE PARKING (RESIDENTIAL), CLASS 2	1 SPACE PER 20 UNITS 18 UNITS = 1 SPACE REQUIRED	1 SPACE PROVIDED AT 1 SIDEWALK RACK	

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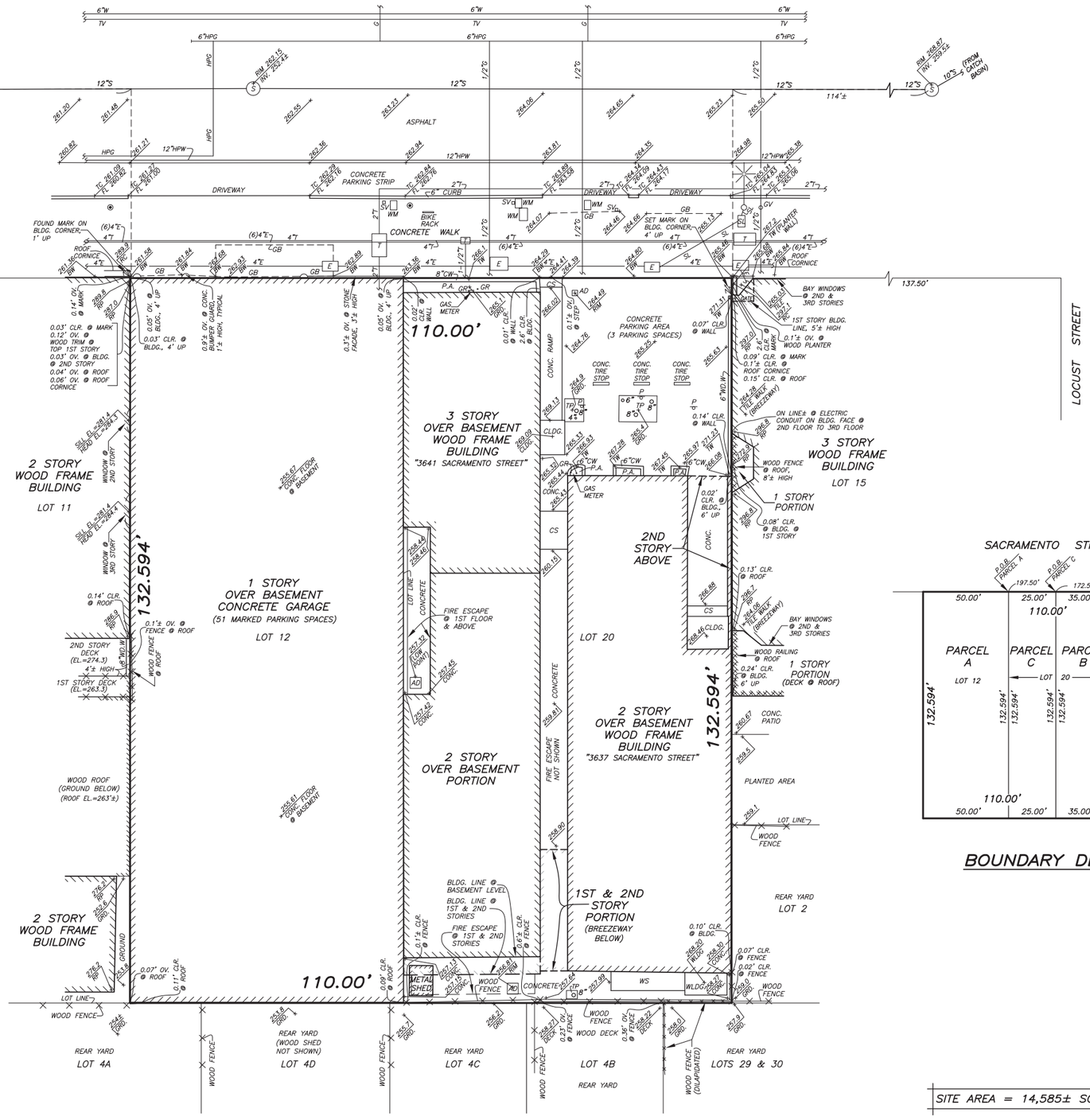
Planning Department Notes

Scale: None

A0.2c



LEGEND

CLR.	CLEAR OF PROPERTY LINE	SL	STREET LIGHT PULLBOX
OV.	OVER PROPERTY LINE	GV	GAS VALVE
R/W	RIGHT OF WAY		ELECTROLIER
BLDG.	BUILDING		
CONC.	CONCRETE		
GRD.	GROUND		PARKING METER
TC	TOP OF CURB	GR.	GAS RISER
FL	FLOW LINE	8"	TREE
INV.	INVERT	P	PARKING SIGN
BW	BACK OF WALK	AD	AREA DRAIN
GB	GRADE BREAK		
TW	TOP OF WALL	E	ELECTRIC LINE
RP	ROOF PARAPET	G	GAS LINE
RC	ROOF CORNICE	HPG	HIGH PRESSURE GAS LINE
P.A.	PLANTED AREA	S	SEWER LINE
CW	CONCRETE WALL	SL	STREET LIGHT LINE
CS	CONCRETE STAIRS	T	TELEPHONE LINE
CLDG.	CONCRETE LANDING	TV	TELEVISION LINE
WLDG.	WOOD LANDING	W	WATER LINE
BSMT.	BASEMENT	HPW	HIGH PRESSURE WATER LINE
EL.	ELEVATION		
P.O.B.	POINT OF BEGINNING		
S	SEWER MANHOLE		
T	TELEPHONE PULLBOX		
SV	SEWER VENT		
WM	WATER METER		
E	ELECTRIC PULLBOX		

SURVEY REFERENCE

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. CAFNT0938-0938-0003-0000534835-FNTIC-2007-05 DATED JUNE 29, 2007.

THE FOLLOWING IS AN EXCEPTION TO TITLE WITHIN THE ABOVE REFERENCED TITLE POLICY:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED APRIL 24, 1969, IN BOOK 331, PAGE 460, OFFICIAL RECORDS.

BASIS OF SURVEY

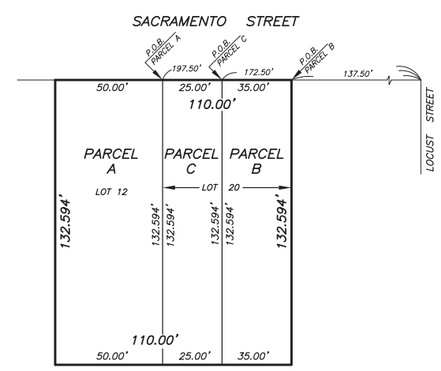
CITY OF SAN FRANCISCO MONUMENT MAP NO. 49 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

GENERAL NOTES

1. ELEVATIONS ARE ON SAN FRANCISCO CITY DATUM.
2. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
3. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

UTILITY NOTE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.



BOUNDARY DETAIL

NO SCALE

SITE AREA = 14,585± SQ.FT.

SITE SURVEY

OF A PORTION OF ASSESSOR'S BLOCK NO. 1018

FOR

LITKE PROPERTIES, INC.

SAN FRANCISCO CALIFORNIA

SCALE: 1" = 10'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD
DATE: 9/26/07		DES.
SHEET: 1 OF: 1		DRW.: JP
		CHK.: BR
JOB NO. S-6785		REV NO.

EXISTING BLOCK DIAGRAM

SCALE: 1/32" = 1'-0"

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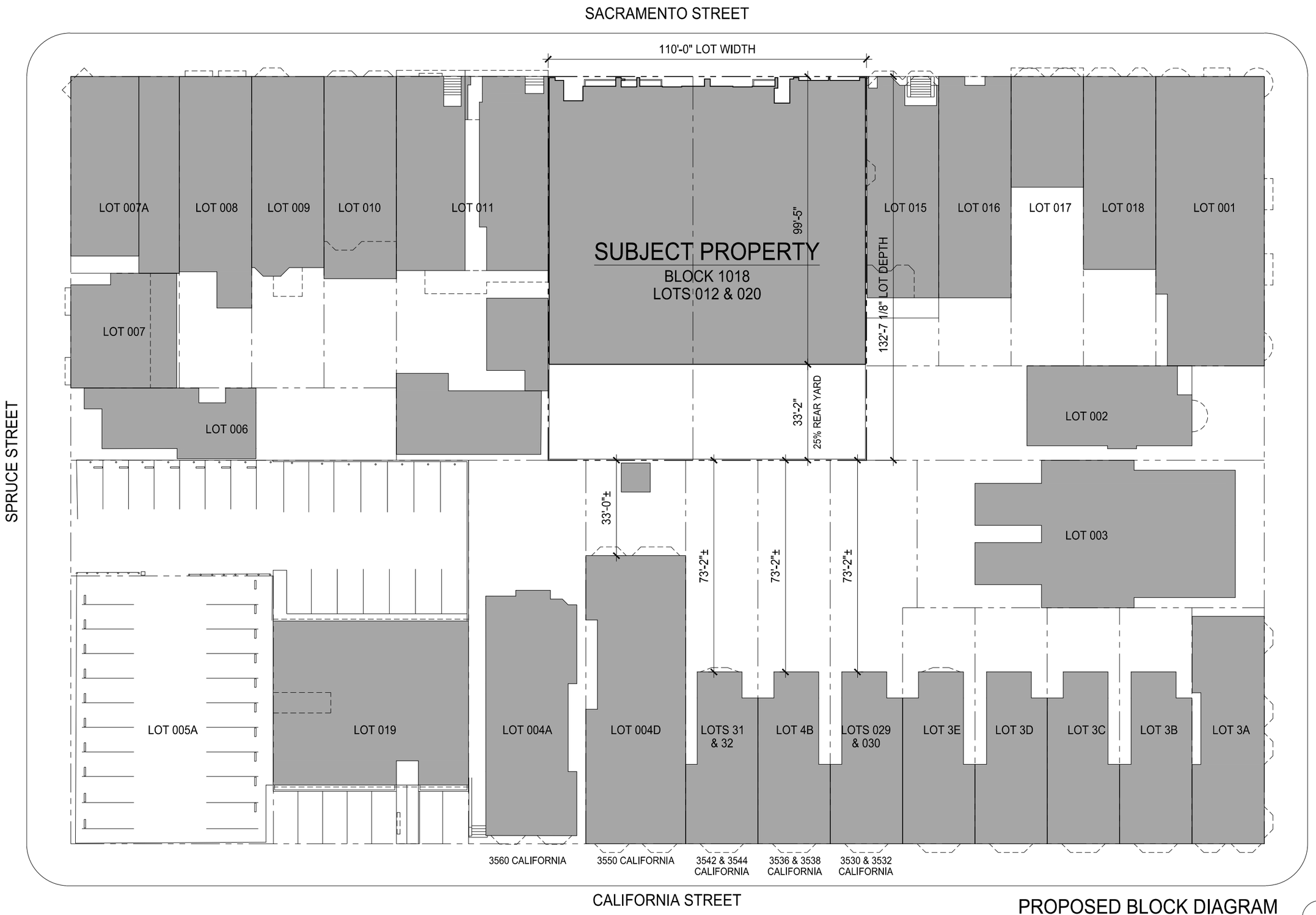
Existing Block Diagram

Scale: 1/32" = 1'-0"

A0.2d



PROPOSED BLOCK DIAGRAM

SCALE: 1/32" = 1'-0"

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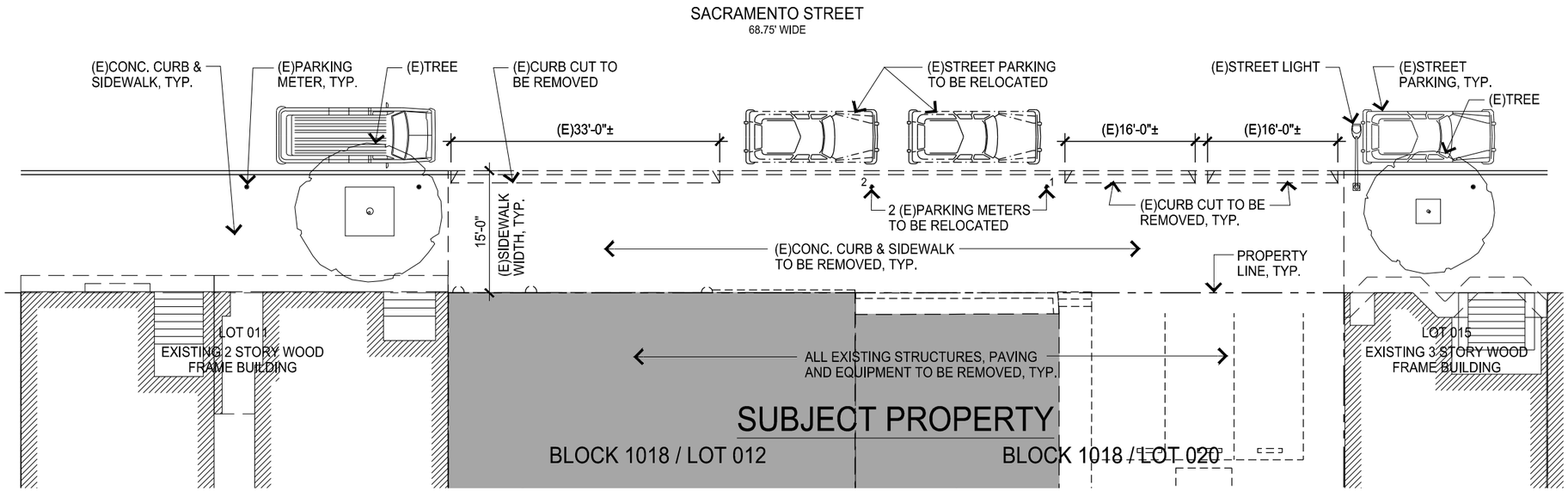
Proposed Block Diagram

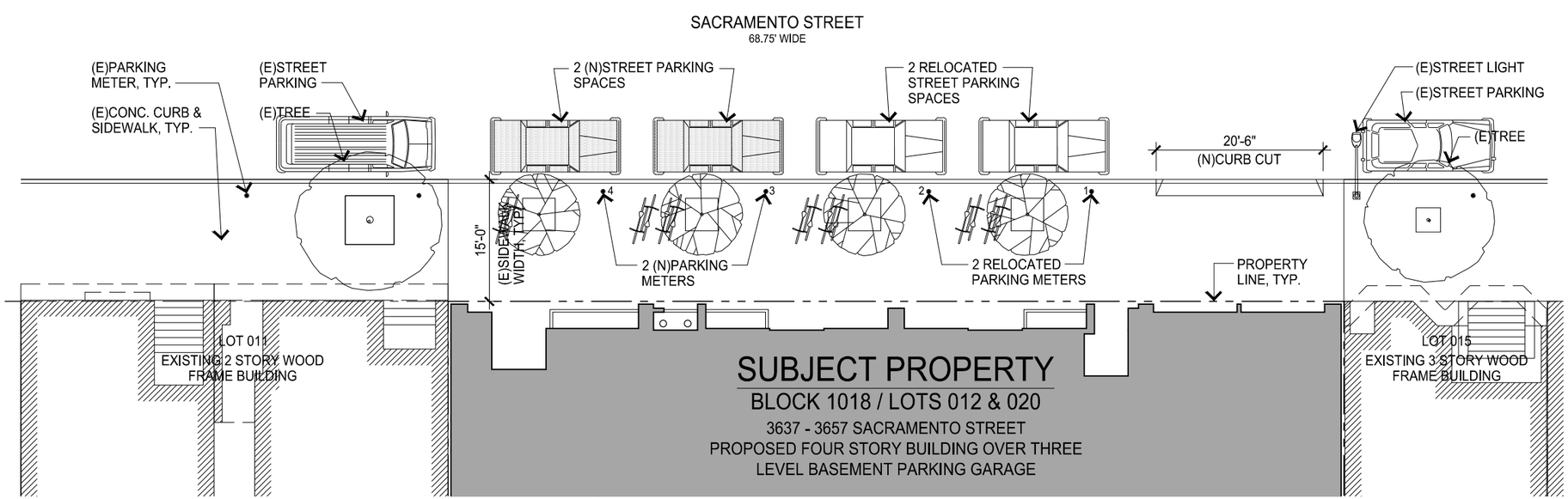
Scale: 1/32" = 1'-0"

A0.2e



EXISTING STREET PARKING PLAN

SCALE: 1/16" = 1'-0"



PROPOSED STREET PARKING PLAN

SCALE: 1/16" = 1'-0"

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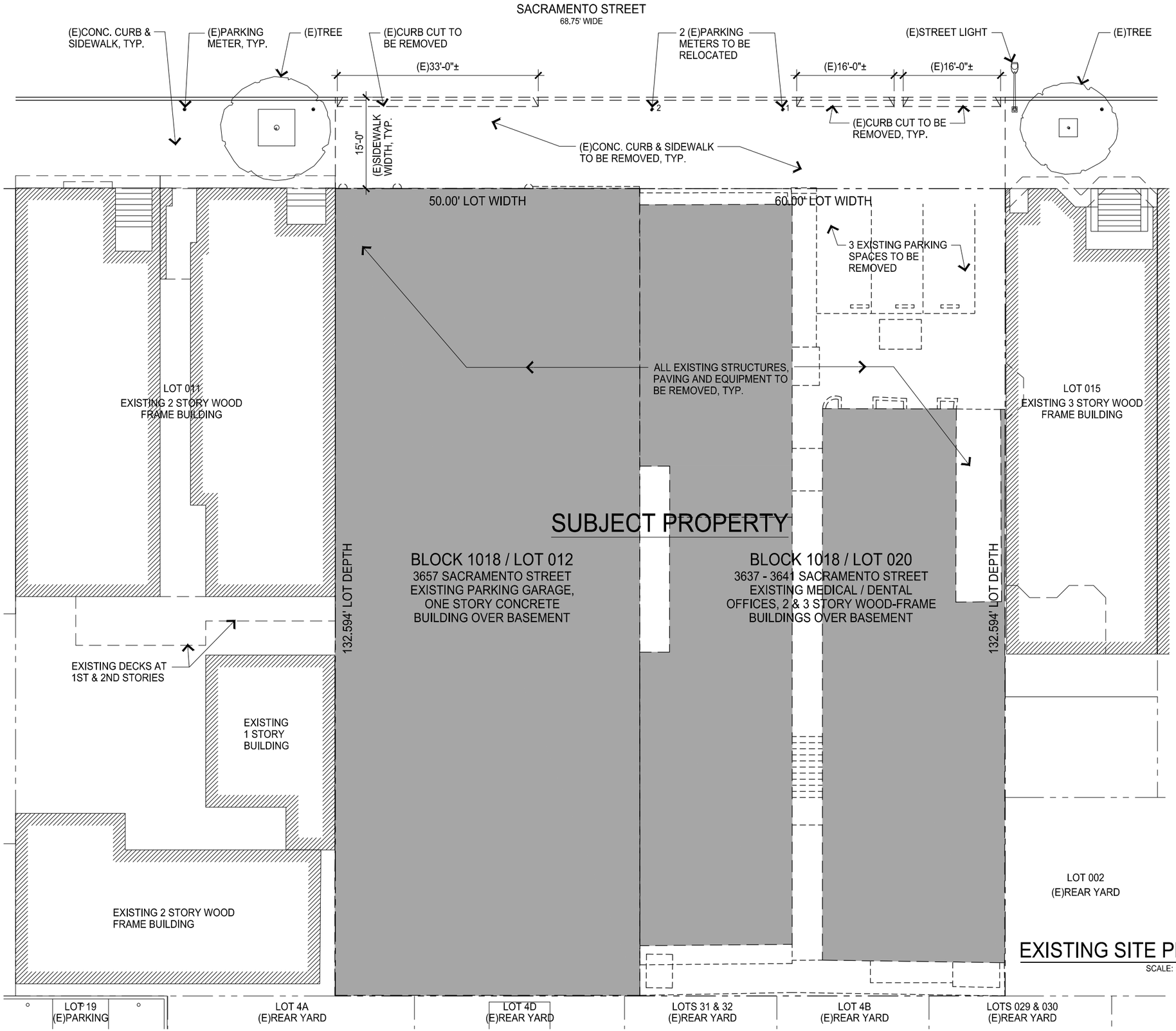
Street Parking Diagrams

Scale: 1/16" = 1'-0"

A0.2f



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

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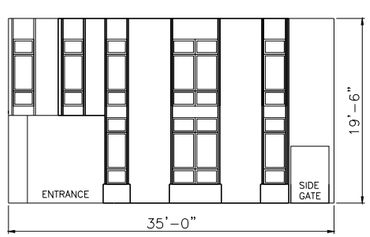
Existing Site Plan

Scale: 1/16" = 1'-0"

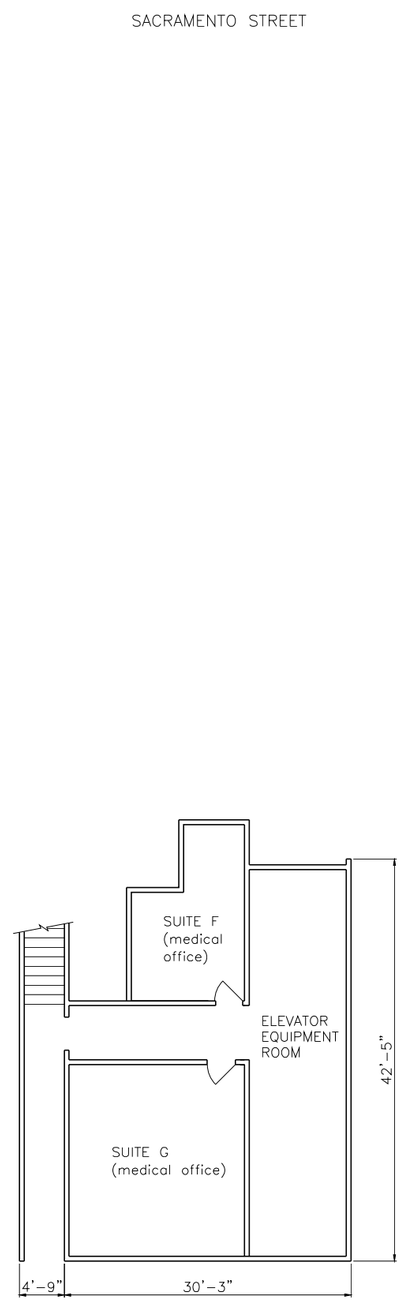
A1.1



SACRAMENTO STREET FACADE

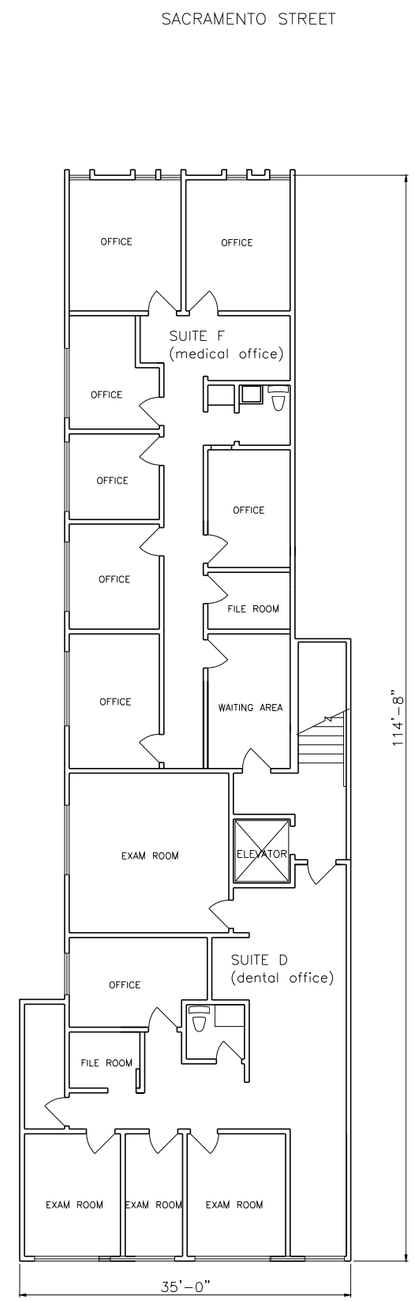
AS-BUILT ELEVATION

SCALE: 1/16" = 1'-0"



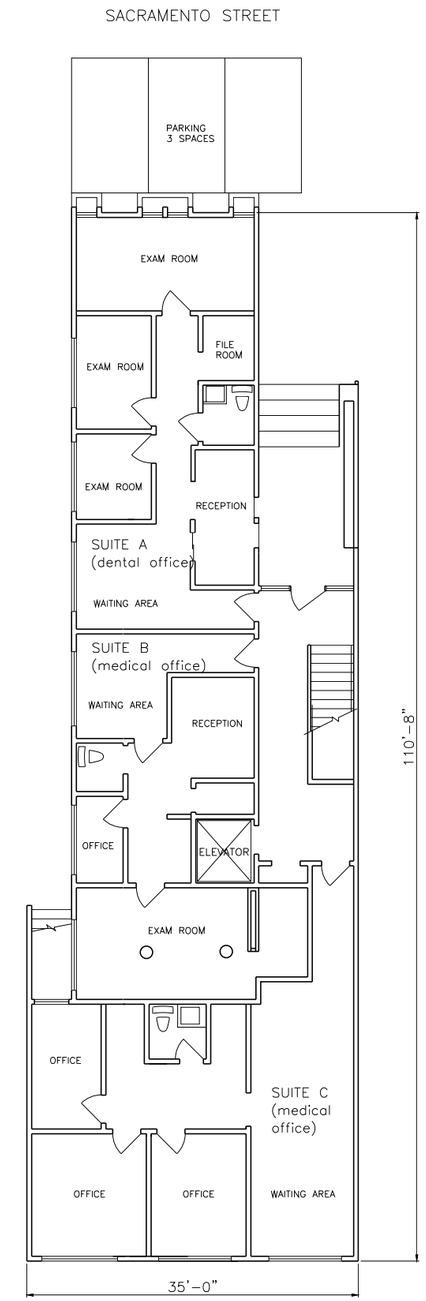
BASEMENT FLOOR
560 GSF

BASEMENT



SECOND FLOOR
2,686 GSF

SECOND



GROUND FLOOR
2,277 GSF

GROUND

AS-BUILT FLOOR PLANS

SCALE: 1/16" = 1'-0"

N

3637 Sacramento Street

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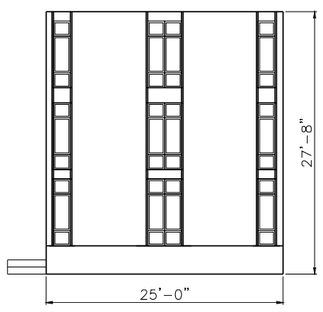
As-Built Drawings: 3637 Sacramento

Scale: 1/16" = 1'-0"

EX1.0

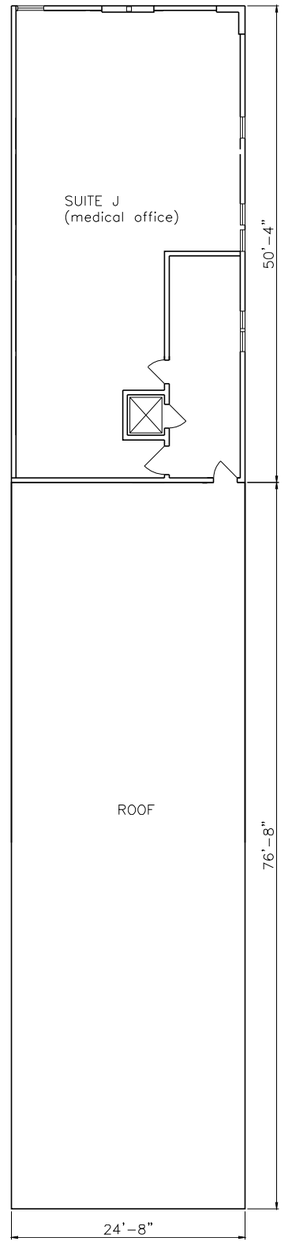
SACRAMENTO STREET



SACRAMENTO STREET FACADE

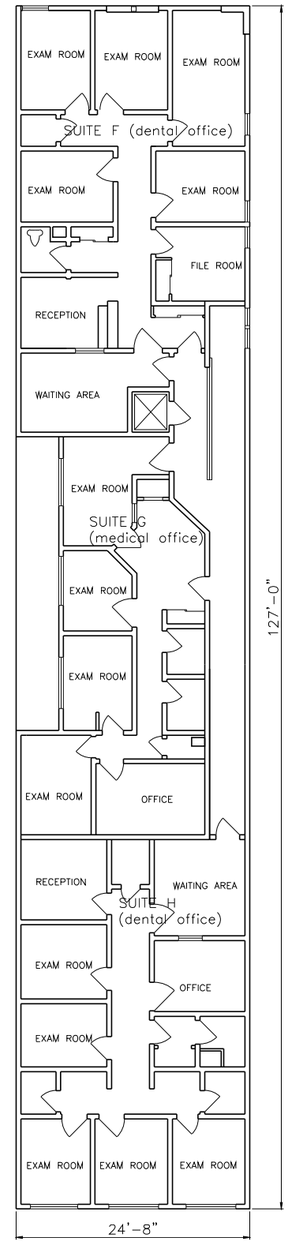
AS-BUILT ELEVATION

SCALE: 1/16" = 1'-0"



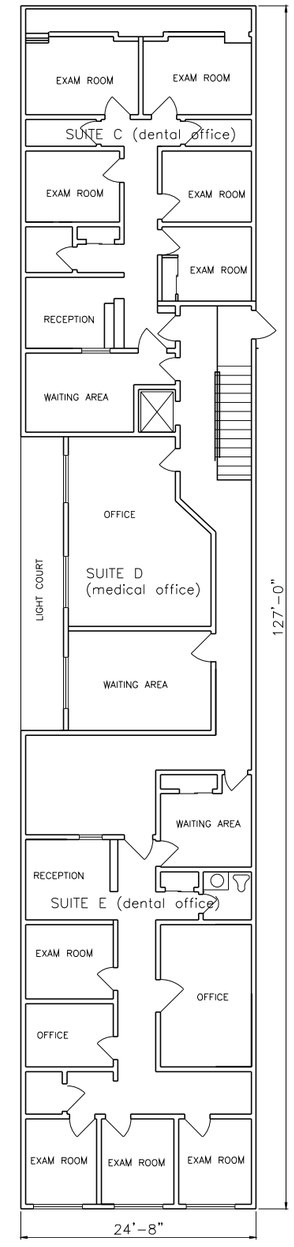
THIRD FLOOR
1,047 GSF

THIRD



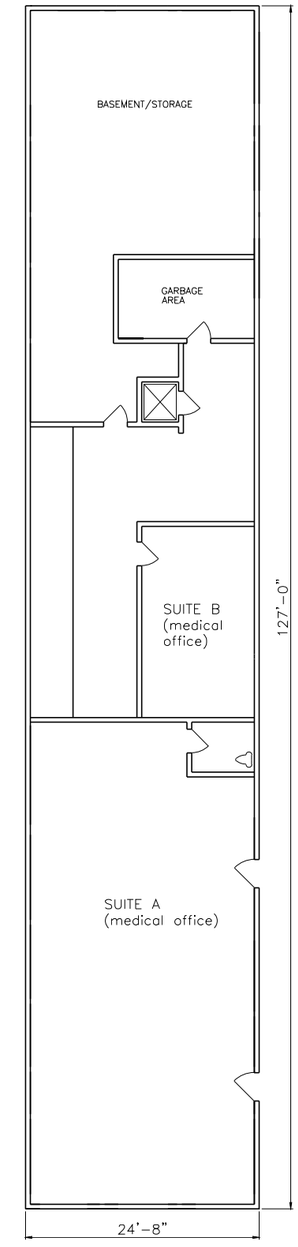
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND



BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

SCALE: 1/16" = 1'-0"

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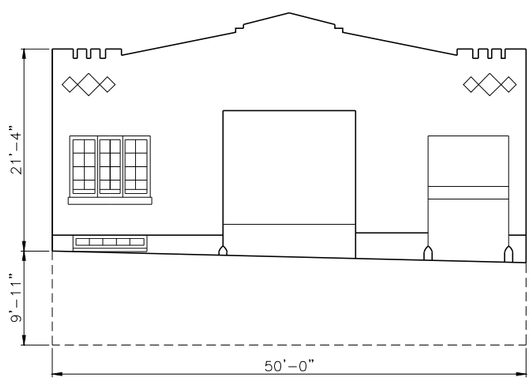
As-Built Drawings: 3641 Sacramento

Scale: 1/16" = 1'-0"

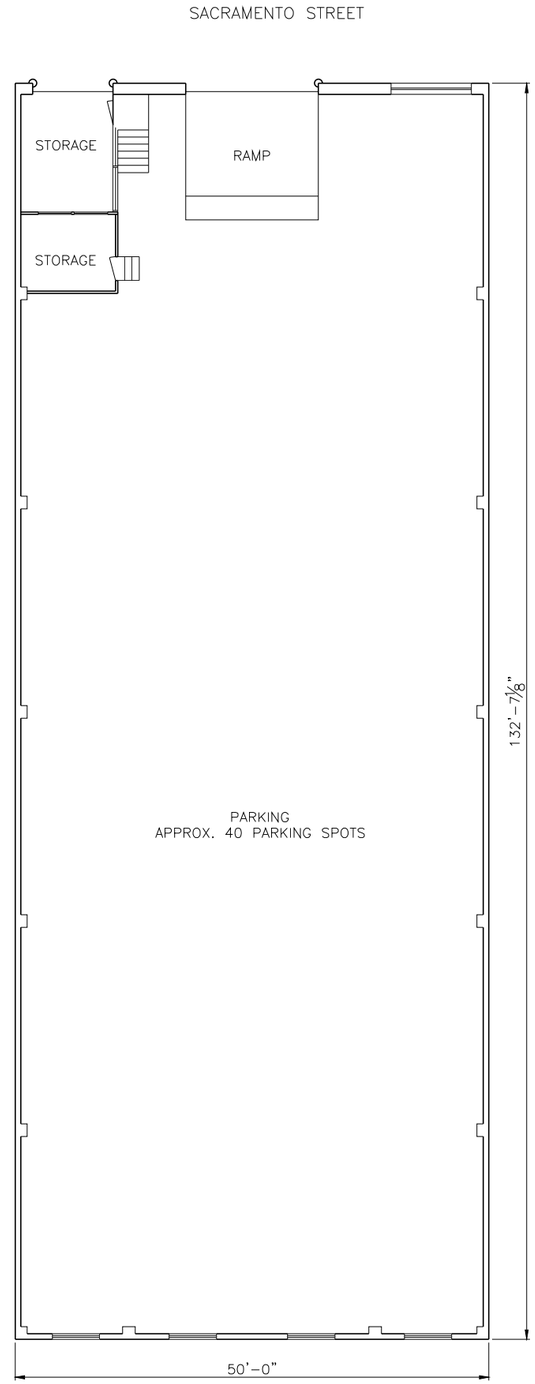
EX2.0



SACRAMENTO STREET FACADE

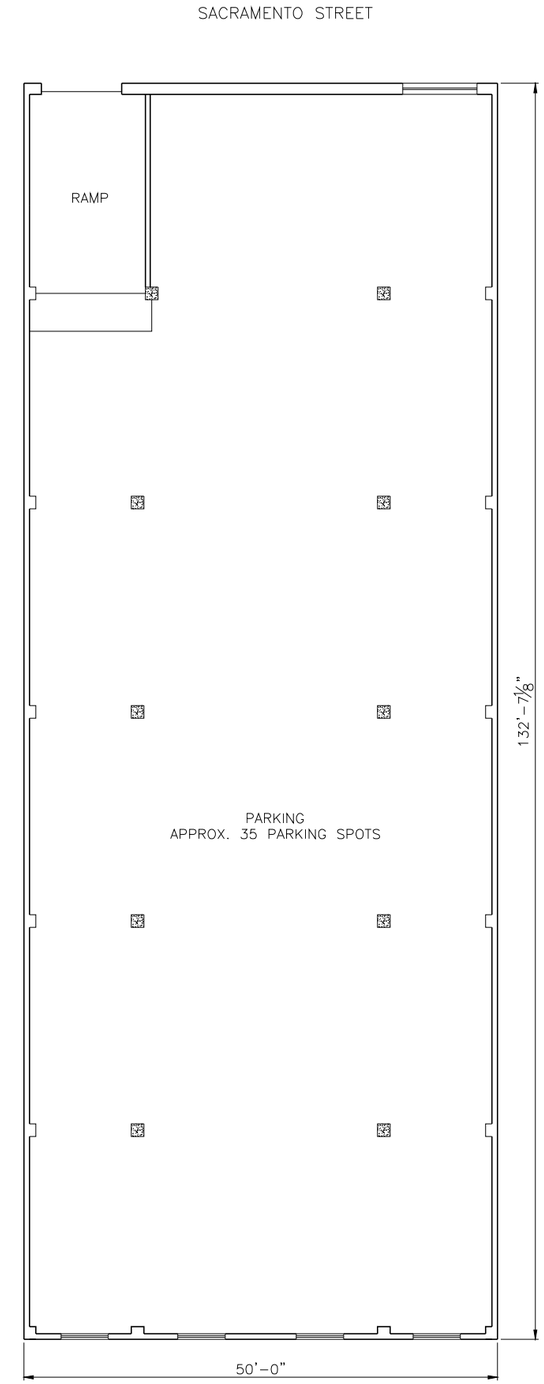
AS-BUILT ELEVATION

SCALE: 1/16" = 1'-0"



UPPER LEVEL
6,125 SQ.FT.

GROUND



LOWER LEVEL
6,125 SQ.FT.

BASEMENT

AS-BUILT FLOOR PLANS

SCALE: 1/16" = 1'-0"

N

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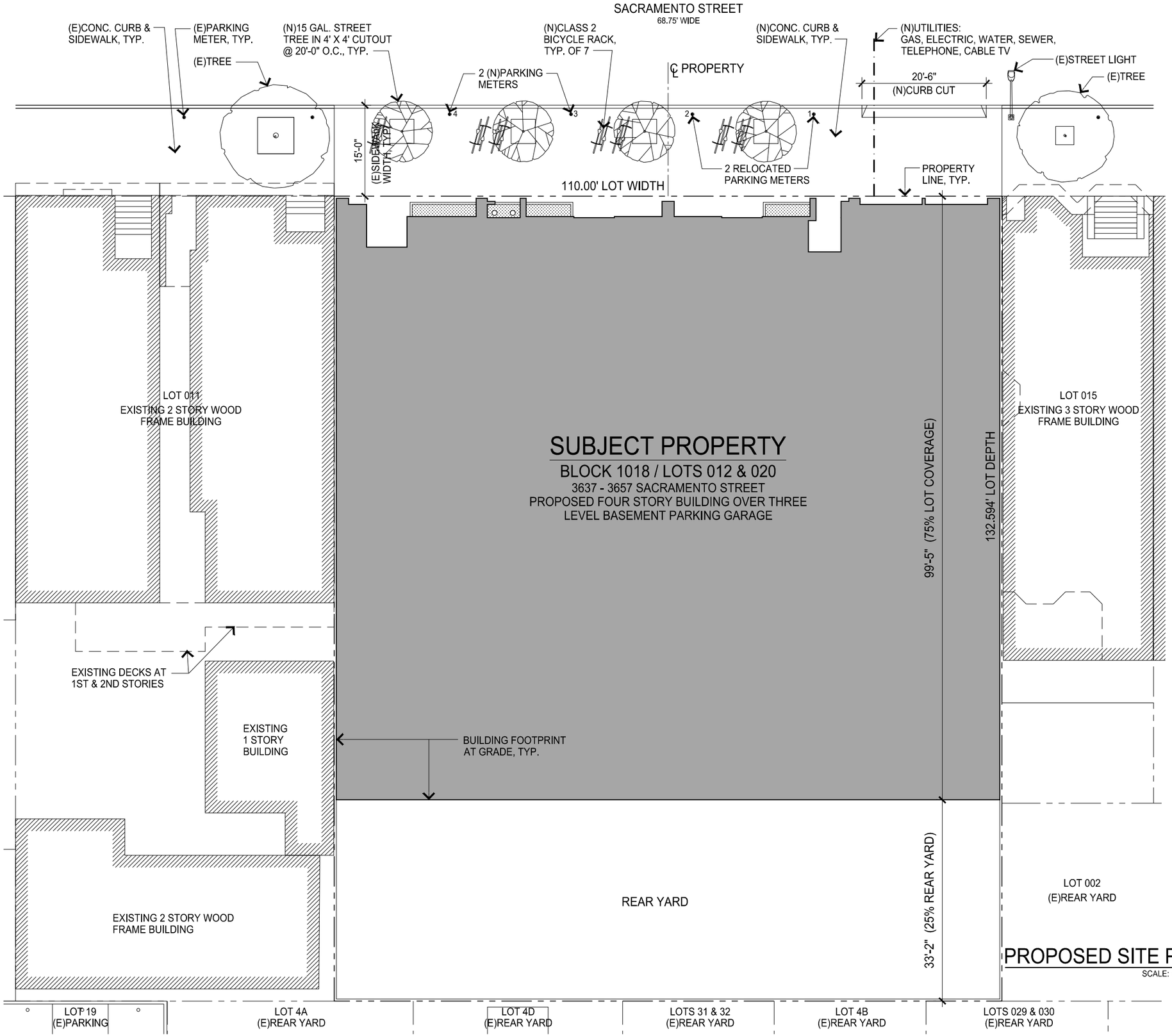
As-Built Drawings: 3657 Sacramento

Scale: 1/16" = 1'-0"

EX3.0



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

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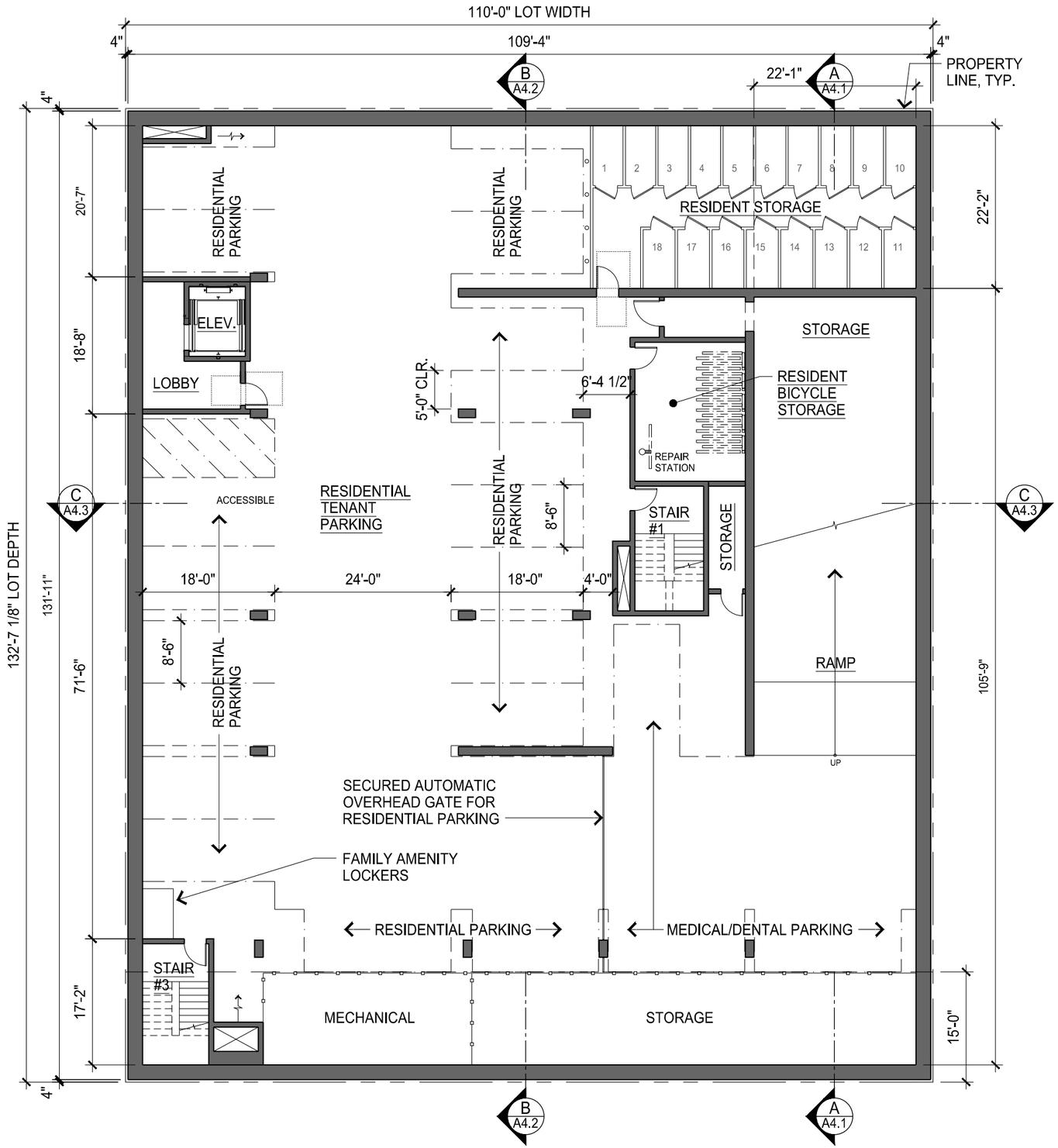
Site Plan

Scale: 1/16" = 1'-0"

A1.2



PROPOSED BASEMENT PARKING LEVEL P3 FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

PARKING LEVEL P3

OFF-STREET AUTOMOBILE PARKING, RESIDENTIAL AND MEDICAL / DENTAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P3	1	18	2	21

	REQUIRED	ACCESSORY	TOTAL
RESIDENTIAL	18	0	18
MEDICAL / DENTAL	3	0	3
TOTAL	21	0	21

BICYCLE PARKING, RESIDENTIAL:

	CLASS 1	CLASS 2	TOTAL
PARKING LEVEL P3 LOCKABLE ENCLOSURE	18	0	18

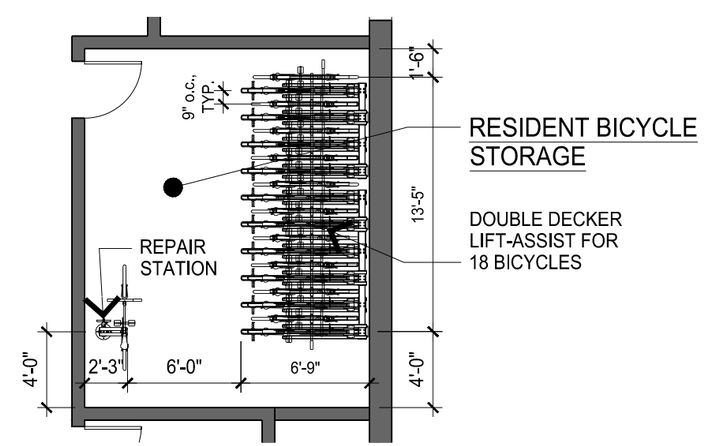
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

RESIDENTIAL STORAGE, LOBBY, STAIRS, CORRIDORS, WALLS, ETC. 2,758 SQ.FT.

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

AUTOMOBILE PARKING 9,953 SQ.FT. * OCCUPIED AREA
BICYCLE PARKING 316 SQ.FT. * OCCUPIED AREA
BUILDING SERVICES 1,358 SQ.FT.

*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA
**REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA



ENLARGED FLOOR PLAN: RESIDENT BICYCLE STORAGE

SCALE: 1/8" = 1'-0"

N

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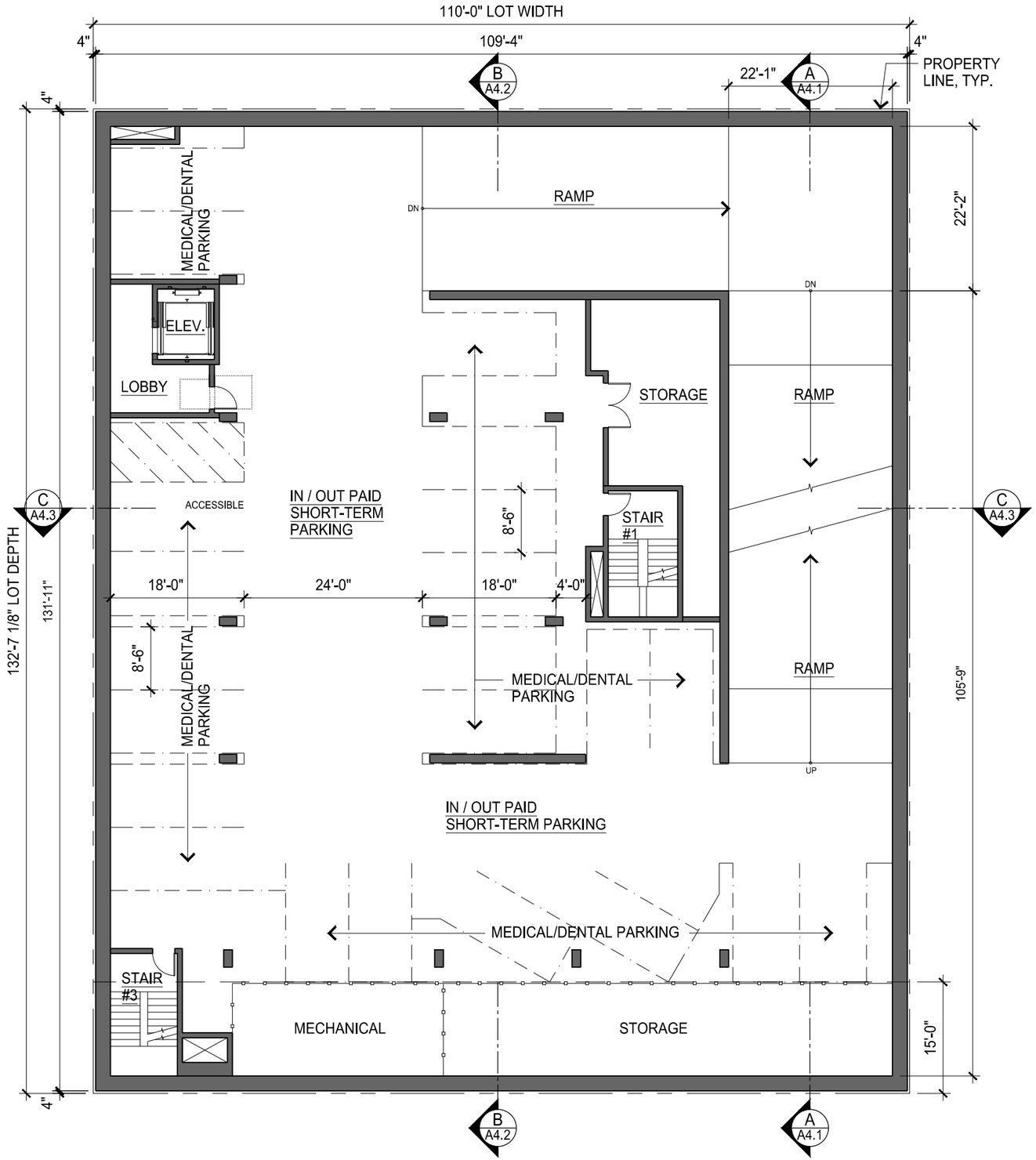
Basement Parking Level P3 Floor Plan

Scale: As noted

A2.1



PROPOSED BASEMENT PARKING LEVEL P2 FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

PARKING LEVEL P2

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P2	1	13	8	22

	REQUIRED	ACCESSORY	TOTAL
MEDICAL / DENTAL	22	0	22

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

LOBBY, STAIRS, CORRIDORS, WALLS, ETC. 1,715 SQ.FT.

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

AUTOMOBILE PARKING 10,988 SQ.FT. * OCCUPIED AREA

BUILDING SERVICES 1,649 SQ.FT.

*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA

**REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA

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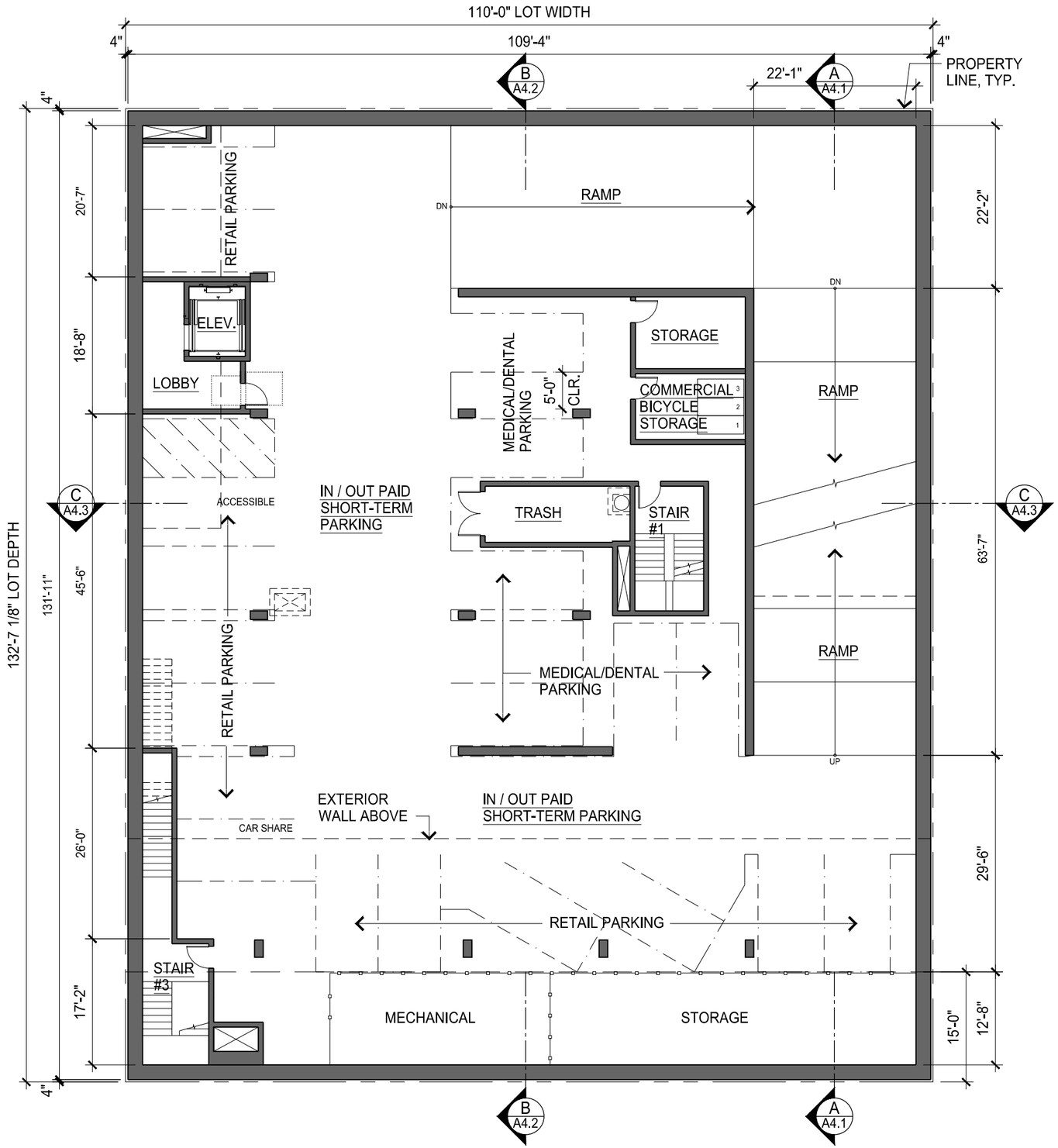
Basement Parking Level P2 Floor Plan

Scale: 1/16" = 1'-0"

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

PARKING LEVEL P1

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P1	1	10	9	20

CAR-SHARE PARKING (Per Table 166) REQUIRED FOR NON-RESIDENTIAL USES:
1 SPACE REQUIRED (1 SPACE / 25-49 PARKING SPACES)
1 SPACE PROVIDED, LOCATED ON PARKING LEVEL P1
(NOT INCLUDED IN THE TOTAL COMMERCIAL PARKING SPACE COUNT)

	REQUIRED	ACCESSORY	TOTAL
RETAIL	13	0	13
MEDICAL / DENTAL	7	0	7
TOTAL	20	0	20

BICYCLE PARKING, COMMERCIAL:

	CLASS 1	CLASS 2	TOTAL
PARKING LEVEL P1 LOCKABLE ENCLOSURE	3 LOCKERS	0	3

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:
LOBBY, STAIRS, CORRIDORS, WALLS, ETC. 1,985 SQ.FT.

FLOOR AREA NOT INCLUDED IN CALCULATIONS:
AUTOMOBILE PARKING 10,734 SQ.FT. * OCCUPIED AREA
BICYCLE PARKING 120 SQ.FT. * OCCUPIED AREA
BUILDING SERVICES 1,499 SQ.FT.

*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA
**REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA

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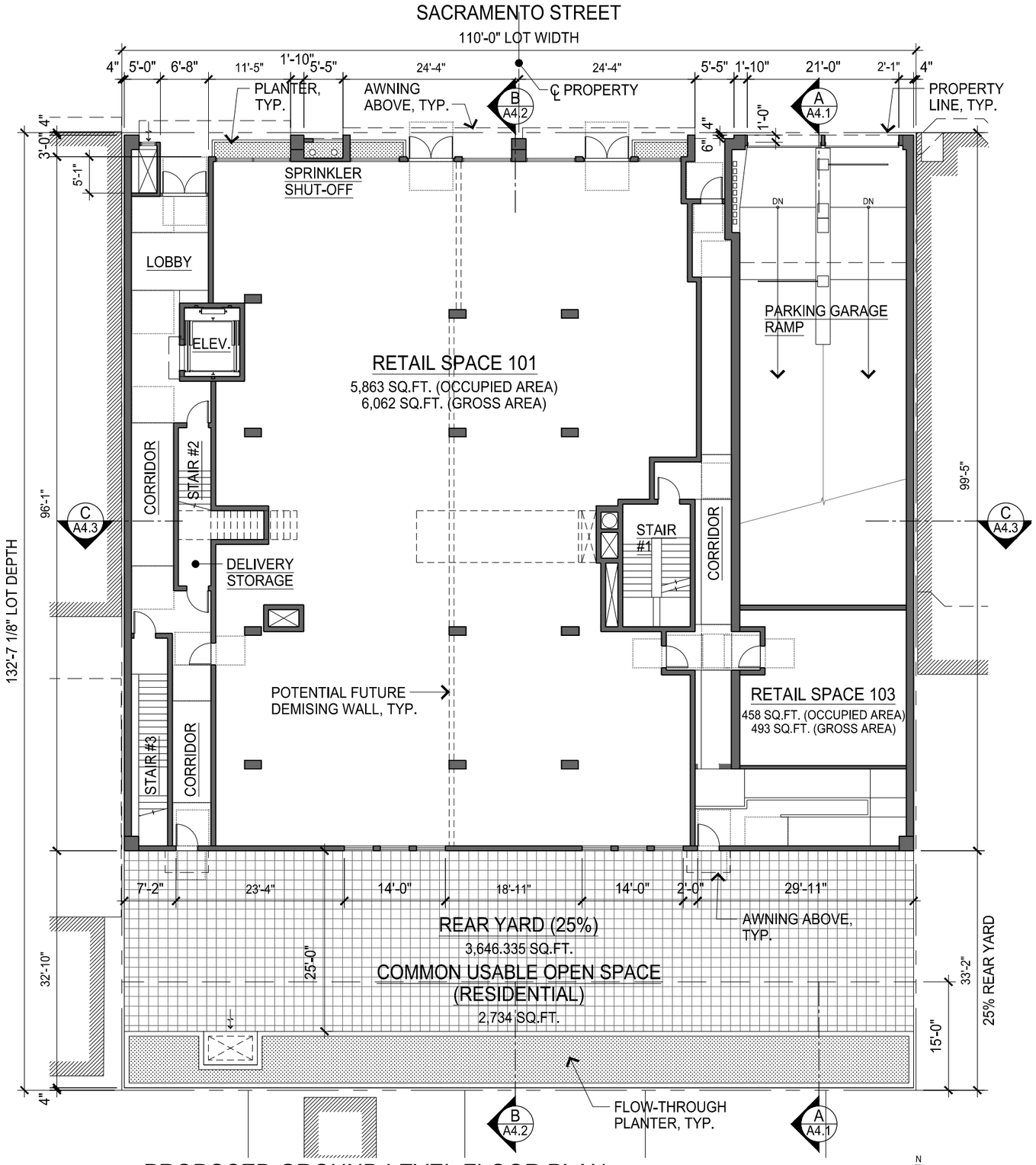
Basement Parking Level P1 Floor Plan

Scale: 1/16" = 1'-0"

A2.3



PROPOSED GROUND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

GROUND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

RETAIL M USE	6,555 SQ.FT.
LOBBY, STAIRS, CORRIDORS, WALLS, ETC.	1,325 SQ.FT.
TOTAL GROSS FLOOR AREA	7,880 SQ.FT. **

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

AUTOMOBILE DRIVE RAMP	1,505 SQ.FT. * OCCUPIED AREA

*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA
**REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA

RESIDENTIAL COMMON OPEN SPACE AT REAR YARD:
REQUIREMENTS FOR 18 RESIDENTIAL UNITS:
100 SQ.FT. x 1.33 PER UNIT FOR COMMON USABLE OPEN SPACE
18 UNITS x 100 SQ.FT. x 1.33 = 2,394 SQ.FT. REQUIRED

PROVIDED: 2,734 SQ.FT.

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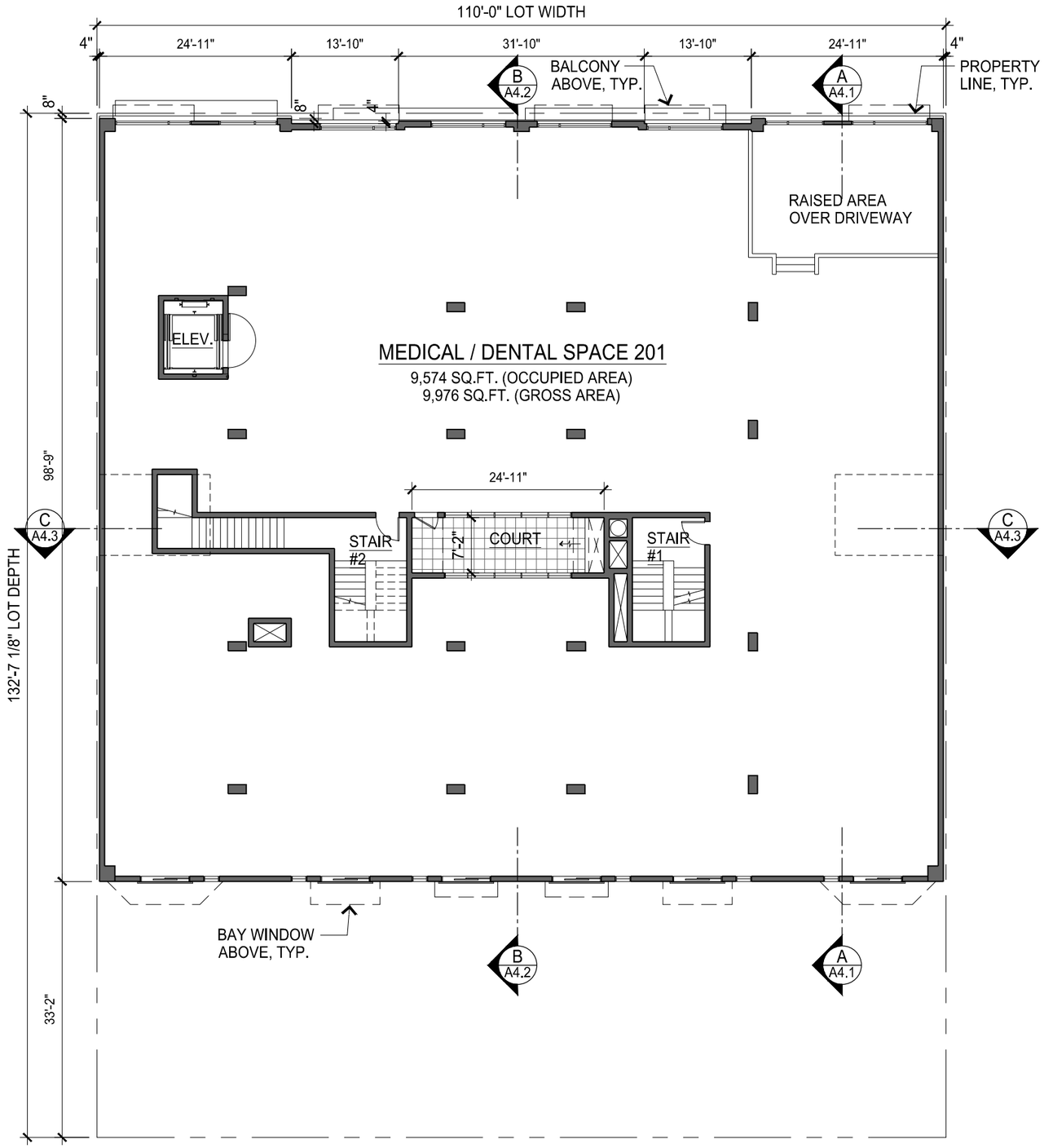
Ground Level Floor Plan

Scale: 1/16" = 1'-0"

A2.4



PROPOSED SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

SECOND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

MEDICAL / DENTAL USE	9,976 SQ.FT.
STAIRS, CORRIDORS, WALLS, ETC.	557 SQ.FT.
TOTAL GROSS FLOOR AREA	10,533 SQ.FT.

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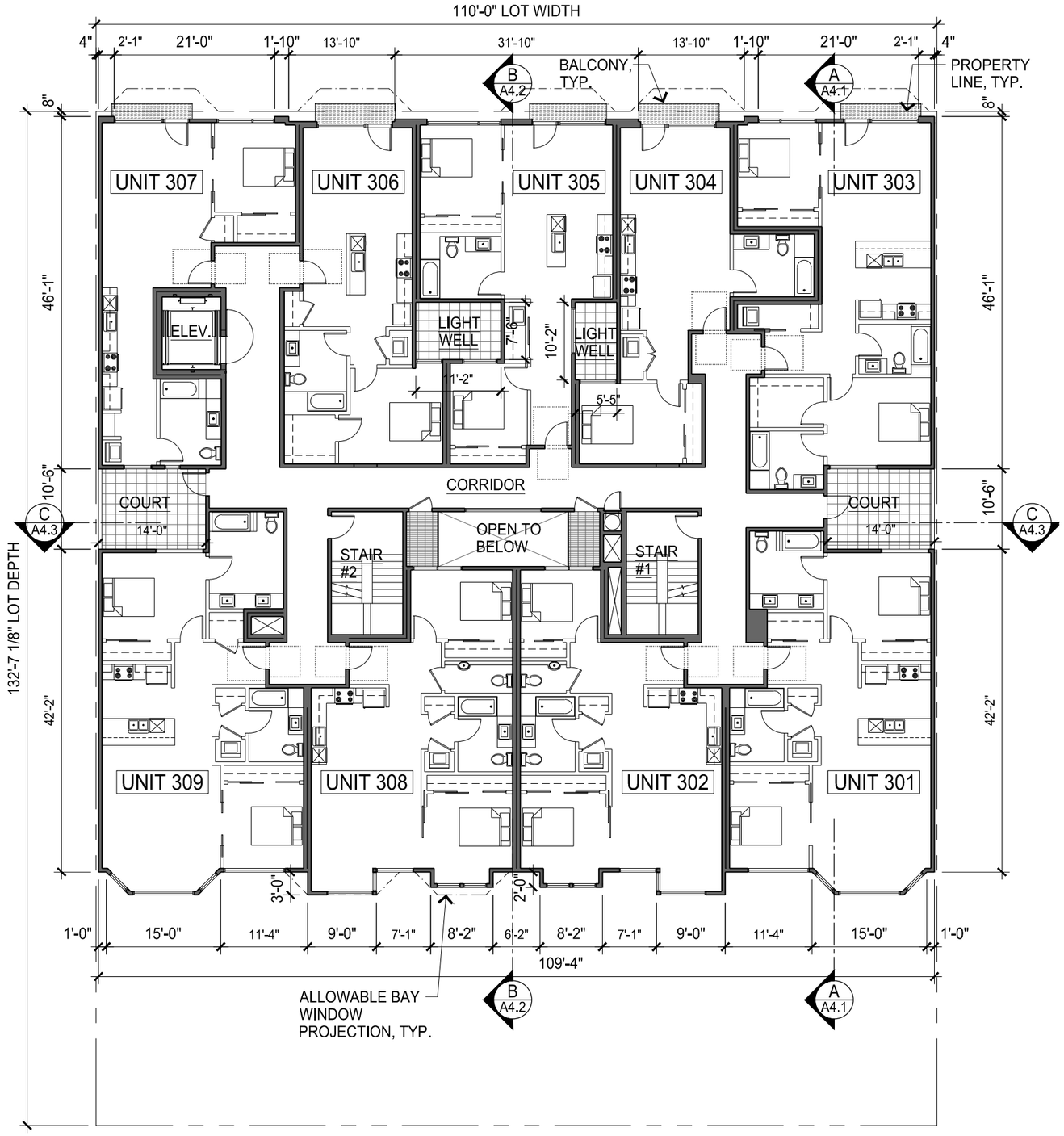
Second Level Floor Plan

Scale: 1/16" = 1'-0"

A2.5



PROPOSED THIRD LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

THIRD FLOOR LEVEL

THIRD LEVEL UNIT TABULATION:

	BEDROOMS / BATHROOMS	OCCUPIED AREA	GROSS AREA
UNIT 301	2 BR / 2 BA	1,075 SQ.FT.	1,139 SQ.FT.
UNIT 302	2 BR / 1.5 BA	887 SQ.FT.	955 SQ.FT.
UNIT 303	2 BR / 2 BA	1,005 SQ.FT.	1,085 SQ.FT.
UNIT 304	1 BR / 1 BA	701 SQ.FT.	770 SQ.FT.
UNIT 305	2 BR / 1 BA	841 SQ.FT.	916 SQ.FT.
UNIT 306	1 BR / 1 BA	736 SQ.FT.	786 SQ.FT.
UNIT 307	1 BR / 1 BA	732 SQ.FT.	806 SQ.FT.
UNIT 308	2 BR / 1.5 BA	915 SQ.FT.	982 SQ.FT.
UNIT 309	2 BR / 2 BA	1,086 SQ.FT.	1,157 SQ.FT.
TOTAL		7,977 SQ.FT.	8,596 SQ.FT.

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

9 RESIDENTIAL UNITS (3 - 1 BRs & 6 - 2 BRs)	8,596 SQ.FT.
STAIRS, CORRIDORS, WALLS, ETC.	1,587 SQ.FT.
TOTAL GROSS AREA	10,183 SQ.FT.

ALLOWED PROJECTIONS:

PER PLANNING CODE SECTION 136(c)(2), BAY WINDOWS AND BALCONIES ARE ALLOWED TO PROJECT THREE FEET (3'-0) OVER STREETS IF SIDEWALK WIDTH IS GREATER THAN NINE FEET (9'-0"). THE MAXIMUM LENGTH OF PROJECTION IS FIFTEEN FEET (15'-0") AT LINE ESTABLISHING REQUIRED OPEN AREA AND REDUCED IN PROPORTION TO 9'-0" BY MEANS OF 45° ANGLES AT A DISTANCE OF 3'-0" FROM THE LINE ESTABLISHING THE REQUIRED OPEN AREA.

PER PLANNING CODE SECTION 136(c)(3)(D), THE AGGREGATE LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA SHALL BE NO MORE THAN 2/3 THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL.

BUILDABLE WIDTH ALONG REAR WALL:	109'-4"
2/3 BUILDABLE WIDTH:	72'-11"
AGGREGATE LENGTH OF BAY WINDOWS AND BALCONIES:	64'-4"

64'-4" = 58.8% OF 109'-4" (BUILDABLE WIDTH ALONG REAR WALL) AND IS LESS THAN 2/3 (66.6%) OF BUILDABLE WIDTH.

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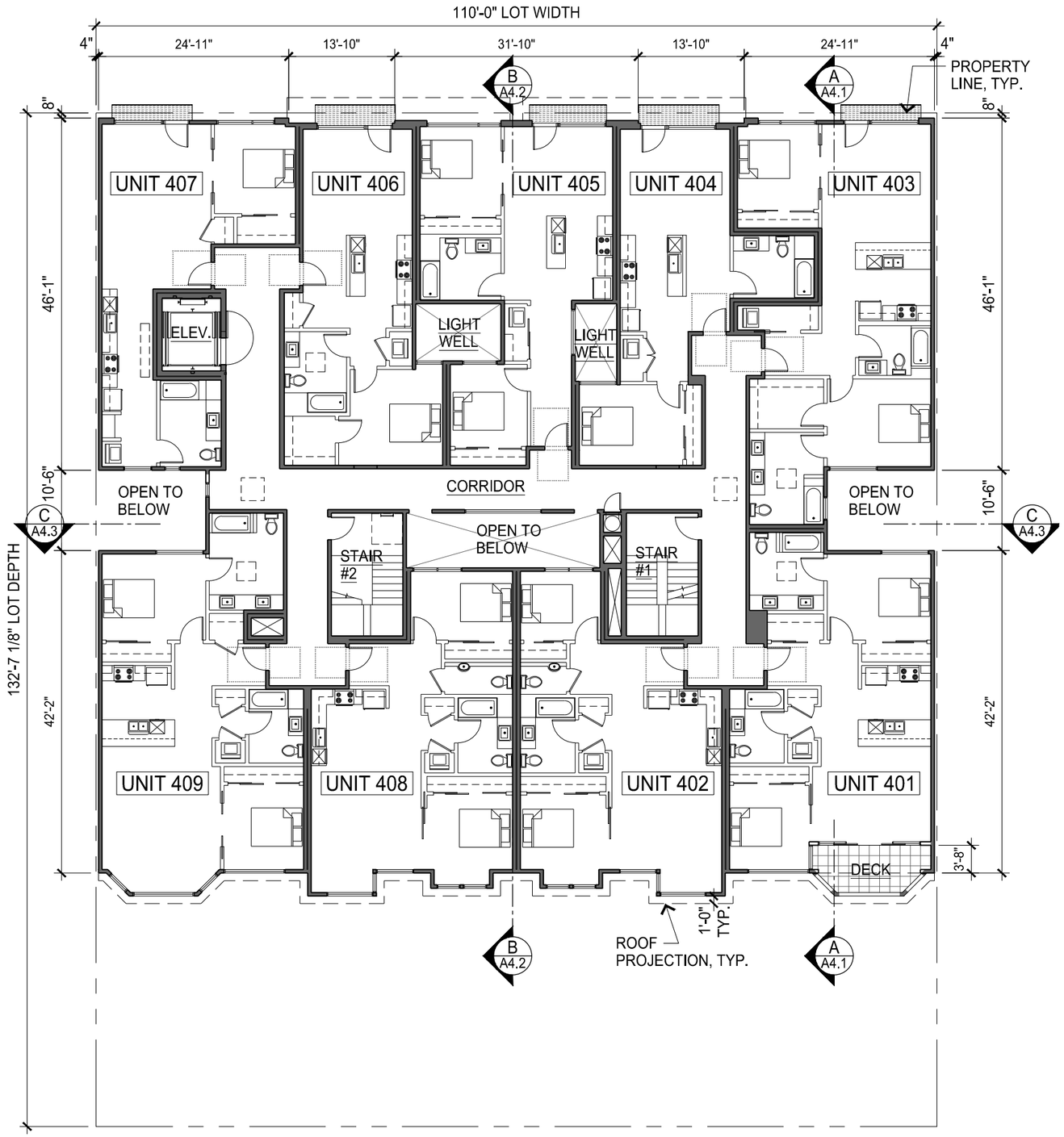
Third Level Floor Plan

Scale: 1/16" = 1'-0"

A2.6



PROPOSED FOURTH LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

FOURTH FLOOR LEVEL

FOURTH LEVEL UNIT TABULATION:

	BEDROOMS / BATHROOMS	OCCUPIED AREA	GROSS AREA
UNIT 401	2 BR / 2 BA	982 SQ.FT.	1,051 SQ.FT.
UNIT 402	2 BR / 1.5 BA	887 SQ.FT.	955 SQ.FT.
UNIT 403	2 BR / 2 BA	1,054 SQ.FT.	1,141 SQ.FT.
UNIT 404	1 BR / 1 BA	701 SQ.FT.	770 SQ.FT.
UNIT 405	2 BR / 1 BA	841 SQ.FT.	916 SQ.FT.
UNIT 406	1 BR / 1 BA	736 SQ.FT.	786 SQ.FT.
UNIT 407	1 BR / 1 BA	731 SQ.FT.	806 SQ.FT.
UNIT 408	2 BR / 1.5 BA	915 SQ.FT.	982 SQ.FT.
UNIT 409	2 BR / 2 BA	1,086 SQ.FT.	1,157 SQ.FT.
TOTAL		7,934 SQ.FT.	8,564 SQ.FT.

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

9 RESIDENTIAL UNITS (3 - 1 BRs & 6 - 2 BRs)	8,564 SQ.FT.
STAIRS, CORRIDORS, WALLS, ETC.	1,528 SQ.FT.
TOTAL GROSS AREA	10,092 SQ.FT.

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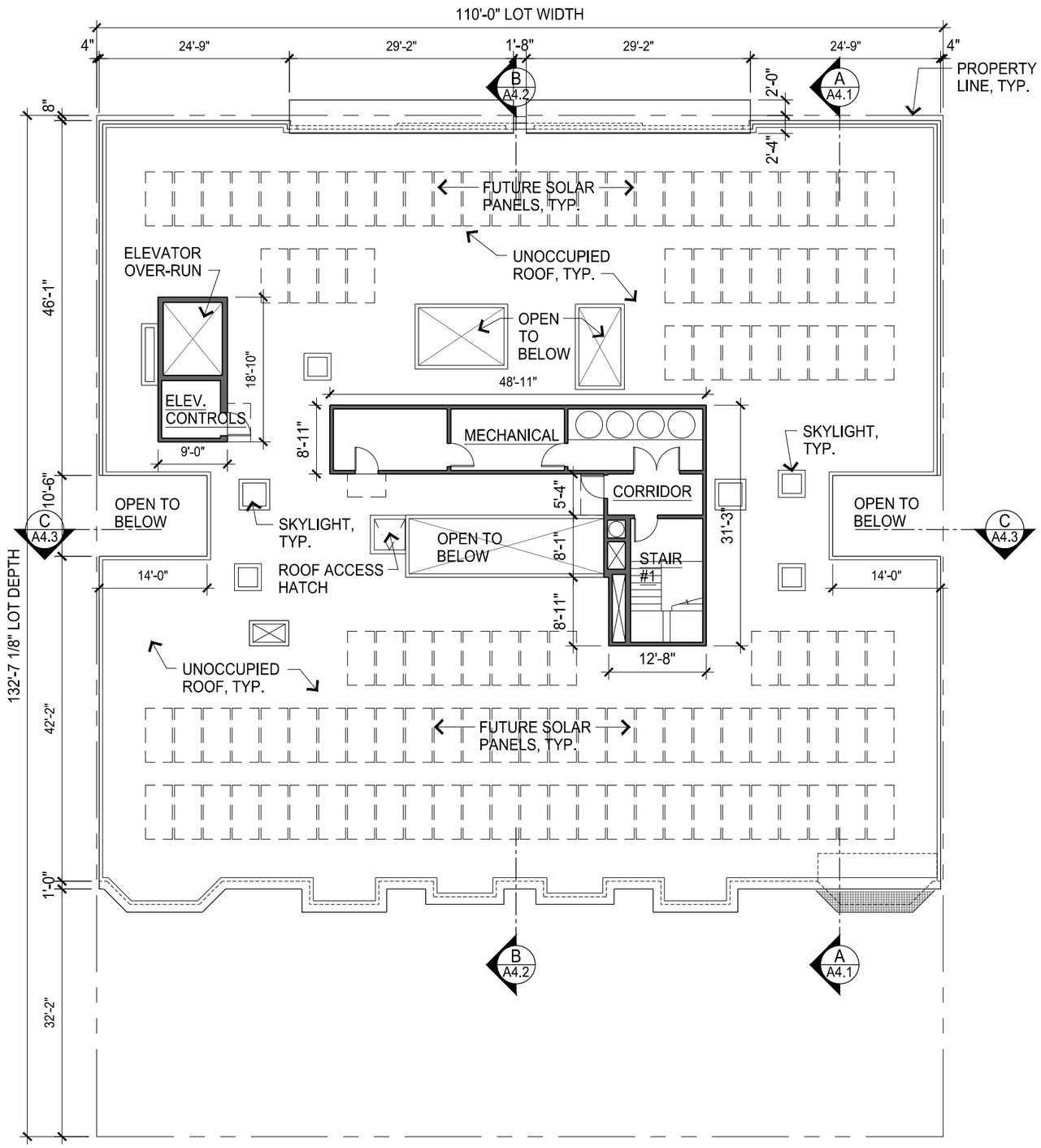
Fourth Level Floor Plan

Scale: 1/16" = 1'-0"

A2.7



PROPOSED ROOF LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

ROOF LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

ROOF PENTHOUSE CORRIDOR	77 SQ.FT.
TOTAL GROSS AREA	77 SQ.FT.

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

STAIRS	163 SQ.FT.
BUILDING SERVICES	598 SQ.FT.

ROOFTOP PROJECTIONS:

PER SECTION 260.(b)(1), THE SUM OF THE HORIZONTAL AREAS OF ALL ROOFTOP PROJECTIONS SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED.

TOTAL ROOF AREA	10,953 SQ.FT.
20% OF TOTAL ROOF AREA	2,190 SQ.FT.

ROOFTOP PROJECTIONS:

ELEVATOR PENTHOUSE	169 SQ.FT.
STAIR #1 PENTHOUSE	175 SQ.FT.
CORRIDOR	77 SQ.FT.
MECHANICAL PENTHOUSE	436 SQ.FT.
MECHANICAL SHAFTS	62 SQ.FT.
SKYLIGHTS	237 SQ.FT.
ROOF ACCESS HATCH	23 SQ.FT.
MECHANICAL EQUIPMENT	-- SQ.FT.
TOTAL AREA OF ROOFTOP PROJECTIONS	1,179 SQ.FT.

1,179 SQ.FT. = 10.8% OF 10,953 SQ.FT. (TOTAL ROOF AREA) AND IS LESS THAN 2,190 SQ.FT. (20% OF TOTAL ROOF AREA)

SOLAR PANELS: 3,314 SQ.FT.

3,314 SQ.FT. = 30.3% OF 10,953 SQ.FT. (TOTAL ROOF AREA) AND IS MORE THAN 3,286 SQ.FT. (30%) OF TOTAL ROOF AREA.

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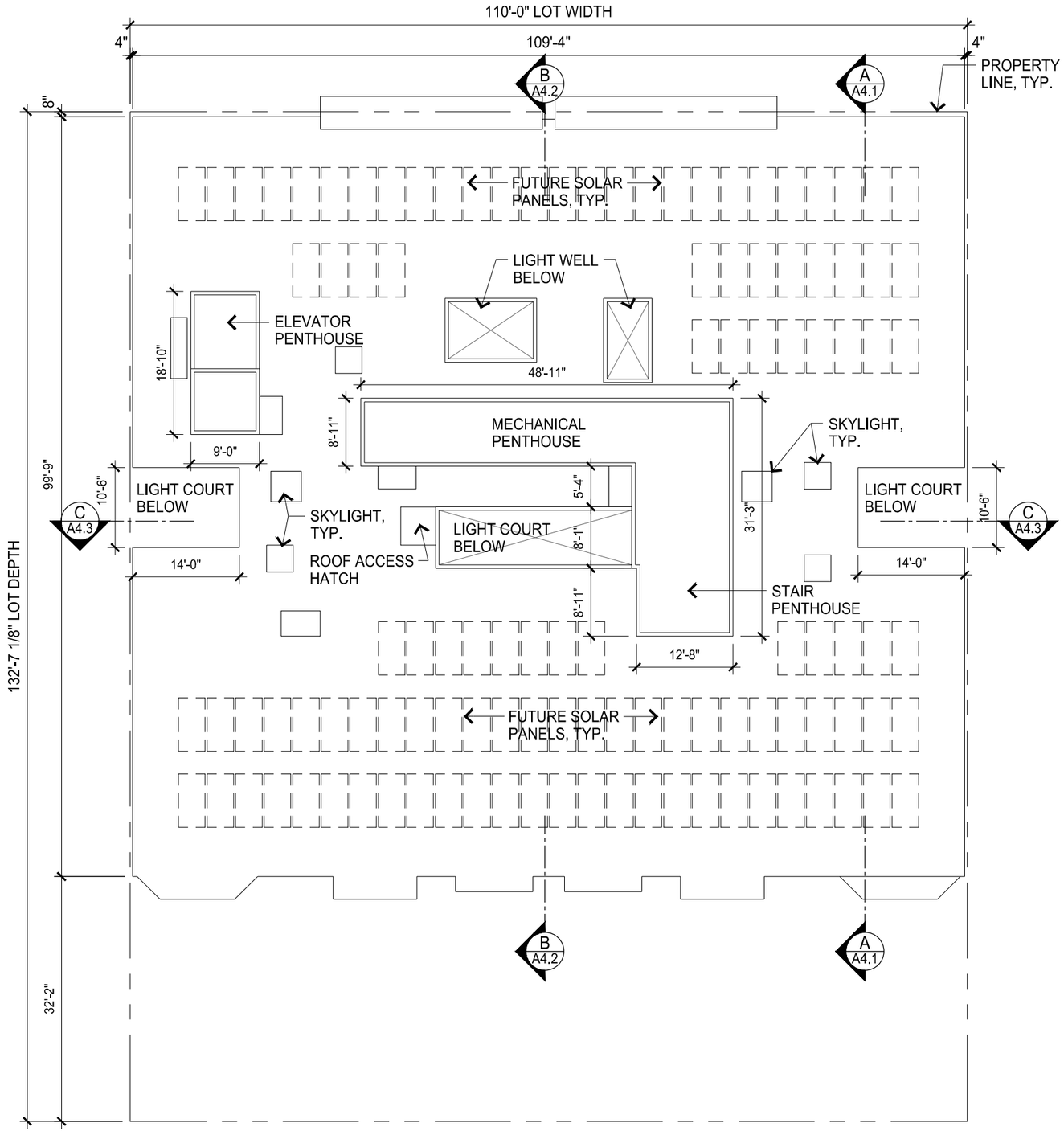
Roof Level Floor Plan

Scale: 1/16" = 1'-0"

A2.8



PROPOSED PENTHOUSE ROOF PLAN

SCALE: 1/16" = 1'-0"

N

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Penthouse Roof Plan

Scale: 1/16" = 1'-0"

A2.9

PROPOSED SACRAMENTO STREET VIEW

3637 SACRAMENTO STREET UPPER FLOOR FACADE DESIGN CONCEPTS

UPPER FLOOR LEVELS TWO THROUGH FOUR:

- FACADE DIVIDED VERTICALLY INTO 24' TO 25' MODULES
- VERTICAL CEMENT PLASTER AND BRICK PILASTERS DEFINE THREE MAJOR FACADE PLANES
- PROJECTING BALCONIES, WINDOW BANDS, METAL BAND SEPARATING GROUND FLOOR AND PARAPET DEFINES HORIZONTAL BUILDING PLANES

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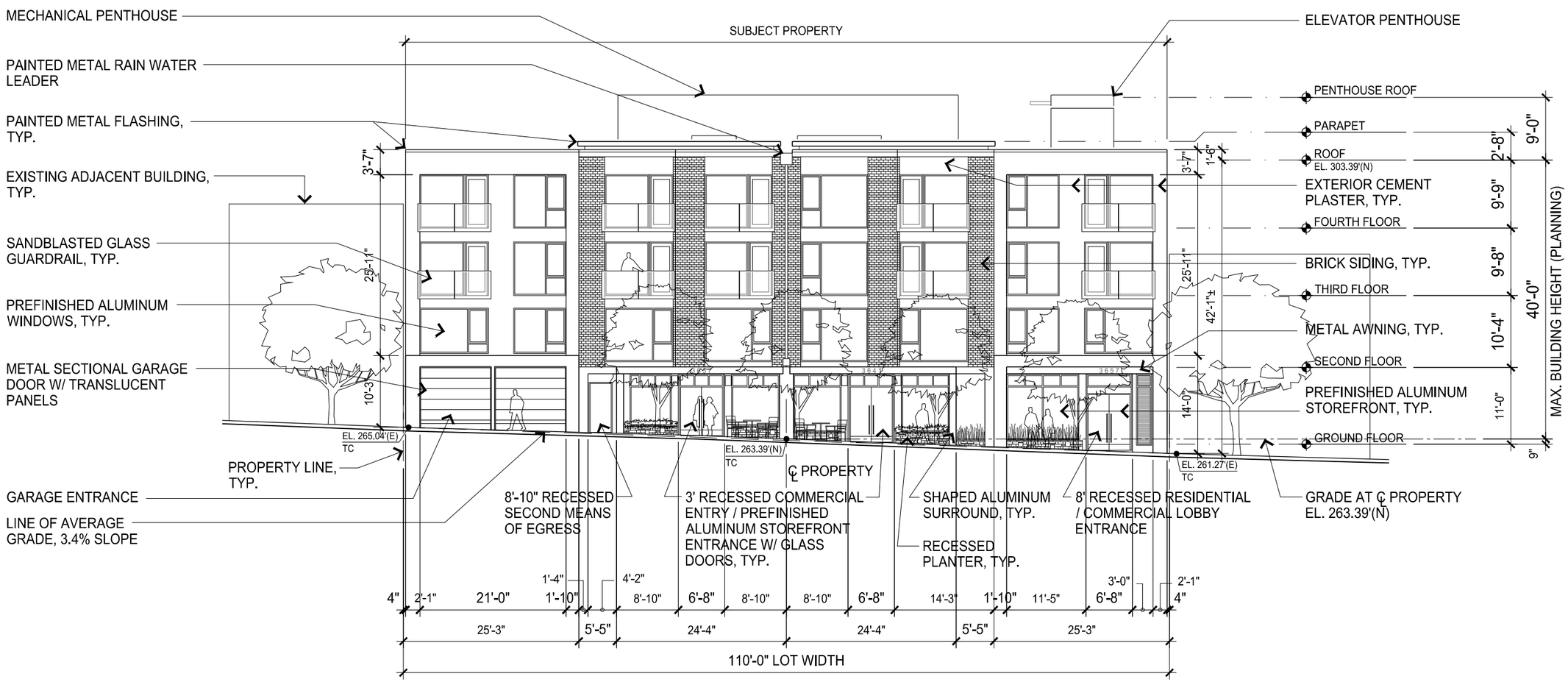
Additional Information
Requested by Planning/EE

Revision
September 24, 2018
Additional Information
Requested by Planning

Proposed Sacramento Street View Rendering

R1



NOTE:
GLASS GUARDRAILS SHALL COMPLY WITH BIRD-SAFE GLAZING STANDARDS, TYP.

PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

SCALE: 1/16" = 1'-0"

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

Project No.
07-018

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Exterior Elevation

Scale: 1/16" = 1'-0"

A3.1

PROPOSED SACRAMENTO STREET COMMERCIAL STOREFRONT VIEW

3637 SACRAMENTO STREET GROUND FLOOR DESIGN CONCEPTS

COMMERCIAL STOREFRONTS AND RESIDENTIAL LOBBY ORIENTED FOR PEDESTRIAN SCALE:

- STOREFRONTS IN 24' TO 25' WIDE MODULES WITH SMALLER WINDOWS AND PLANTERS
- HORIZONTAL BAND SEPARATES GROUND FLOOR LEVEL COMMERCIAL FROM RESIDENTIAL FLOORS
- VERTICAL PILASTERS DIVIDE COMMERCIAL SPACES AND RESIDENTIAL LOBBY INTO SMALLER STOREFRONT MODULES

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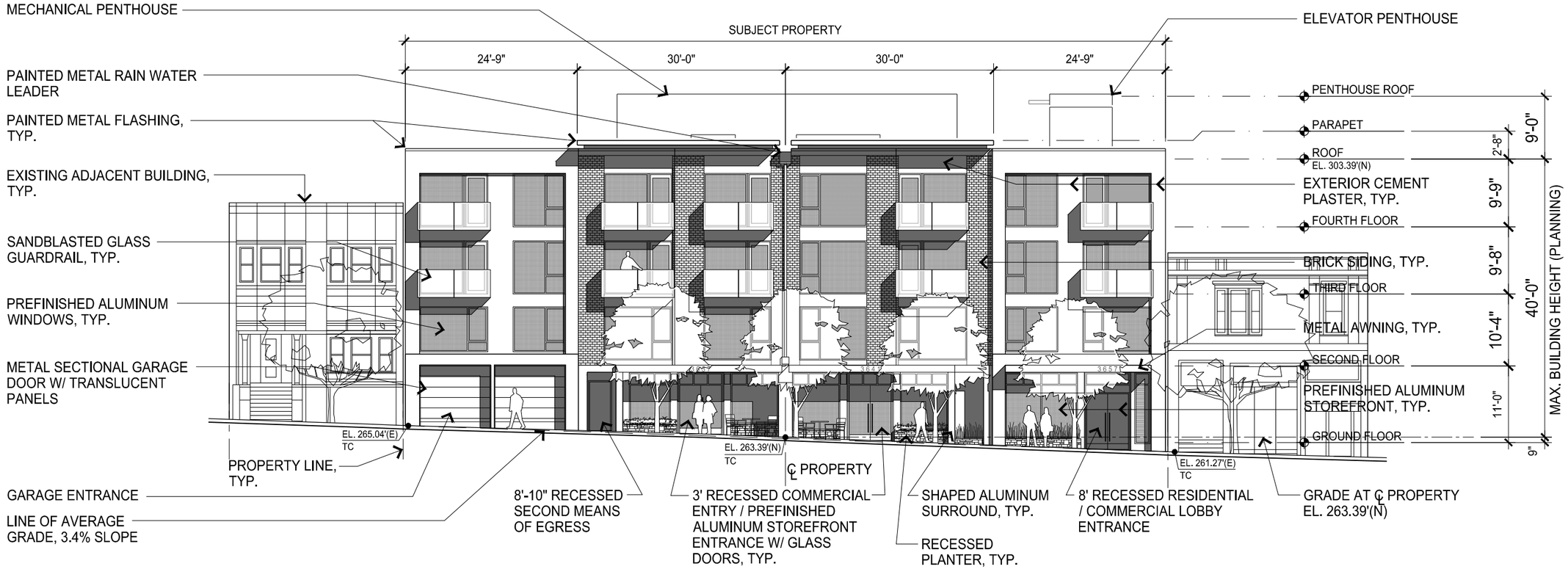
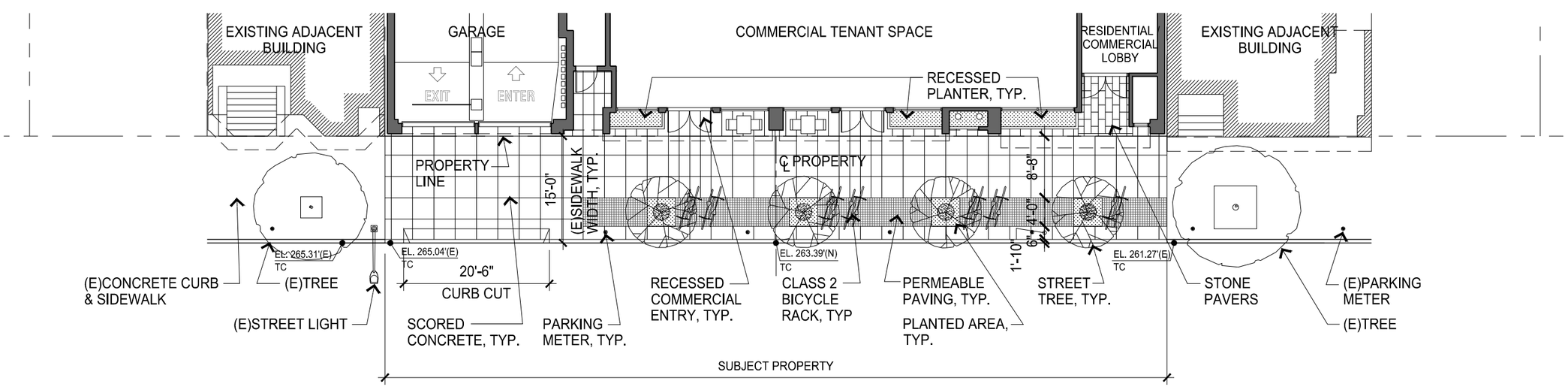
Proposed Commercial Storefront View Rendering

R2



PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

SCALE: 1/16" = 1'-0"



SACRAMENTO STREET

PROPOSED GROUND LEVEL PLAN - SACRAMENTO STREET FRONTAGE

SCALE: 1/16" = 1'-0"

N

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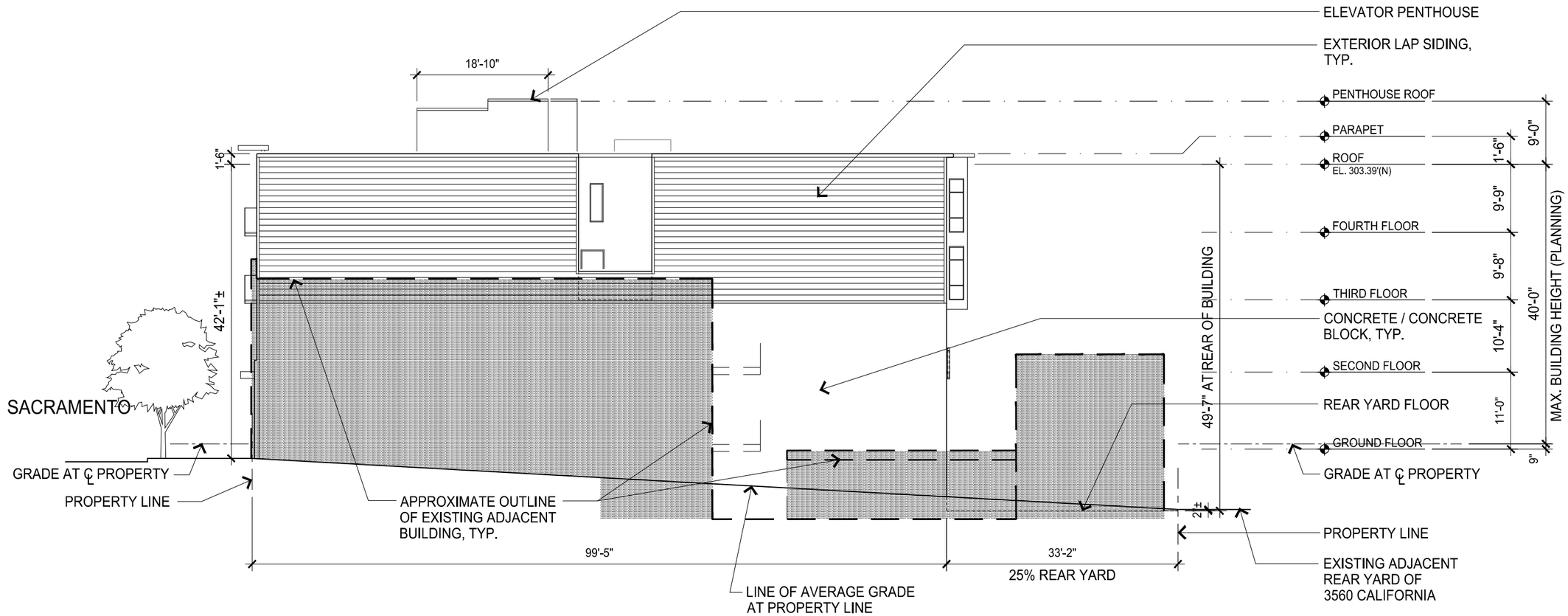
Elevation Study

Scale: 1/16" = 1'-0"

A3.1d



PROPOSED WEST ELEVATION

SCALE: 1/16" = 1'-0"

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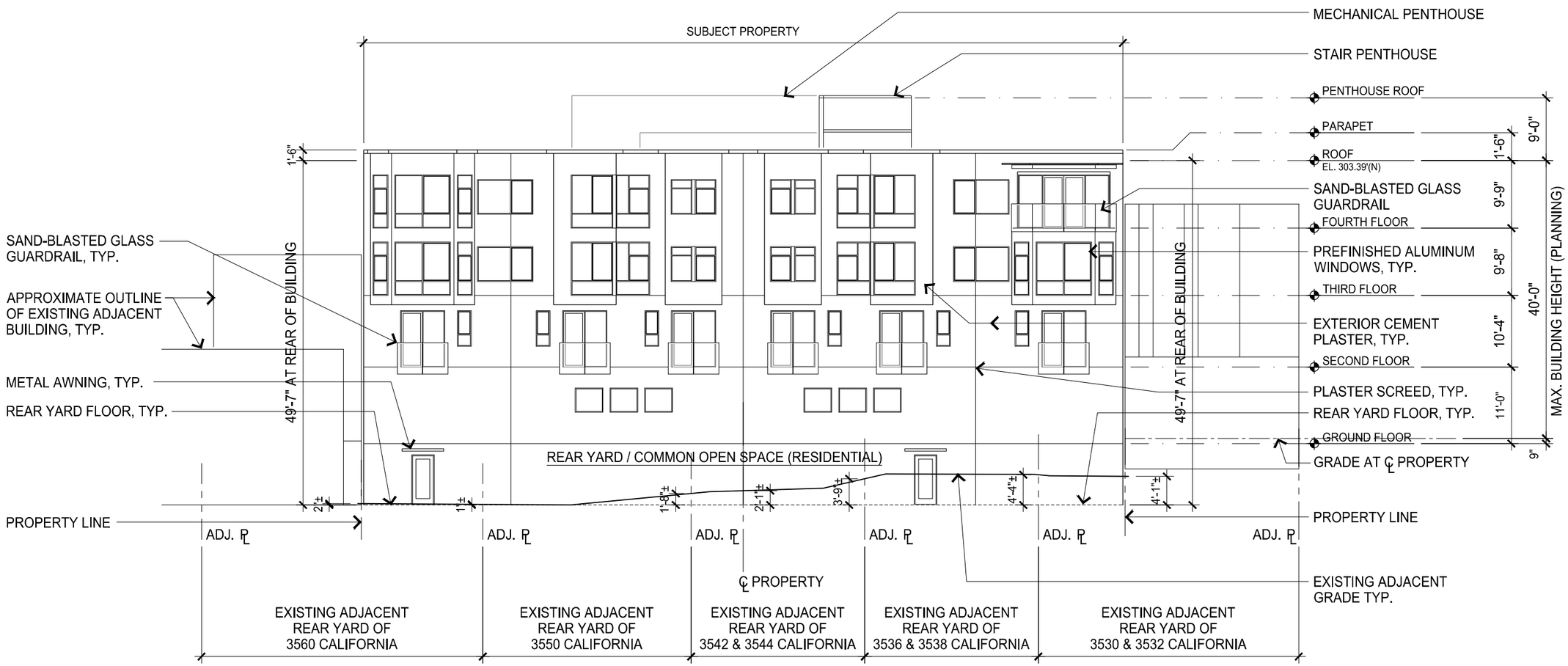
Exterior Elevation

Scale: 1/16" = 1'-0"

A3.2



NOTE:
GLASS GUARDRAILS SHALL COMPLY WITH BIRD-SAFE GLAZING STANDARDS, TYP.

PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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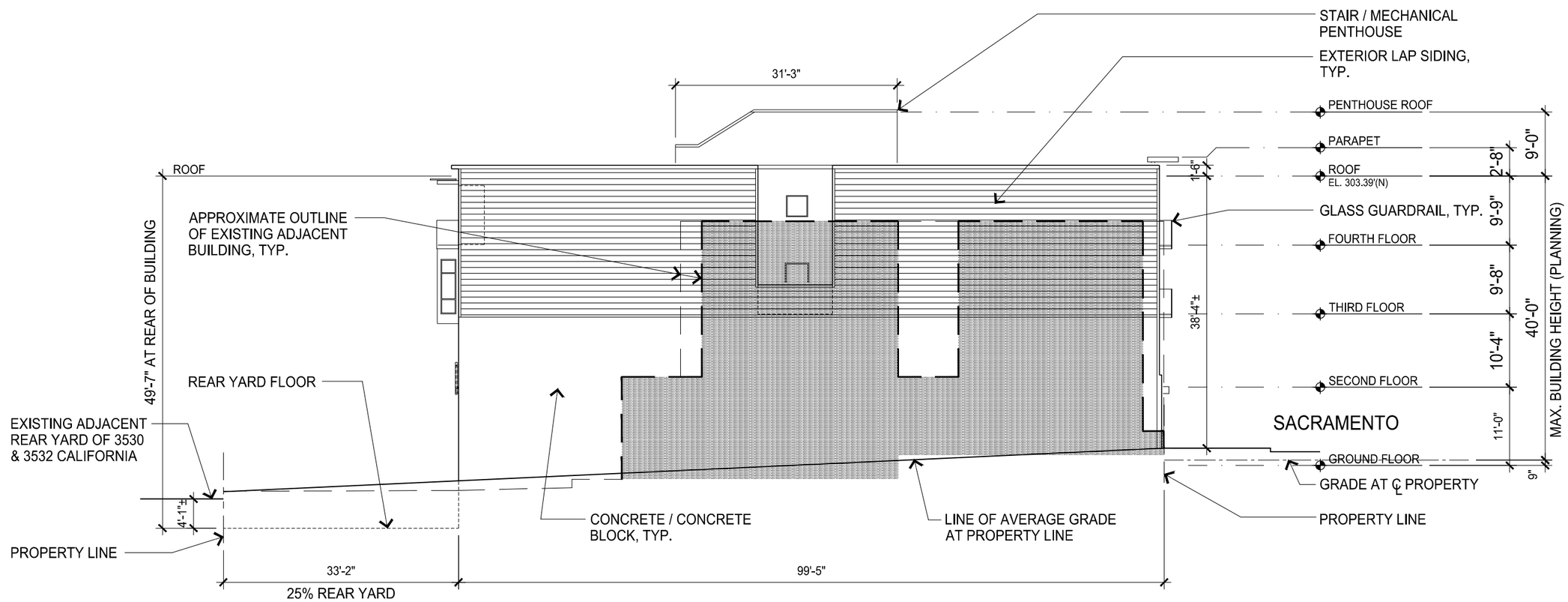
Exterior Elevation

Scale: 1/16" = 1'-0"

A3.3



PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"

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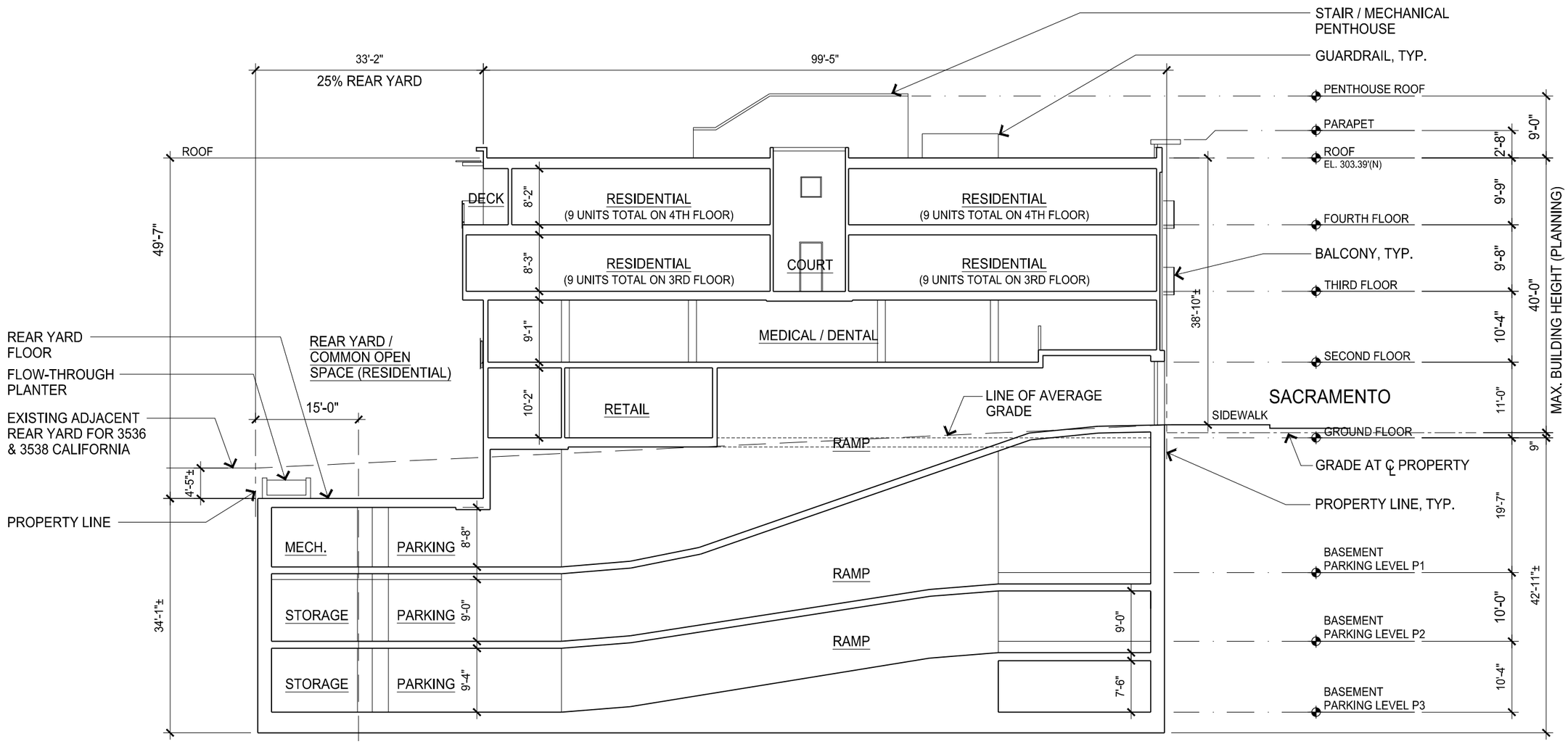
Exterior Elevation

Scale: 1/16" = 1'-0"

A3.4



PROPOSED BUILDING SECTION A - at AUTO RAMP

SCALE: 1/16" = 1'-0"

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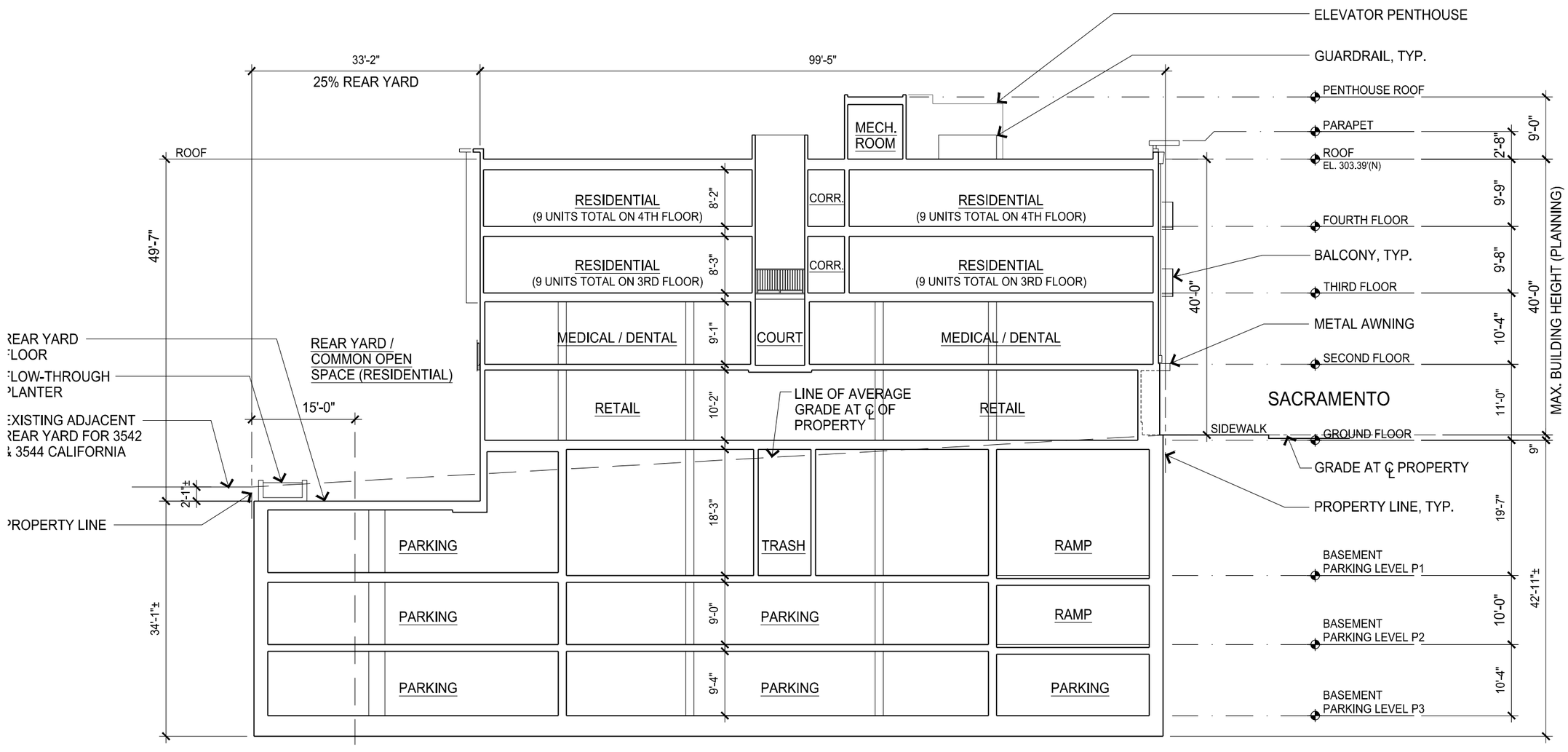
Building Section

Scale: 1/16" = 1'-0"

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

SCALE: 1/16" = 1'-0"

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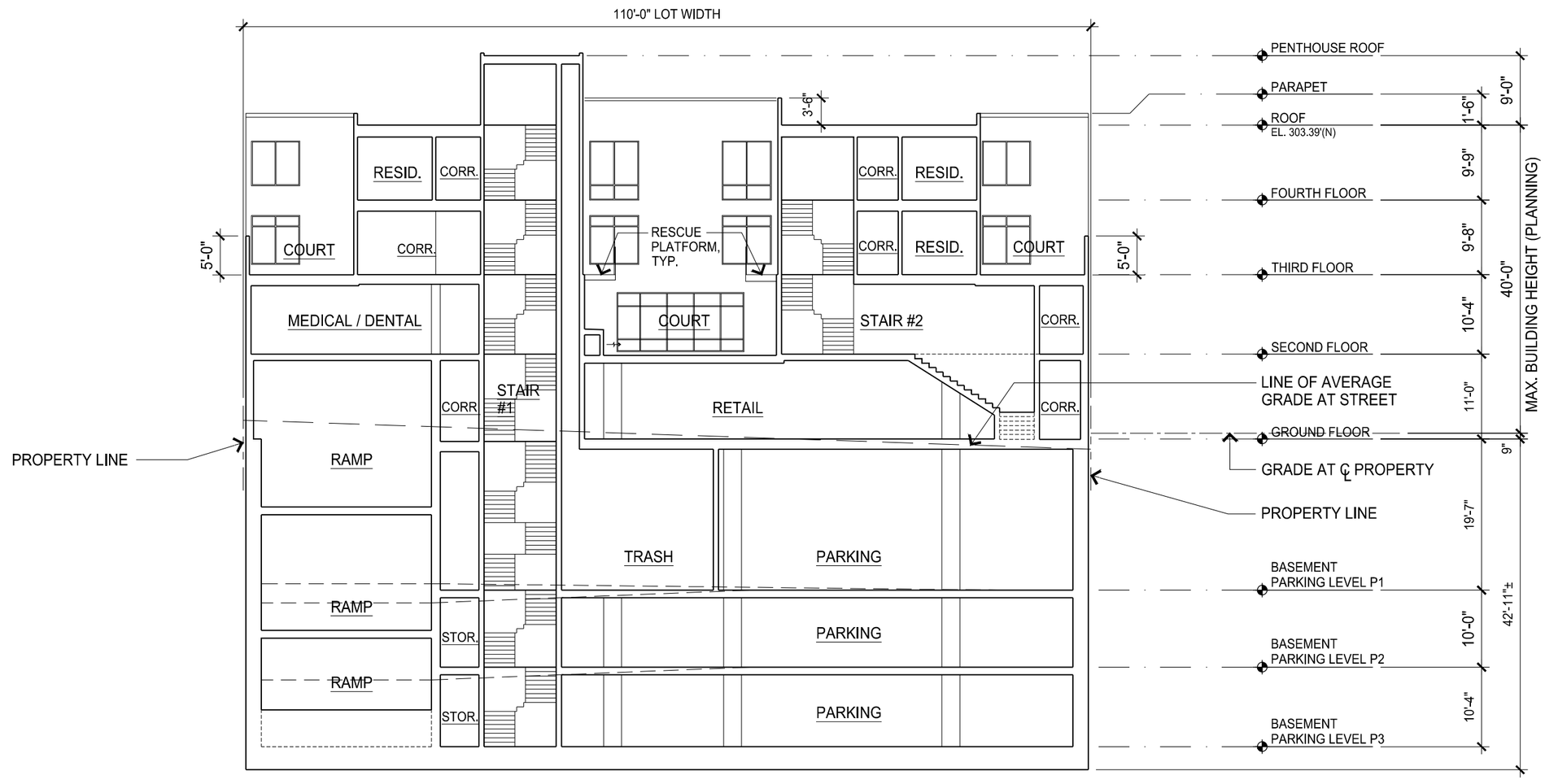
Building Section

Scale: 1/16" = 1'-0"

A4.2



PROPOSED BUILDING SECTION C - CROSS SECTION

SCALE: 1/16" = 1'-0"

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Building Section

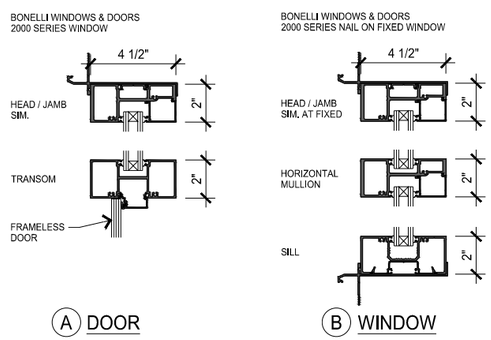
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR WITH TRANSLUCENT PANELS, TYP.

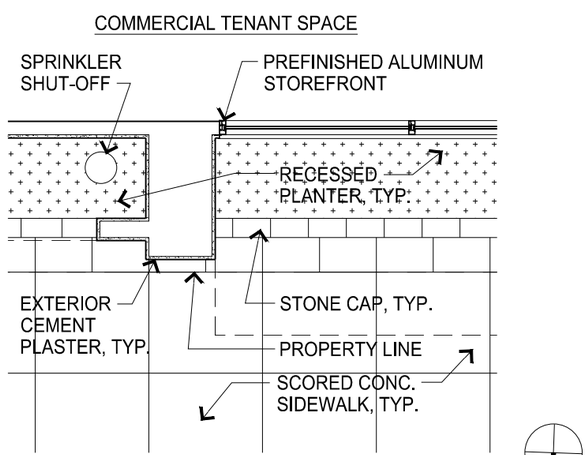
5 GARAGE DOOR CONCEPTUAL IMAGE

NO SCALE



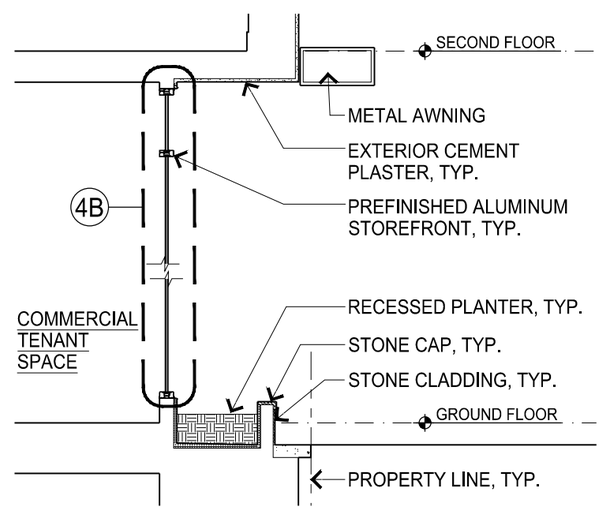
4 STOREFRONT PROFILES

NO SCALE



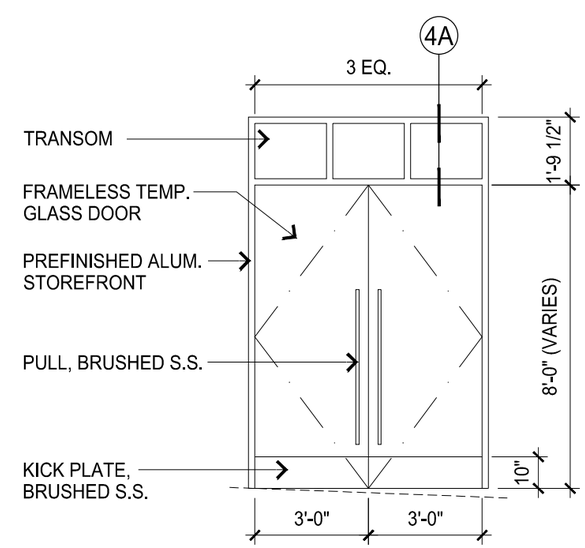
3 STOREFRONT JAMB

SCALE: 1/4" = 1'-0"



2 STOREFRONT AT PLANTER

SCALE: 1/4" = 1'-0"



1 ENTRY DOOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY ELEVATION: SACRAMENTO STREET FACADE

SCALE: 1/16" = 1'-0"

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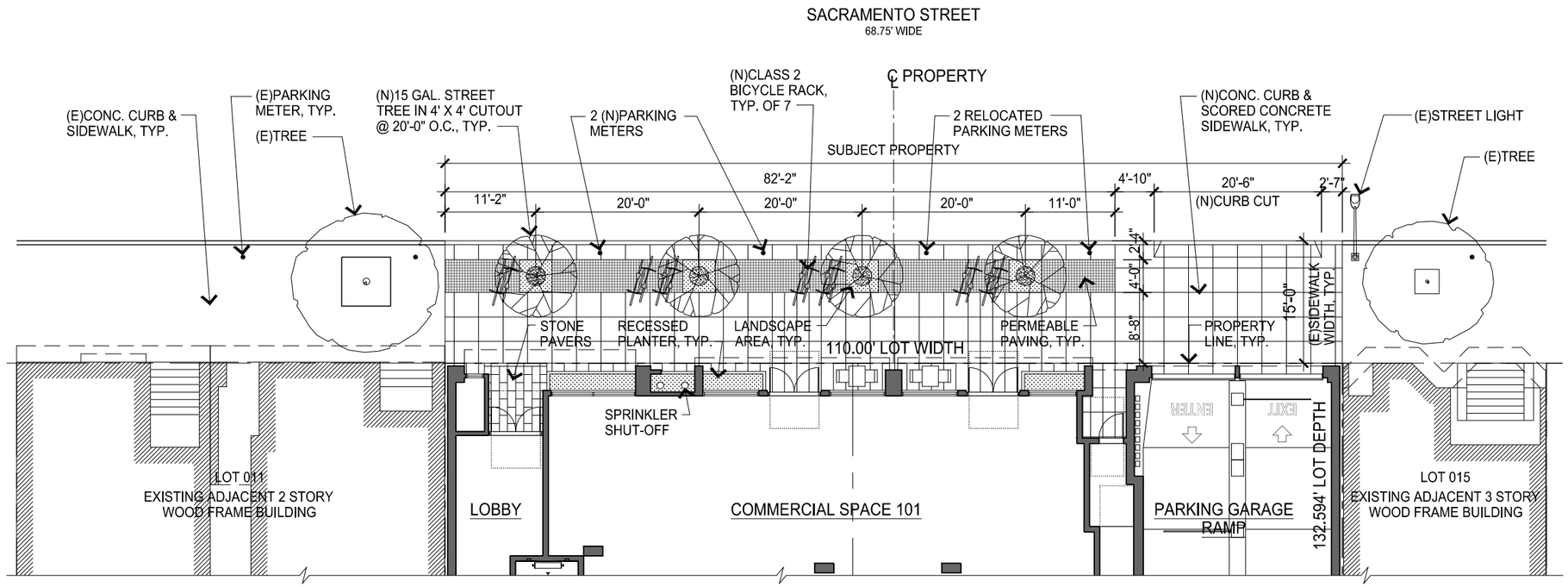
Architectural Profiles

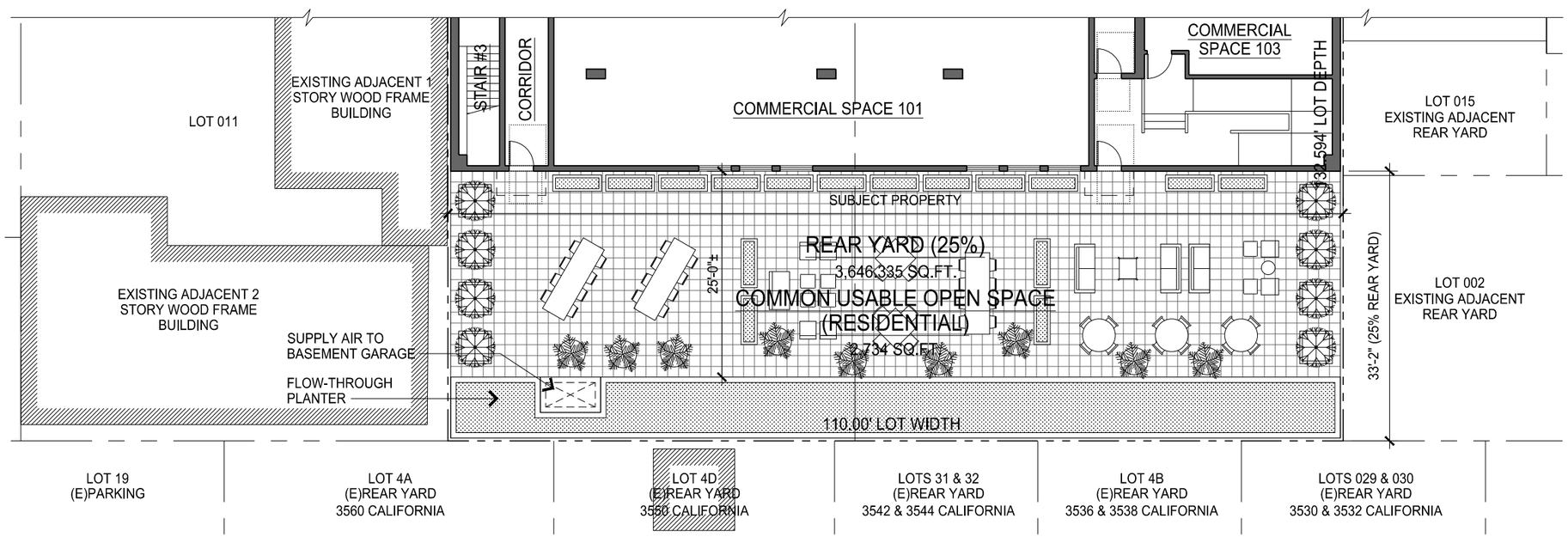
Scale: As noted

A9.1



PROPOSED GROUND LEVEL LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



PROPOSED REAR YARD / COMMON OPEN SPACE LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

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Conceptual Landscape Plan

Scale: 1/16" = 1'-0"

L0.1

3637 Sacramento Street

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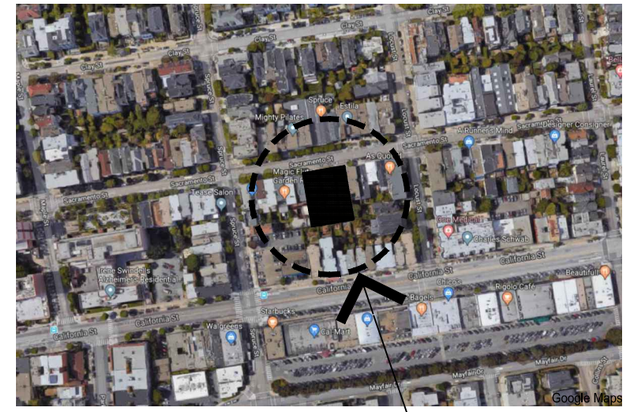
Cover Sheet

A0.0

3637 SACRAMENTO STREET - STREET VIEW

LOCATION MAP



PROJECT SITE

N

PROJECT DESCRIPTION

PROPOSED DEMOLITION OF EXISTING BUILDINGS.

PROPOSED NEW CONSTRUCTION OF FOUR-STORY MIXED-USE DEVELOPMENT WITH GROUND FLOOR AND SECOND FLOOR COMMERCIAL USE AND 18 RESIDENTIAL CONDOMINIUM UNITS ON THIRD AND FOURTH FLOORS, ALL OVER A TWO LEVEL BASEMENT PARKING GARAGE.

PROJECT INFORMATION

ADDRESS:	3637 - 3657 SACRAMENTO STREET SAN FRANCISCO, CA 94118
BLOCK / LOT:	1018 / 12 & 20
LOT AREA:	14,585.34 SQ. FT.
ZONING:	SACRAMENTO NCD
HEIGHT/ BULK:	40-X PROPOSED 40'-0"
SETBACKS:	FRONT: NONE REAR: 25% REAR YARD AT GRADE
F.A.R.:	1.8 TO 1 PROPOSED 1.13 FOR COMMERCIAL GROSS FLOOR AREA

DRAWING INDEX

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A0.2b	PLANNING DEPARTMENT NOTES
A0.2c	PLANNING DEPARTMENT NOTES
-	SITE SURVEY
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A0.2e	BLOCK DIAGRAM
A0.2f	STREET PARKING DIAGRAMS
A1.1	EXISTING SITE PLAN
EX1.0	EXISTING AS-BUILT DRAWINGS: 3637 SACRAMENTO ST.
EX2.0	EXISTING AS-BUILT DRAWINGS: 3641 SACRAMENTO ST.
EX3.0	EXISTING AS-BUILT DRAWINGS: 3657 SACRAMENTO ST.
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A2.3	BASEMENT PARKING LEVEL P1 FLOOR PLAN
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A2.5	SECOND LEVEL FLOOR PLAN
A2.6	THIRD LEVEL FLOOR PLAN
A2.7	FOURTH LEVEL FLOOR PLAN
A2.8	ROOF PLAN
A2.9	PENTHOUSE ROOF PLAN
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A3.1	EXTERIOR ELEVATION
R2	SACRAMENTO STREET COMMERCIAL STOREFRONT VIEW
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A3.2	EXTERIOR ELEVATION
A3.3	EXTERIOR ELEVATION
A3.4	EXTERIOR ELEVATION
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A4.3	BUILDING SECTION
A9.1	ARCHITECTURAL PROFILES
L0.1	CONCEPTUAL LANDSCAPE PLAN

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Revision
December 31, 2018
Revisions per Planning
Commission Approval

Project Information

Scale: None

A0.1

OPEN SPACE, 18 RESIDENTIAL UNITS:

REQUIRED: 100 SQ.FT. PER UNIT IF PRIVATE USABLE OPEN SPACE OR
100 SQ.FT. x 1.33 PER UNIT IF COMMON USABLE OPEN SPACE

COMMON OPEN SPACE:
18 UNITS X 133 SQ.FT. = 2,394 SQ.FT. REQUIRED

PROVIDED: COMMON OPEN SPACE AT REAR YARD = 2,734 SQ.FT.
PRIVATE DECK AT UNIT 401 = 53 SQ.FT.

OFF-STREET AUTOMOBILE PARKING:

	ACCESSIBLE	STANDARD	COMPACT	CAR-SHARE***	TOTAL
PARKING LEVEL P1	1	19	3	1***	23***
PARKING LEVEL P2	1	26	0	0	27
TOTAL PARKING PROVIDED	2	45	3	1***	50***

IN / OUT PAID SHORT-TERM PARKING PROVIDED ON PARKING LEVELS P1 AND P2:	32 SPACES
RESIDENTIAL PARKING PROVIDED ON PARKING LEVEL P2:	18 SPACES
TOTAL PARKING PROVIDED:	50 SPACES

BICYCLE PARKING:

	CLASS 1	CLASS 2	TOTAL
SIDEWALK	0	7 RACKS	14
PARKING LEVEL P1	3 LOCKERS	7 RACKS	17
PARKING LEVEL P2 LOCKABLE ENCLOSURE	18 RACKS	0	18
TOTAL BICYCLE PARKING PROVIDED	21	28	49

NOTE: EACH CLASS 2 BICYCLE RACK ACCOMMODATES 2 BICYCLES.

COMMERCIAL BICYCLE PARKING PROVIDED ON SIDEWALK AND PARKING LEVEL P1:	30 SPACES
RESIDENTIAL BICYCLE PARKING PROVIDED ON SIDEWALK AND PARKING LEVEL P2:	19 SPACES
TOTAL BICYCLE PARKING PROVIDED:	49 SPACES

* OCCUPIED FLOOR AREA IS DEFINED PER PLANNING CODE SECTION 102.9 AS GROSS FLOOR AREA MINUS NON-ACCESSORY PARKING, DRIVEWAY AND MANUEVERING AREAS, EXTERIOR WALLS, MECHANICAL EQUIPMENT, APPURTANCES AND AREAS NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING, TENANT STORAGE SPACE.

** PLANNING CODE SECTION 102.9 DEFINITION EXCLUDES FROM GROSS FLOOR AREA CALCULATIONS: BASEMENT SPACE USED FOR STORAGE OR SERVICES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING; PARKING IN BASEMENT; BICYCLE PARKING; ROOF LEVEL STAIR, ELEVATOR AND MECHANICAL PENTHOUSES.

*** CAR-SHARE SPACE NOT INCLUDED IN TOTAL PARKING SPACE COUNT; SERVICE VEHICLE LOADING NOT INCLUDED IN TOTAL PARKING SPACE COUNT

BUILDING AREA CALCULATIONS (Per Planning):

AREA TABULATION BY FLOOR / USE	OCCUPIED AREA *	GROSS FLOOR AREA BY USE **	GROSS FLOOR AREA BY FLOOR **
BASEMENT PARKING LEVEL P2			2,819 SQ.FT.
RESIDENTIAL STORAGE, LOBBY, CIRCULATION		2,819 SQ.FT.	
BASEMENT PARKING LEVEL P1			1,843 SQ.FT.
LOBBY, CIRCULATION		1,843 SQ.FT.	
GROUND LEVEL			7,880 SQ.FT.
RETAIL USE	6,321 SQ.FT.	6,555 SQ.FT.	
LOBBY, CIRCULATION		1,325 SQ.FT.	
SECOND LEVEL			10,533 SQ.FT.
MEDICAL / DENTAL USE	9,574 SQ.FT.	9,976 SQ.FT.	
CIRCULATION		557 SQ.FT.	
THIRD LEVEL			10,183 SQ.FT.
9 RESIDENTIAL CONDOMINIUMS (3 - 1 BRs & 6 - 2 BRs)	7,977 SQ.FT.	8,596 SQ.FT.	
CIRCULATION		1,587 SQ.FT.	
FOURTH LEVEL			10,092 SQ.FT.
9 RESIDENTIAL CONDOMINIUMS (3 - 1 BRs & 6 - 2 BRs)	7,934 SQ.FT.	8,564 SQ.FT.	
CIRCULATION		1,528 SQ.FT.	
ROOF			77 SQ.FT.
ROOF PENTHOUSE CORRIDOR		77 SQ.FT.	
TOTAL OCCUPIED FLOOR AREA *	31,806 SQ.FT.*		
TOTAL GROSS FLOOR AREA **		43,427 SQ.FT.**	43,427 SQ.FT.**

**AREAS NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS:

BASEMENT PARKING GARAGE	24,210 SQ.FT. * OCCUPIED AREA
BICYCLE PARKING	699 SQ.FT. * OCCUPIED AREA
BUILDING SERVICES	1,266 SQ.FT.

PROJECT SUMMARY TABLE	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	PROJECT TOTALS
PROJECT FEATURES				
DWELLING UNITS			18	18
HOTEL ROOMS				
PARKING SPACES	78		-28	50
LOADING SPACES				
NUMBER OF BUILDINGS	3		-2	1
HEIGHT OF BUILDING(S)	33'		7'	40'
NUMBER OF STORIES	2 + BASEMENT		2 + BASEMENT	4 + BASEMENT
BICYCLE SPACES			49	49
GROSS SQUARE FOOTAGE (GSF)				
RESIDENTIAL			17,162 SQ.FT.	17,162 SQ.FT.
RETAIL			6,555 SQ.FT.	6,555 SQ.FT.
MEDICAL / DENTAL	13,138 SQ.FT.		-3,162 SQ.FT.	9,976 SQ.FT.
OFFICE				
INDUSTRIAL / PDR				
PARKING	6,125 SQ.FT.		-6,125 SQ.FT.	0 SQ.FT.
OTHER: COMMON AREA			11,530 SQ.FT.	11,530 SQ.FT.
TOTAL 1	19,263 SQ.FT.		25,960 SQ.FT.	45,223 SQ.FT.
AREAS NOT INCLUDED IN GROSS SQUARE FOOTAGE TOTALS				
PARKING, IN BASEMENT	6,125 SQ.FT.		18,085 SQ.FT.	24,210 SQ.FT.
OTHER: BICYCLE PARKING			699 SQ.FT.	699 SQ.FT.
OTHER: BUILDING SERVICES			1,266 SQ.FT.	1,266 SQ.FT.
TOTAL 2	6,125 SQ.FT.		20,050 SQ.FT.	26,175 SQ.FT.
GRAND TOTAL (TOTAL 1 + TOTAL 2)	25,388 SQ.FT.		46,010 SQ.FT.	71,398 SQ.FT.

3637 Sacramento Street

Mixed-Use Condominium Project

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Revision
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Commission Approval

Planning Information

Scale: None

A0.2a

PLANNING CODE ANALYSIS TABLE

CODE SECTION	ZONING CATEGORY	REQUIRED / ALLOWED	PROVIDED / PROPOSED	COMMENTS
SFPC MAP ZN03	ZONING MAP	SACRAMENTO STREET NCD	RESIDENTIAL AND COMMERCIAL USE	
SFPC 724, 121.1(b)	PERMITTED USE	PERMITTED RESIDENTIAL, COMMERCIAL USES	RESIDENTIAL AND COMMERCIAL USE; ACESSORY PARKING; COMMON USABLE OPEN SPACE (RESIDENTIAL)	
SFPC 724	HEIGHT AND BULK LIMIT	40 - X	40'-0" MAXIMUM HEIGHT TO ROOF, MEASURED FROM CENTERLINE OF PROPERTY	
SFPC 724	LOT SIZE	LOT AREA 5,000 SQ.FT. AND GREATER REQUIRES CONDITIONAL USE AUTHORIZATION	14,585.34 SQ.FT. LOT AREA	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c)
SFPC 724 SFPC 724 SFPC 724	USE SIZE (NON-RESIDENTIAL)	PERMITTED UP TO 2,499 SQ.FT. GROSS FLOOR AREA FOR EACH INDIVIDUAL USE; CONDITIONAL USE REQUIRED 2,500 SQ.FT. AND ABOVE (SECTION 121.2 (a)) RETAIL: PERMITTED ON GROUND LEVEL, BUT EXCEEDS PERMITTED GROSS FLOOR AREA MEDICAL / DENTAL SERVICE: PERMITTED ON SECOND LEVEL AND ABOVE	GROUND LEVEL RETAIL: 6,555 SQ.FT. GROSS SECOND LEVEL MEDICAL / DENTAL: 9,976 SQ.FT. GROSS	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c)
SFPC 724	F.A.R.	1.8 TO 1 1.8 X 14,585.34 SQ.FT. = 26,253.612 SQ.FT. ALLOWABLE GROSS FLOOR AREA	RESIDENTIAL: F.A.R. DOES NOT APPLY TO RESIDENTIAL COMMERCIAL: 16,531 SQ.FT. / 14,585.34 SQ.FT. = 1.13 F.A.R.	
SFPC 724	DWELLING UNIT DENSITY	1 DWELLING UNIT PER 800 SQ.FT. OF LOT AREA 14,585.34 SQ.FT. LOT AREA / 800 SQ.FT. = 18 UNITS ALLOWED	18 DWELLING UNITS PROVIDED	
SFPC 724	USABLE OPEN SPACE	PER UNIT, 100 SQ.FT. IF PRIVATE OR 133 SQ.FT. IF COMMON USABLE OPEN SPACE 18 UNITS X 133 SQ.FT. = 2,394 SQ.FT. COMMON USABLE OPEN SPACE REQUIRED	2,734 SQ.FT. COMMON USABLE OPEN SPACE PROVIDED AT REAR YARD. 53 SQ.FT. PRIVATE OPEN SPACE PROVIDED AT UNIT 401.	
SFPC 724	REAR YARD	LOT COVERAGE: MINIMUM REAR YARD DEPTH AT 25% LOT DEPTH (SECTION 134(a)(1)): LOT DEPTH = 132.594' 25% LOT DEPTH = 33'-2" REAR YARD REQUIRED AT GRADE LEVEL AND ABOVE. MAY MODIFY REQUIREMENTS BY SUBMITTING VARIANCE APPLICATION FOR A REAR YARD MODIFICATION IN NC DISTRICTS (SECTION 134(e)) AS ALLOWED PER SECTION 136(c)(26): UNDERGROUND PARKING GARAGE, IF TOP SURFACE IS DEVELOPED AS USABLE OPEN SPACE, PROVIDED IT DOES NOT OCCUPY ANY AREA WITHIN REAR 15' OF LOT DEPTH. REAR YARD REQUIRED AT GRADE LEVEL AND ABOVE IN NC DISTRICTS (SECTION 134(e)) AS ALLOWED PER SECTION 136(c)(24)(A): DECKS, AT OR BELOW THE ADJACENT FIRST FLOOR OF OCCUPANCY, IF DEVELOPED AS USABLE OPEN SPACE AND IF A DOWNSLOPE OF 15% OR LESS, SHALL NOT EXCEED A HEIGHT OF 3' ABOVE GRADE AT ANY POINT IN THE REQUIRED OPEN AREA PER SECTION 136(c)(15), RAILINGS NO MORE THAN 3'-6" IN HEIGHT ABOVE ANY PERMITTED DECK OR ABOVE THE SURFACE OF ANY OTHER PERMITTED STRUCTURE IN THE REQUIRED OPEN AREA	33'-2" REAR YARD DEPTH (25% LOT DEPTH) REAR YARD PROVIDED AT GRADE LEVEL AND ABOVE. TOP SURFACE OF UNDERGROUND PARKING GARAGE IS DEVELOPED AS USABLE OPEN SPACE. UNDERGROUND PARKING GARAGE LEVEL IS WITHIN 15' OF REAR PROPERTY LINE. USABLE OPEN SPACE IS AT GRADE. REAR YARD PERIMETER WALL ON DOWNSLOPING LOT DOES NOT EXCEED 3'-6" IN HEIGHT WHERE A RETAINING WALL IS REQUIRED AT HIGHER EXISTING ADJACENT REAR YARDS.	VARIANCE APPLICATION SUBMITTED TO REQUEST REAR YARD MODIFICATION
SFPC 139	BIRD-SAFE BUILDINGS	LOCATION-RELATED HAZARDS: BUILDINGS WITHIN 300' OF AN URBAN BIRD REFUGE. FEATURE-RELATED HAZARDS: INCLUDE FREE-STANDING GLASS WALLS, WIND BARRIERS, SKYWALKS, BALCONIES, AND GREENHOUSES ON ROOFTOPS THAT HAVE UNBROKEN GLAZED SEGMENTS 24 SQ.FT. AND LARGER IN SIZE.	NOT APPLICABLE; BUILDING IS NOT WITHIN 300' OF AN URBAN BIRD REFUGE. BALCONY GUARDRAILS SHALL COMPLY WITH BIRD-SAFE GLAZING STANDARDS.	

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Scale: None

A0.2b

PLANNING CODE ANALYSIS TABLE (Continued)

CODE SECTION	ZONING CATEGORY	REQUIRED / ALLOWED	PROVIDED / PROPOSED	COMMENTS
SFPC 724; 151.1	OFF-STREET PARKING (RESIDENTIAL)	1 SPACE PER DWELLING UNIT 18 UNITS = 18 SPACES MINIMUM REQUIRED	18 SPACES PROVIDED ON PARKING LEVEL P2	
SFPC 724; 151.1	OFF-STREET PARKING (COMMERCIAL)	OTHER RETAIL: 1 SPACE / 500 SQ.FT. OF OCCUPIED FLOOR AREA UP TO 20,000 SQ.FT. WHERE OCCUPIED FLOOR AREA EXCEEDS 5,000 SQ.FT. (TABLE 151) GROUND LEVEL RETAIL = 6,321 SQ.FT. OCCUPIED 6,321 SQ.FT. / 500 SQ.FT. = 13 SPACES MINIMUM REQUIRED MEDICAL OR DENTAL: 1 SPACE / 300 SQ.FT. OF OCCUPIED FLOOR AREA WHERE OCCUPIED FLOOR AREA EXCEEDS 5,000 SQ.FT. (TABLE 151) SECOND LEVEL MEDICAL / DENTAL = 9,574 SQ.FT. OCCUPIED 9,574 SQ.FT. / 300 SQ.FT. = 32 SPACES MINIMUM REQUIRED	GROUND LEVEL RETAIL: 8 SPACES PROVIDED ON PARKING LEVEL P1 SECOND LEVEL MEDICAL / DENTAL: 24 SPACES PROVIDED ON PARKING LEVELS P1 AND P2 32 SPACES PROVIDED ON PARKING LEVELS P1 AND P2 TO BE OPERATED AS IN / OUT PAID SHORT-TERM PARKING, PUBLIC PARKING GARAGE (AS DEFINED UNDER SF PLANNING CODE SECTION 102)	PARKING EXEMPTION REQUEST
SFPC 102; 303(t)	PARKING GARAGE, PUBLIC	AS DEFINED BY SF PLANNING CODE SECTION 102, A RETAIL AUTOMOTIVE USE THAT PROVIDES TEMPORARY PARKING ACCOMMODATIONS FOR AUTOMOBILES, TRUCKS, VANS, BICYCLES, OR MOTORCYCLES IN A GARAGE OPEN TO THE GENERAL PUBLIC, WITHOUT PARKING OF RECREATIONAL VEHICLES, MOBILE HOMES, BOATS, OR OTHER VEHICLES, OR STORAGE OF VEHICLES, GOODS, OR EQUIPMENT. PROVISIONS REGULATING AUTOMOBILE PARKING ARE SET FORTH IN SECTIONS 155, 156, 303(t) OR (u) AND OTHER PROVISIONS OF ARTICLE 1.5 OF THE SF PLANNING CODE.	PROPOSED FOR IN / OUT PAID SHORT-TERM RETAIL AND MEDICAL / DENTAL PARKING ON PARKING LEVELS P1 AND P2 1 CAR-SHARE PARKING SPACE PROVIDED ON PARKING LEVEL P1	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c) & 303(t)
SFPC 166	CAR-SHARING	RESIDENTIAL: NONE REQUIRED FOR 0 - 49 UNITS COMMERCIAL: 1 CAR-SHARE PARKING SPACE REQUIRED FOR 25 - 49 SPACES FOR NON-RESIDENTIAL USES	NONE PROVIDED 1 CAR-SHARE PARKING SPACE PROVIDED ON PARKING LEVEL P1	
SFPC 724; 150	OFF-STREET FREIGHT LOADING	RESIDENTIAL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 100,000 SQ.FT. (TABLE 152) THIRD & FOURTH LEVEL RESIDENTIAL = 15,911 SQ.FT. OCCUPIED; NONE REQUIRED RETAIL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 10,000 SQ.FT. (TABLE 152) GROUND LEVEL RETAIL = 6,321 SQ.FT. OCCUPIED; NONE REQUIRED MEDICAL / DENTAL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 100,000 SQ.FT. (TABLE 152) SECOND LEVEL MEDICAL / DENTAL = 9,574 SQ.FT. OCCUPIED; NONE REQUIRED	NONE PROVIDED	
SFPC 155.2	BICYCLE PARKING (COMMERCIAL), CLASS 1	GROUND LEVEL RETAIL: 1 SPACE / 7,500 SQ.FT. OCCUPIED FLOOR AREA 6,321 SQ.FT. / 7,500 SQ.FT. = 1 SPACE REQUIRED SECOND LEVEL MEDICAL / DENTAL: 1 SPACE / 5,000 SQ.FT. OCCUPIED FLOOR AREA 9,574 SQ.FT. / 5,000 SQ.FT. = 2 SPACES REQUIRED PRIVATE PARKING GARAGE: NONE REQUIRED	1 SPACE + 2 SPACES + 0 SPACES = 3 SPACES REQUIRED 3 CLASS 1 BICYCLE LOCKERS PROVIDED ON PARKING LEVEL P1	
	BICYCLE PARKING (COMMERCIAL), CLASS 2	GROUND LEVEL RETAIL: MINIMUM 2 SPACES; 1 SPACE FOR EVERY 2,500 SQ.FT. OCCUPIED FLOOR AREA 6,321 SQ.FT. / 2,500 SQ.FT. = 3 SPACES REQUIRED SECOND LEVEL MEDICAL / DENTAL: 1 SPACE FOR EVERY 15,000 SQ.FT. OCCUPIED FLOOR AREA, BUT NO LESS THAN 4 SPACES 9,574 SQ.FT. / 15,000 SQ.FT. = 1 SPACE; MIN. 4 SPACES REQUIRED PRIVATE PARKING GARAGE: 1 SPACE FOR EVERY 20 CAR SPACES, BUT NO LESS THAN 6 SPACES 32 SPACES / 20 = 2 SPACES; MIN. 6 SPACES REQUIRED	3 SPACES + 4 SPACES + 6 SPACES = 13 SPACES REQUIRED 13 CLASS 2 SPACES PROVIDED AT 7 SIDEWALK RACKS 13 CLASS 2 SPACES PROVIDED AT 7 RACKS ON PARKING LEVEL P1	
SFPC 155.2	BICYCLE PARKING (RESIDENTIAL), CLASS 1	1 SPACE FOR EVERY DWELLING UNIT 18 UNITS = 18 SPACES REQUIRED	18 SPACES PROVIDED IN LOCKABLE ENCLOSURE ON PARKING LEVEL P2	
	BICYCLE PARKING (RESIDENTIAL), CLASS 2	1 SPACE PER 20 UNITS 18 UNITS = 1 SPACE REQUIRED	1 SPACE PROVIDED AT 1 SIDEWALK RACK	

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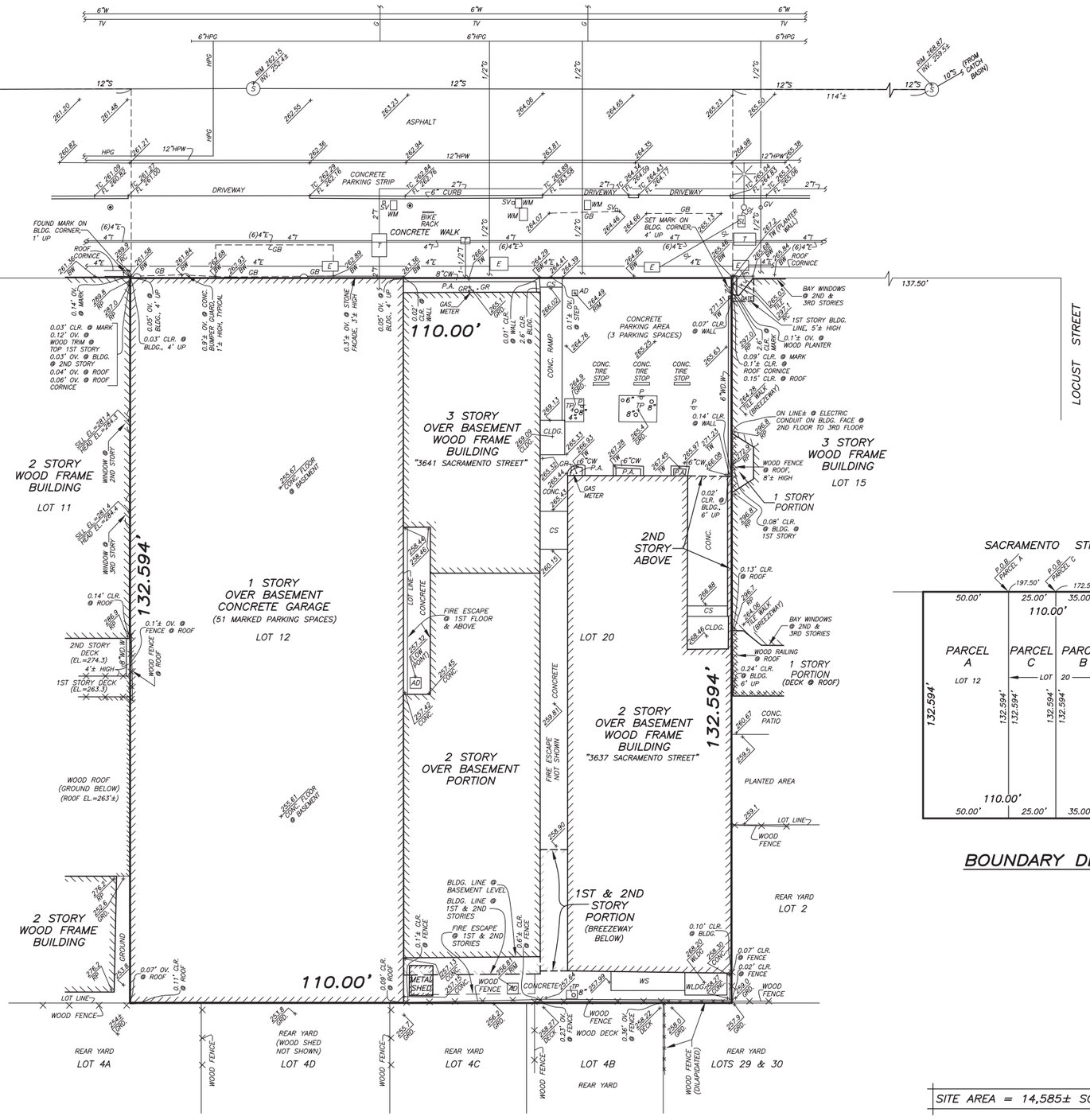
Planning Department Notes

Scale: None

A0.2c



LEGEND

CLR.	CLEAR OF PROPERTY LINE	SL	STREET LIGHT PULLBOX
OV.	OVER PROPERTY LINE	GV	GAS VALVE
R/W	RIGHT OF WAY		ELECTROLIER
BLDG.	BUILDING		
CONC.	CONCRETE		
GRD.	GROUND		PARKING METER
TC	TOP OF CURB	GR.	GAS RISER
FL	FLOW LINE	8"	TREE
INV.	INVERT	P	PARKING SIGN
BW	BACK OF WALK	AD	AREA DRAIN
GB	GRADE BREAK		
TW	TOP OF WALL	E	ELECTRIC LINE
RP	ROOF PARAPET	G	GAS LINE
RC	ROOF CORNICE	HPG	HIGH PRESSURE GAS LINE
P.A.	PLANTED AREA	S	SEWER LINE
CW	CONCRETE WALL	SL	STREET LIGHT LINE
CS	CONCRETE STAIRS	T	TELEPHONE LINE
CLDG.	CONCRETE LANDING	TV	TELEVISION LINE
WLDG.	WOOD LANDING	W	WATER LINE
BSMT.	BASEMENT	HPW	HIGH PRESSURE WATER LINE
EL.	ELEVATION		
P.O.B.	POINT OF BEGINNING		
S	SEWER MANHOLE		
T	TELEPHONE PULLBOX		
SV	SEWER VENT		
WM	WATER METER		
E	ELECTRIC PULLBOX		

SURVEY REFERENCE

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. CAFNT0938-0938-0003-0000534835-FNTIC-2007-05 DATED JUNE 29, 2007.

THE FOLLOWING IS AN EXCEPTION TO TITLE WITHIN THE ABOVE REFERENCED TITLE POLICY:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED APRIL 24, 1969, IN BOOK 331, PAGE 460, OFFICIAL RECORDS.

BASIS OF SURVEY

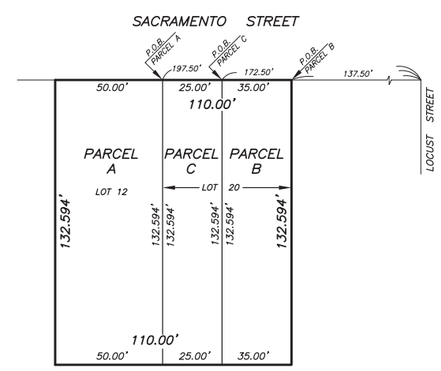
CITY OF SAN FRANCISCO MONUMENT MAP NO. 49 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

GENERAL NOTES

1. ELEVATIONS ARE ON SAN FRANCISCO CITY DATUM.
2. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
3. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

UTILITY NOTE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.



BOUNDARY DETAIL

NO SCALE

SITE AREA = 14,585± SQ.FT.

SITE SURVEY

OF A PORTION OF ASSESSOR'S BLOCK NO. 1018

FOR

LITKE PROPERTIES, INC.

SAN FRANCISCO CALIFORNIA

SCALE: 1" = 10'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD
DATE: 9/26/07		DES.
SHEET: 1 OF: 1		DRW.: JP
		CHK.: BR
JOB NO. S-6785		REV NO.

EXISTING BLOCK DIAGRAM

SCALE: 1/32" = 1'-0"

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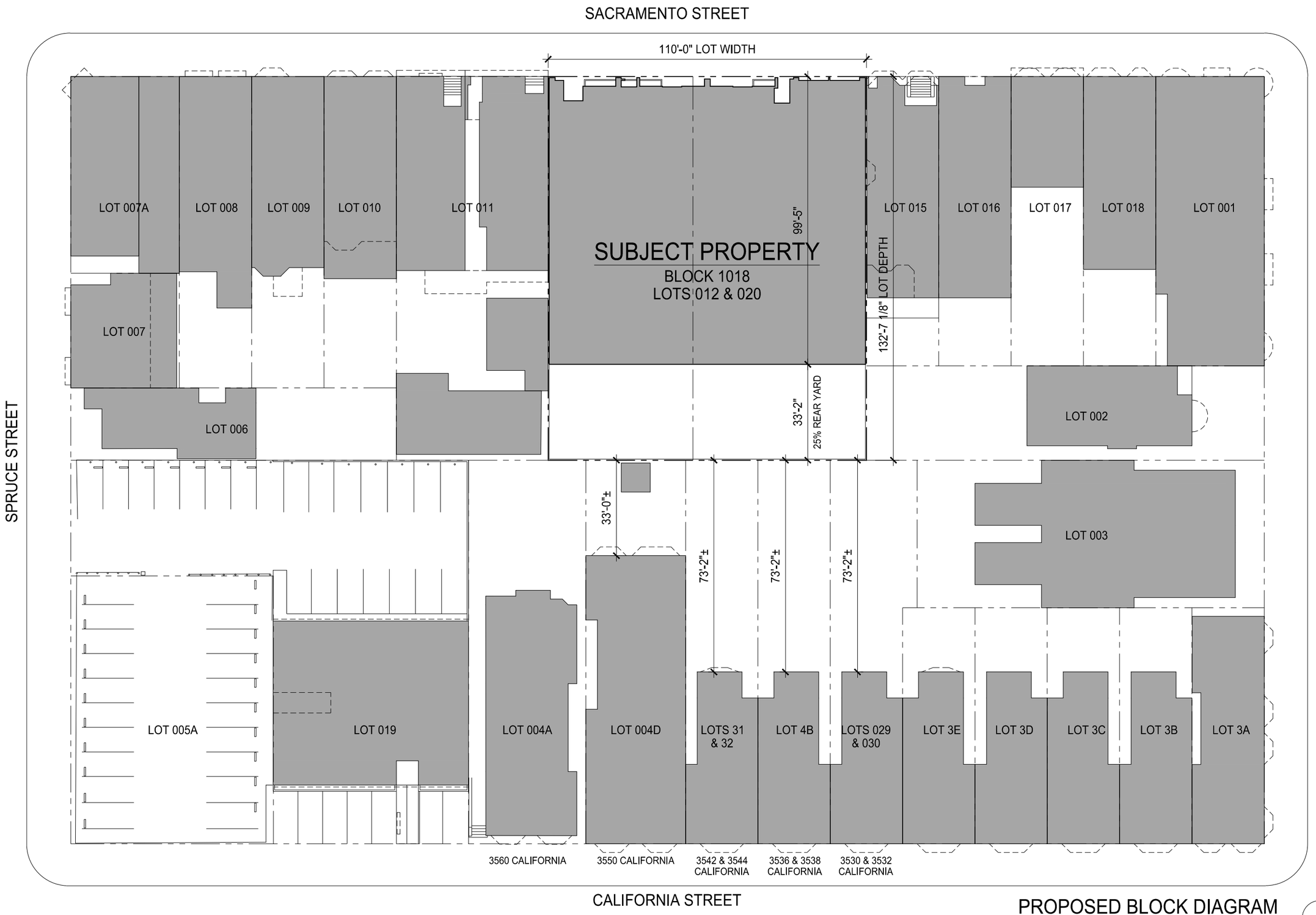
Existing Block Diagram

Scale: 1/32" = 1'-0"

A0.2d



PROPOSED BLOCK DIAGRAM

SCALE: 1/32" = 1'-0"

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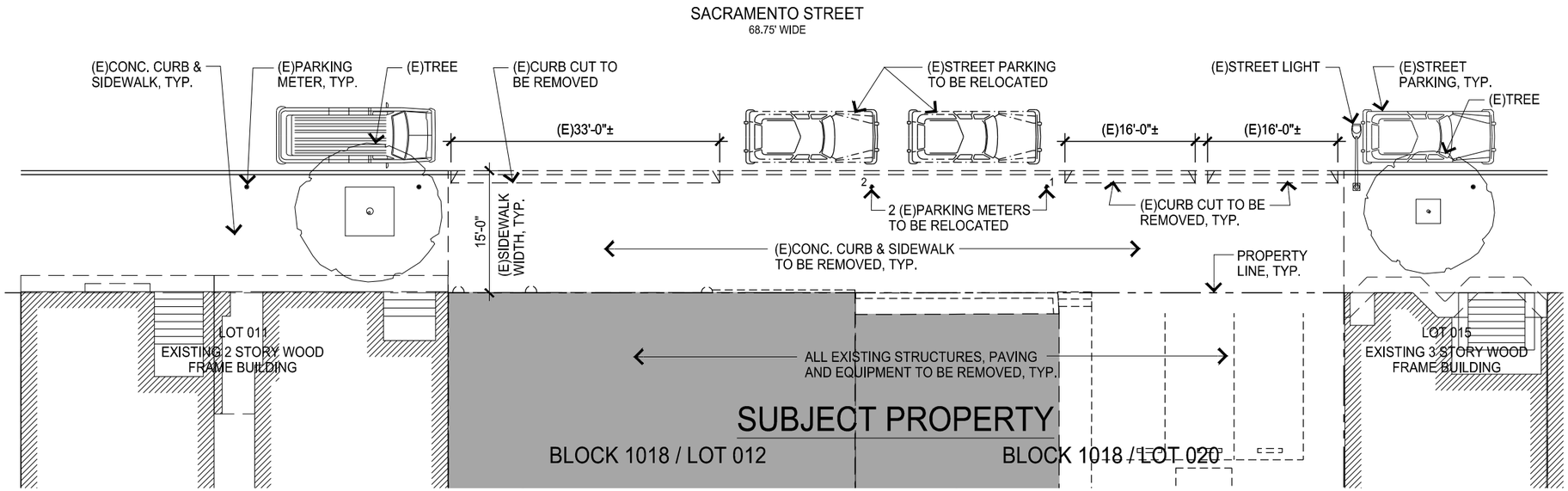
Proposed Block Diagram

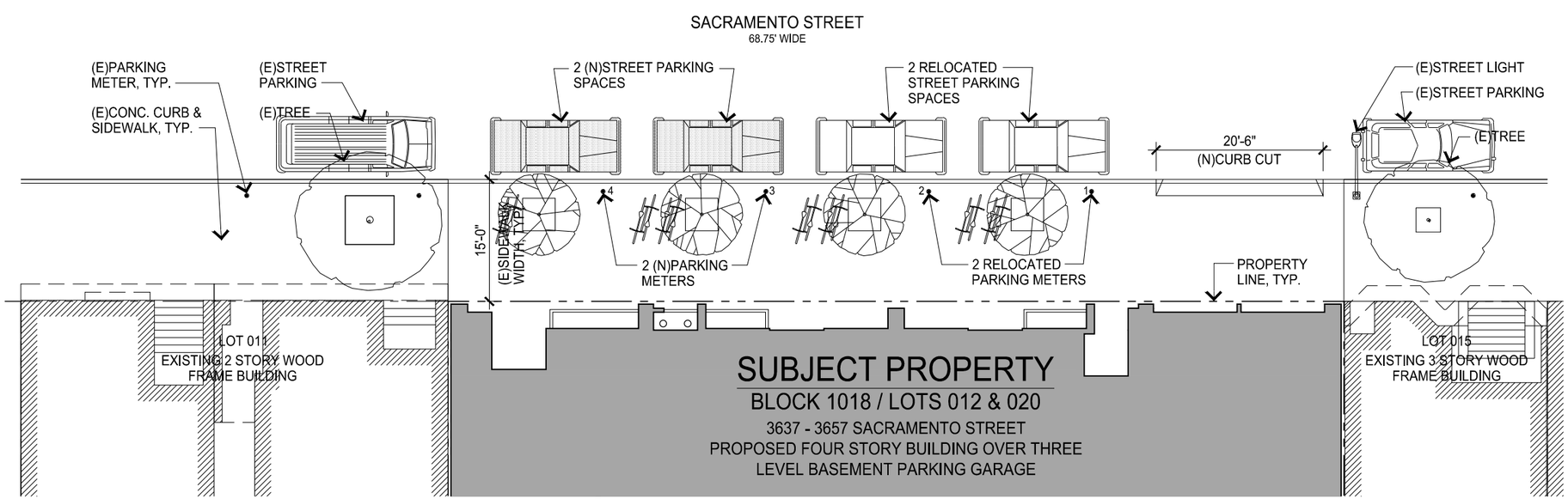
Scale: 1/32" = 1'-0"

A0.2e



EXISTING STREET PARKING PLAN

SCALE: 1/16" = 1'-0"



PROPOSED STREET PARKING PLAN

SCALE: 1/16" = 1'-0"

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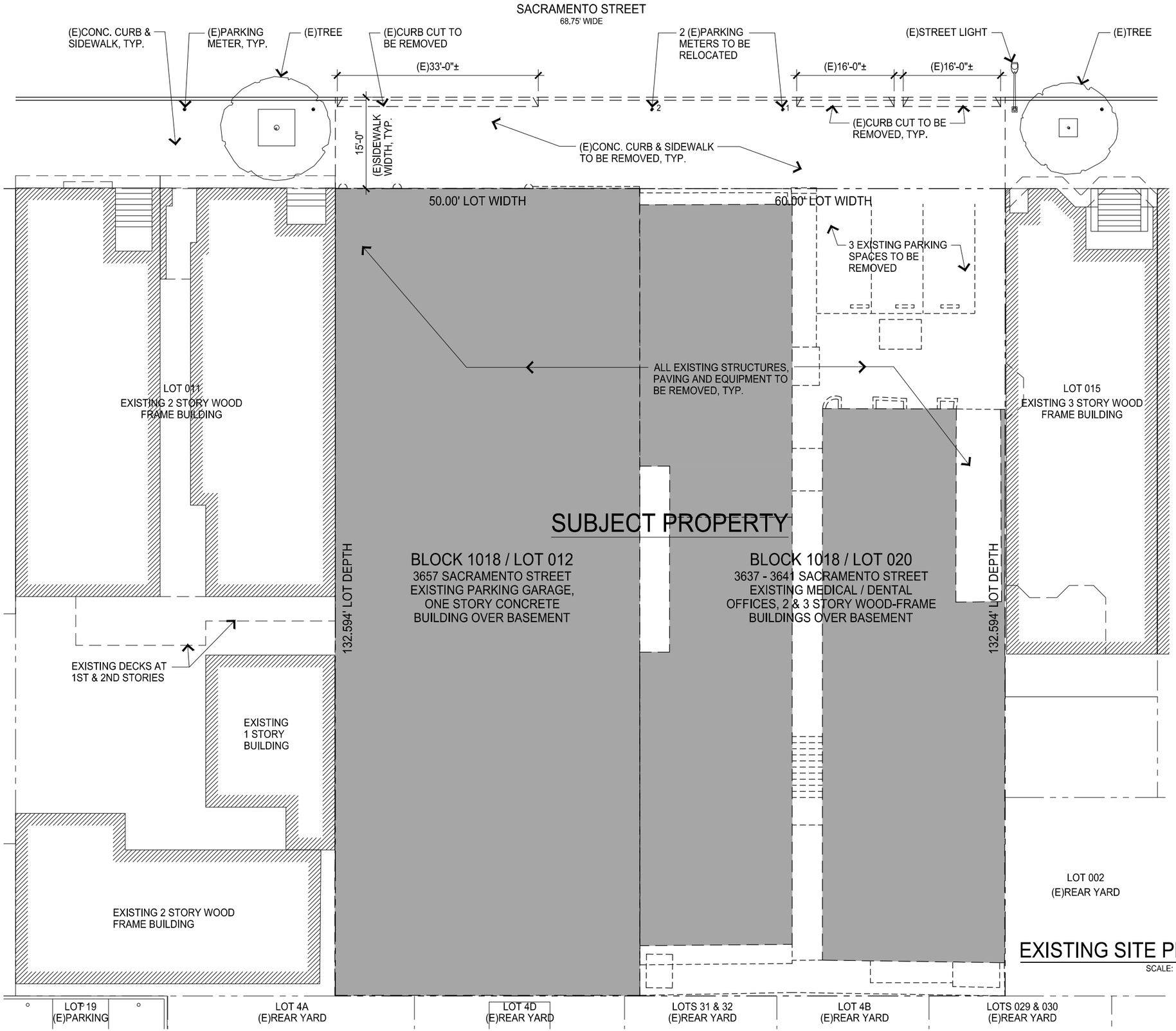
Street Parking Diagrams

Scale: 1/16" = 1'-0"

A0.2f



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

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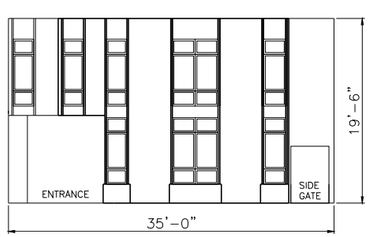
Existing Site Plan

Scale: 1/16" = 1'-0"

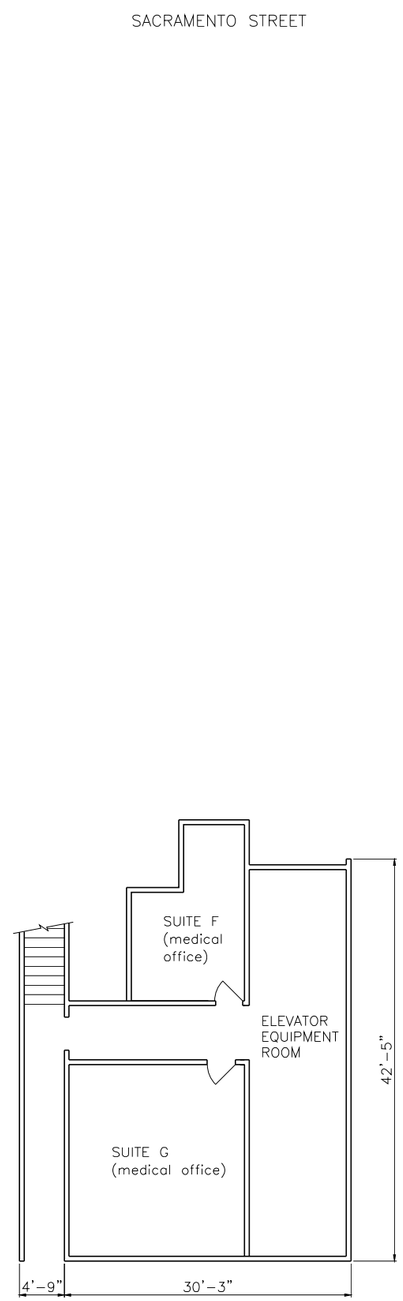
A1.1



SACRAMENTO STREET FACADE

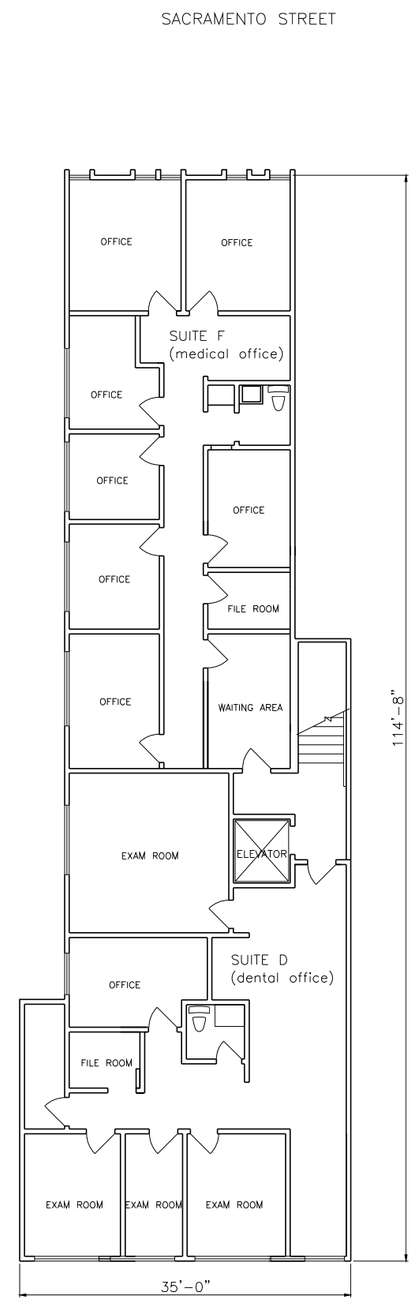
AS-BUILT ELEVATION

SCALE: 1/16" = 1'-0"



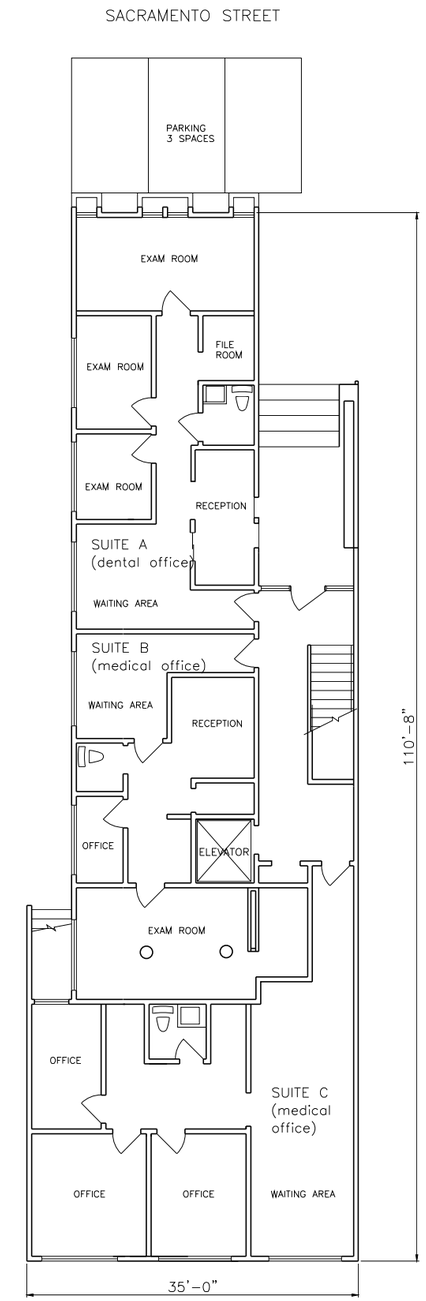
BASEMENT FLOOR
560 GSF

BASEMENT



SECOND FLOOR
2,686 GSF

SECOND



GROUND FLOOR
2,277 GSF

GROUND

AS-BUILT FLOOR PLANS

SCALE: 1/16" = 1'-0"

N

3637 Sacramento Street

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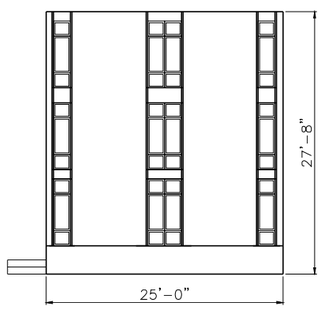
As-Built Drawings: 3637 Sacramento

Scale: 1/16" = 1'-0"

EX1.0

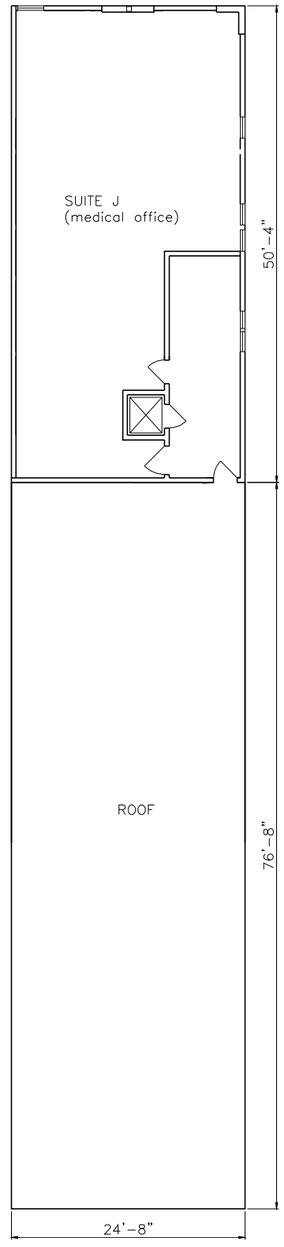
SACRAMENTO STREET



SACRAMENTO STREET FACADE

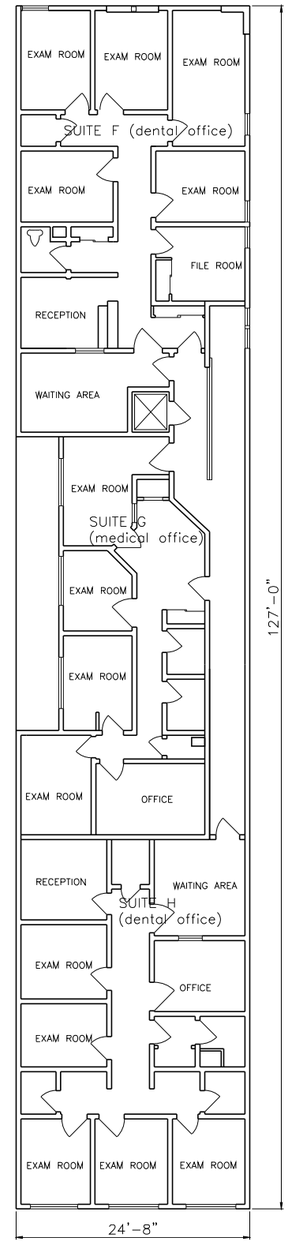
AS-BUILT ELEVATION

SCALE: 1/16" = 1'-0"



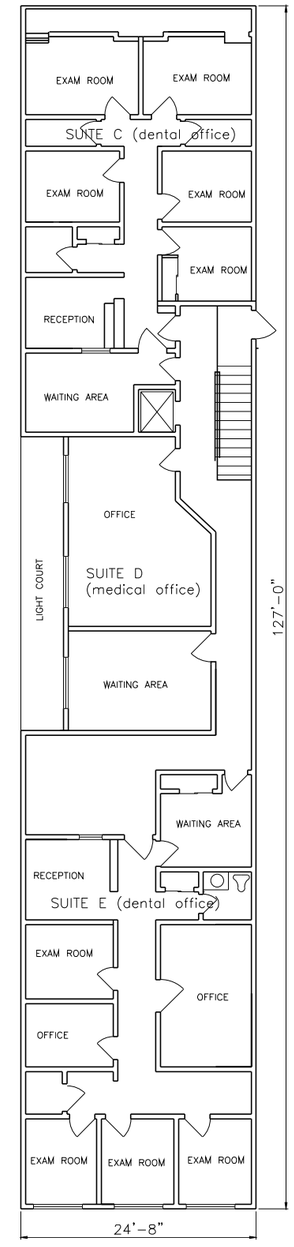
THIRD FLOOR
1,047 GSF

THIRD



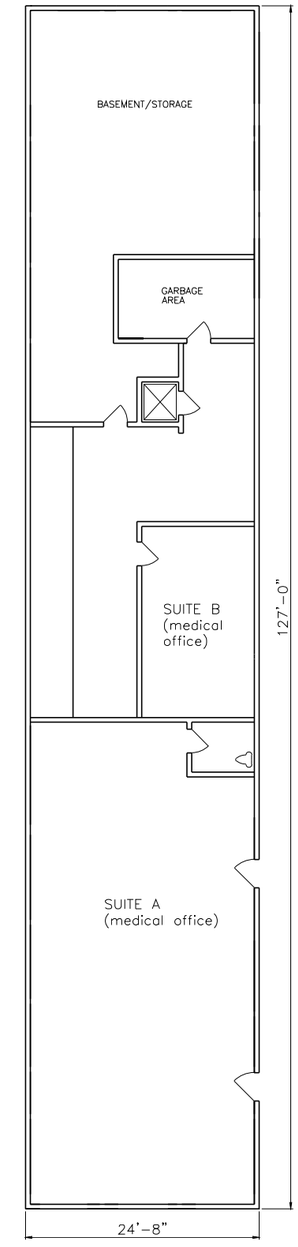
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND



BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

SCALE: 1/16" = 1'-0"

3637 Sacramento Street

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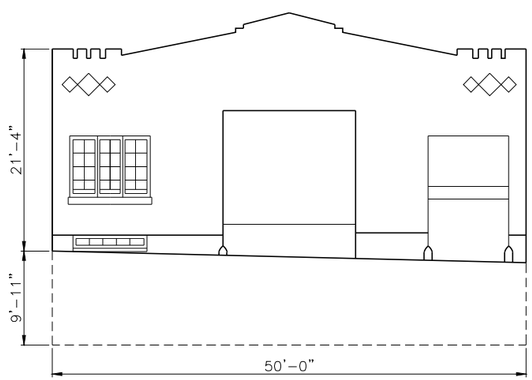
As-Built Drawings: 3641 Sacramento

Scale: 1/16" = 1'-0"

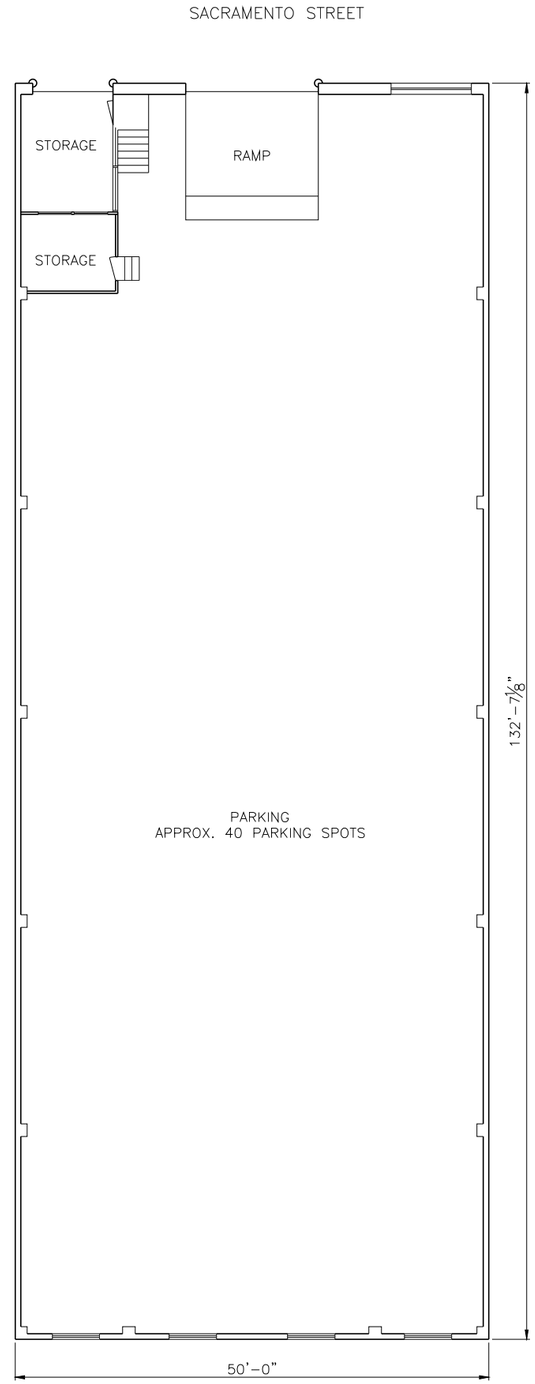
EX2.0



SACRAMENTO STREET FACADE

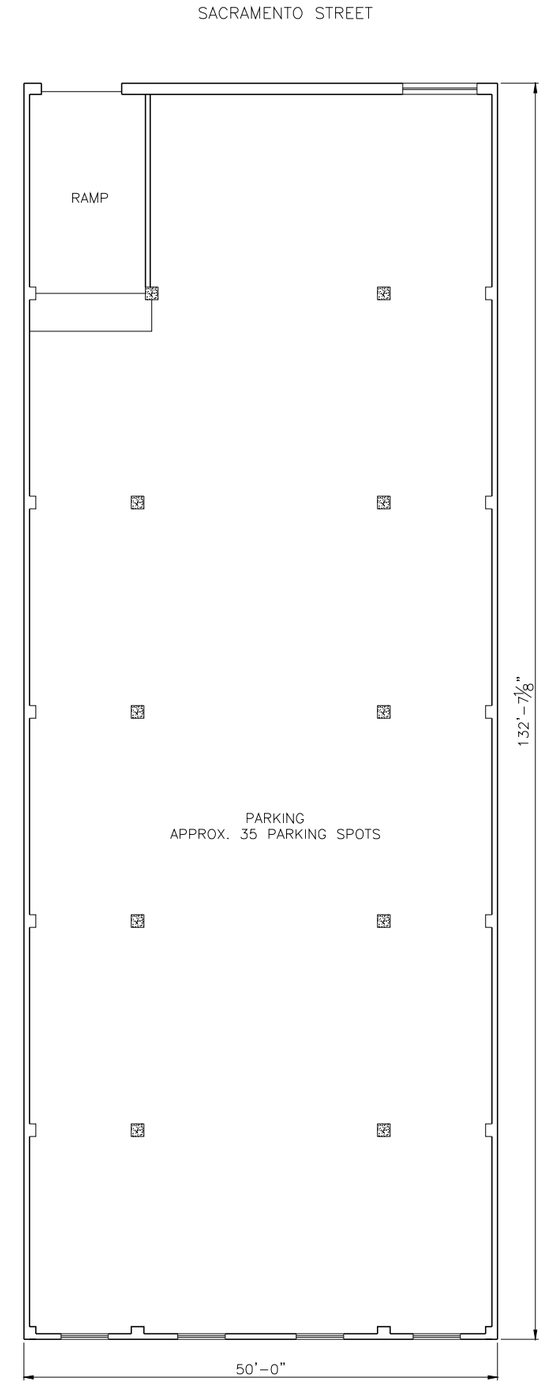
AS-BUILT ELEVATION

SCALE: 1/16" = 1'-0"



UPPER LEVEL
6,125 SQ.FT.

GROUND



LOWER LEVEL
6,125 SQ.FT.

BASEMENT

AS-BUILT FLOOR PLANS

SCALE: 1/16" = 1'-0"

N

3637 Sacramento Street

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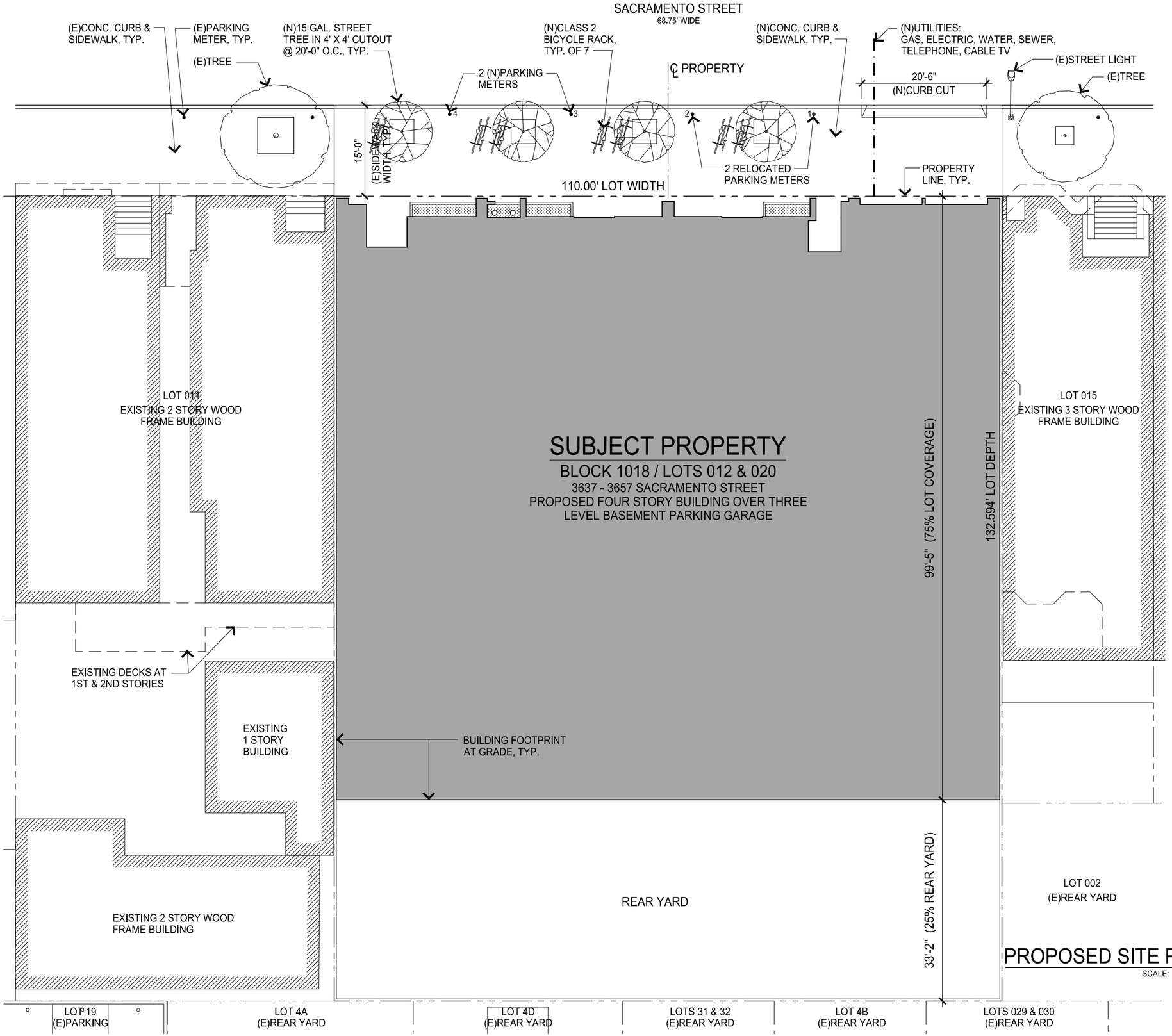
As-Built Drawings: 3657 Sacramento

Scale: 1/16" = 1'-0"

EX3.0



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

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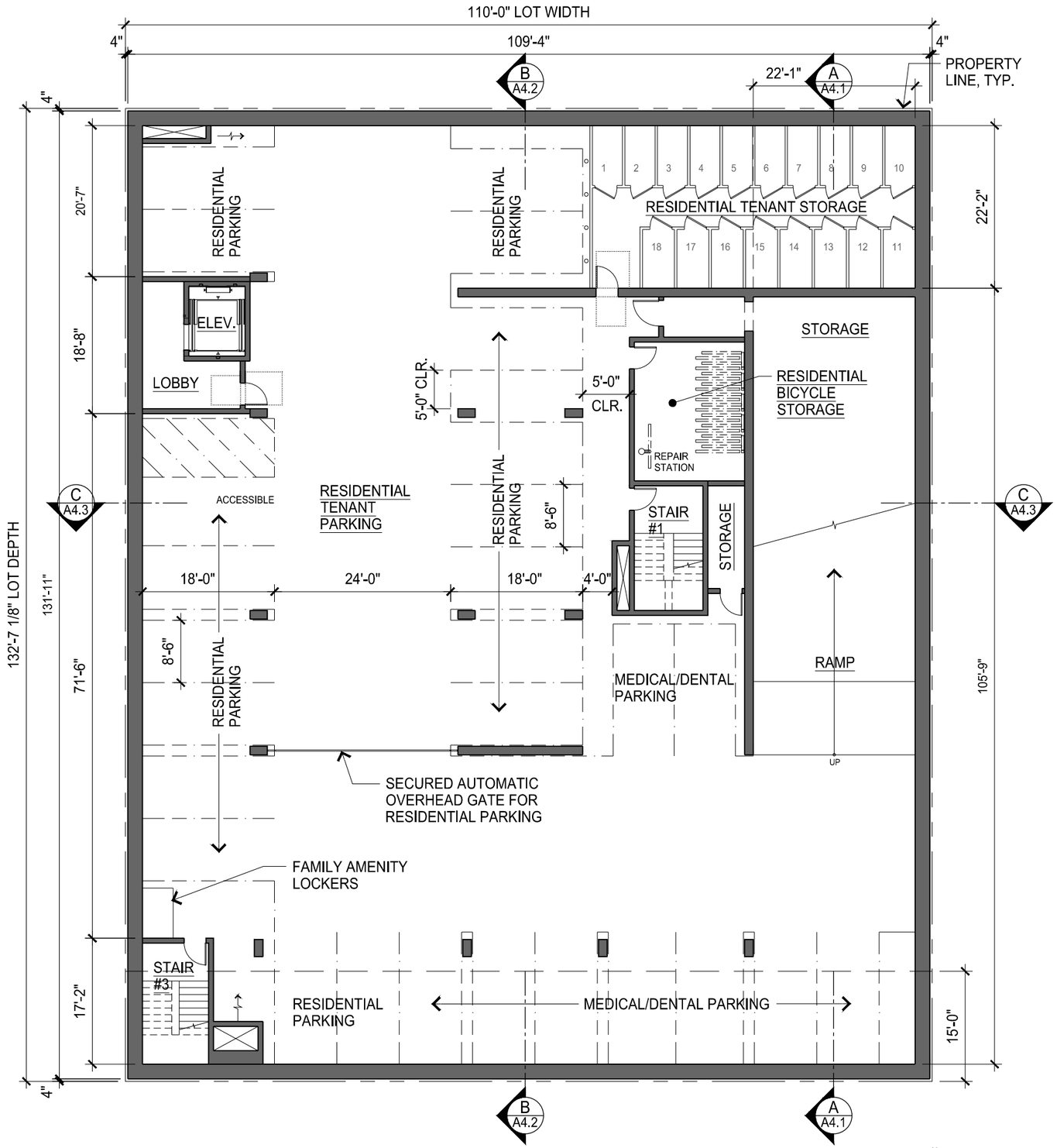
Site Plan

Scale: 1/16" = 1'-0"

A1.2



PROPOSED BASEMENT PARKING LEVEL P2 FLOOR PLAN

SCALE: 1/16" = 1'-0"

PARKING LEVEL P2

OFF-STREET AUTOMOBILE PARKING, RESIDENTIAL AND MEDICAL / DENTAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P2	1	26	0	27

	PLANNING CODE REQUIRED	ACCESSORY	P2 TOTAL PROVIDED
RESIDENTIAL	18	0	18
MEDICAL / DENTAL	32	0	9
TOTAL	50	0	27

BICYCLE PARKING, RESIDENTIAL:

	CLASS 1	CLASS 2	TOTAL
PARKING LEVEL P2 LOCKABLE ENCLOSURE	18	0	18

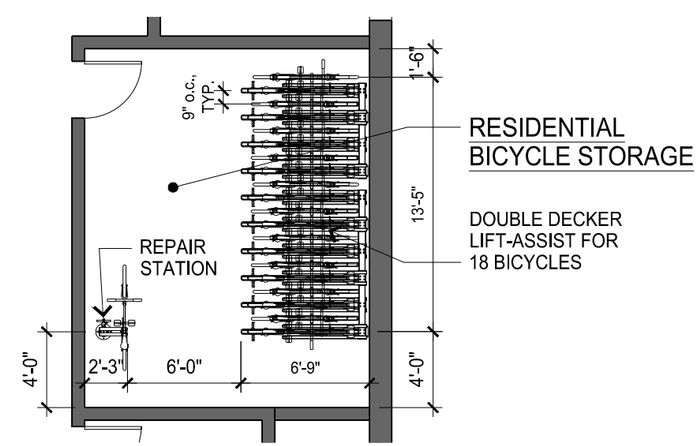
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

RESIDENTIAL STORAGE, LOBBY, STAIRS, CORRIDORS, WALLS, ETC. 2,819 SQ.FT.

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

AUTOMOBILE PARKING 11,051 SQ.FT. * OCCUPIED AREA
BICYCLE PARKING 285 SQ.FT. * OCCUPIED AREA
BUILDING SERVICES 226 SQ.FT.

*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA



ENLARGED FLOOR PLAN: RESIDENT BICYCLE STORAGE

SCALE: 1/8" = 1'-0"

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Revision July 12, 2018 Revisions per Owner

Revision July 31, 2018 Additional Information Requested by Planning

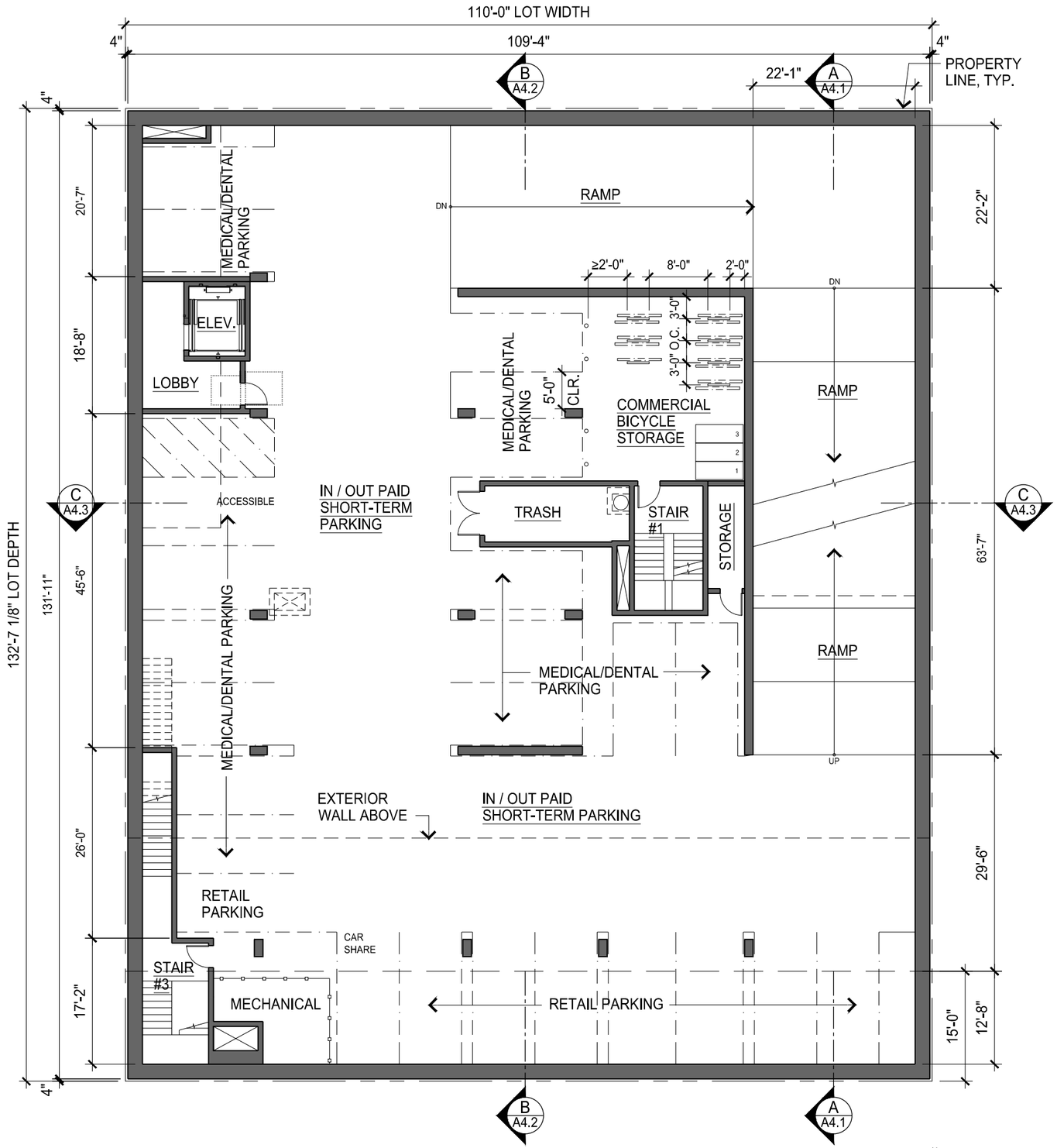
Revision September 24, 2018 Additional Information Requested by Planning

Revision December 31, 2018 Revisions per Planning Commission Approval

Basement Parking Level P2 Floor Plan

Scale: As noted

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

PARKING LEVEL P1

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P1	1	19	3	23

CAR-SHARE PARKING (Per Table 166) REQUIRED FOR NON-RESIDENTIAL USES:
1 SPACE REQUIRED (1 SPACE / 25-49 PARKING SPACES)
1 SPACE PROVIDED, LOCATED ON PARKING LEVEL P1
(NOT INCLUDED IN THE TOTAL COMMERCIAL PARKING SPACE COUNT)

	PLANNING CODE REQUIRED	ACCESSORY	P1 TOTAL PROVIDED
RETAIL	13	0	8
MEDICAL / DENTAL	32	0	15
TOTAL	45	0	23

BICYCLE PARKING, COMMERCIAL:

	CLASS 1	CLASS 2	TOTAL
PARKING LEVEL P1	3 LOCKERS	7 RACKS	17

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:
LOBBY, STAIRS, CORRIDORS, WALLS, ETC. 1,843 SQ.FT.

FLOOR AREA NOT INCLUDED IN CALCULATIONS:
AUTOMOBILE PARKING 11,654 SQ.FT. * OCCUPIED AREA
BICYCLE PARKING 414 SQ.FT. * OCCUPIED AREA
BUILDING SERVICES 442 SQ.FT.

*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA
**REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA

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Revision
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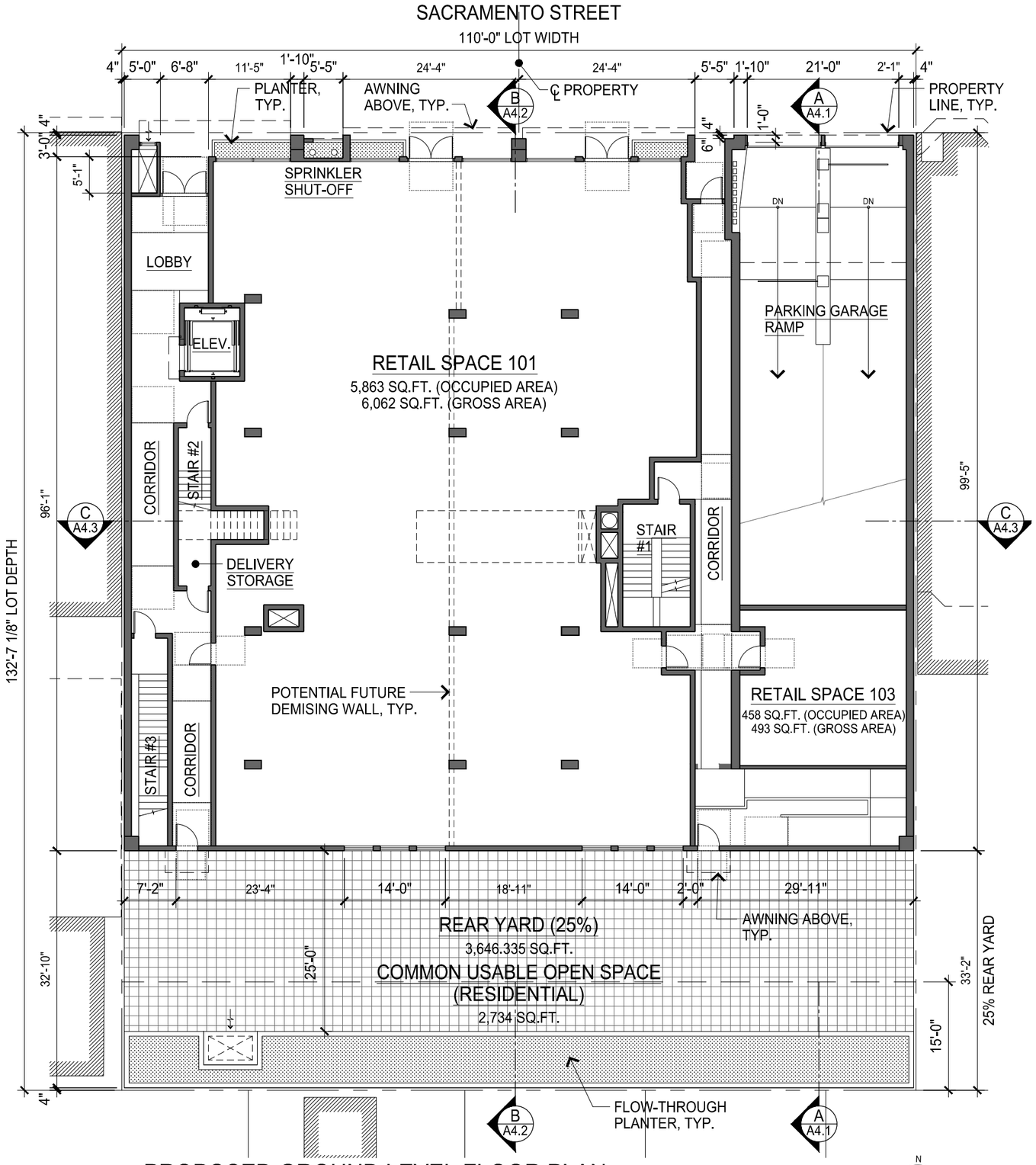
Additional Information
Requested by Planning

Revision
December 31, 2018
Revisions per Planning
Commission Approval

Basement Parking Level P1 Floor Plan

Scale: 1/16" = 1'-0"

A2.3



PROPOSED GROUND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

GROUND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

RETAIL M USE	6,555 SQ.FT.
LOBBY, STAIRS, CORRIDORS, WALLS, ETC.	1,325 SQ.FT.
TOTAL GROSS FLOOR AREA	7,880 SQ.FT. **

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

AUTOMOBILE DRIVE RAMP	1,505 SQ.FT. * OCCUPIED AREA

*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA
**REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA

RESIDENTIAL COMMON OPEN SPACE AT REAR YARD:
REQUIREMENTS FOR 18 RESIDENTIAL UNITS:
100 SQ.FT. x 1.33 PER UNIT FOR COMMON USABLE OPEN SPACE
18 UNITS x 100 SQ.FT. x 1.33 = 2,394 SQ.FT. REQUIRED

PROVIDED: 2,734 SQ.FT.

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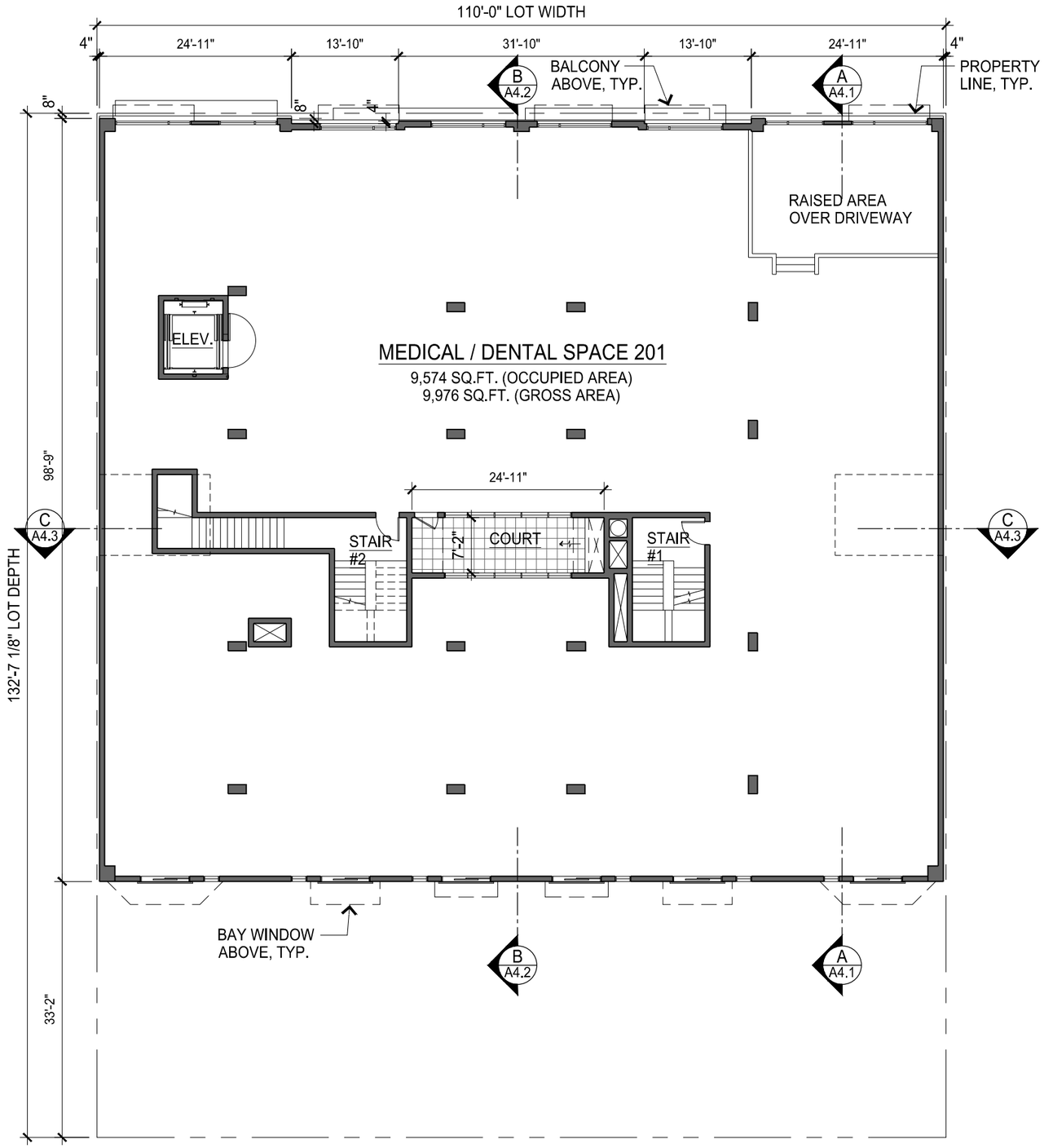
Ground Level Floor Plan

Scale: 1/16" = 1'-0"

A2.4



PROPOSED SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

SECOND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

MEDICAL / DENTAL USE	9,976 SQ.FT.
STAIRS, CORRIDORS, WALLS, ETC.	557 SQ.FT.
TOTAL GROSS FLOOR AREA	10,533 SQ.FT.

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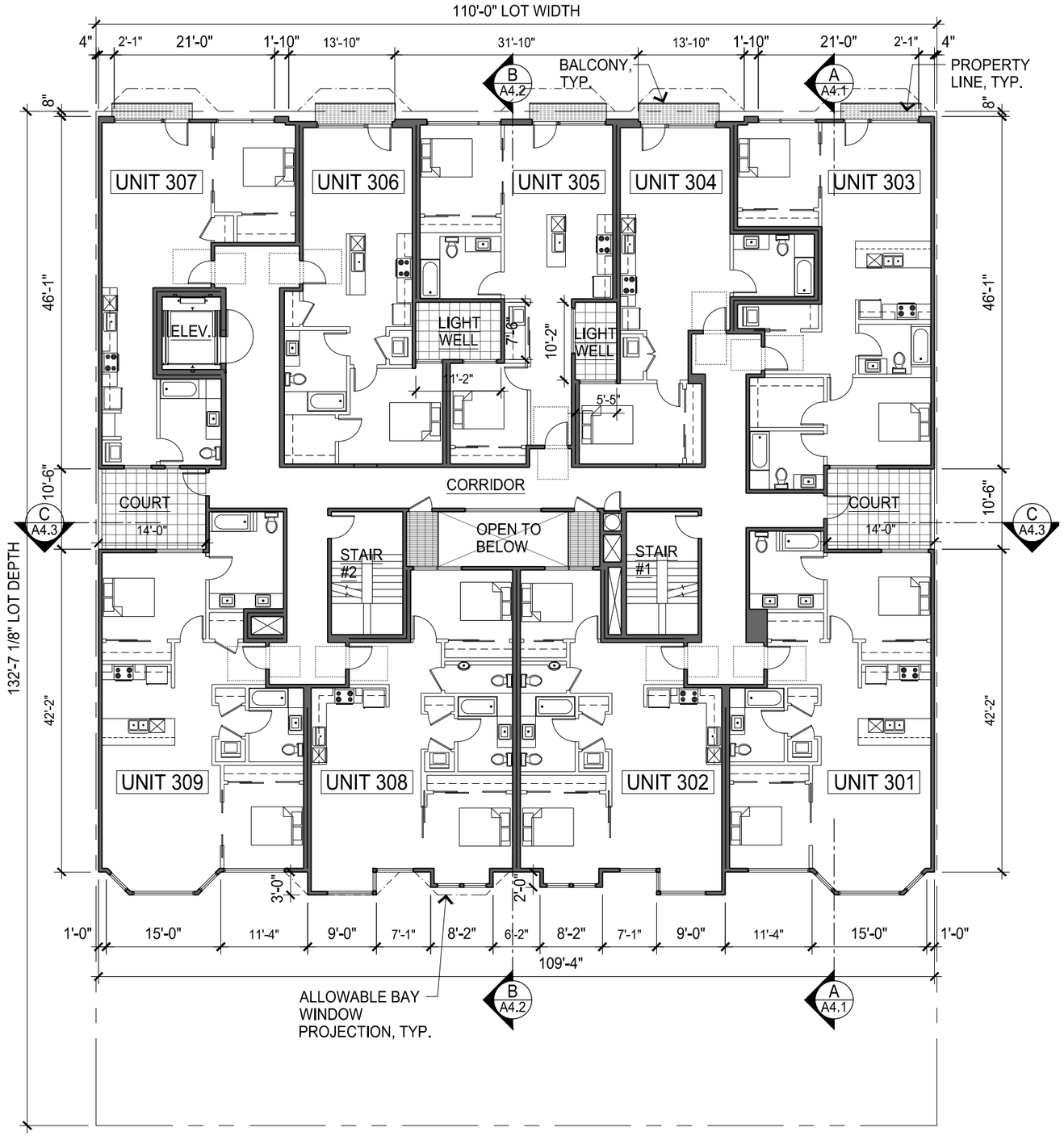
Second Level Floor Plan

Scale: 1/16" = 1'-0"

A2.5



PROPOSED THIRD LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

THIRD FLOOR LEVEL

THIRD LEVEL UNIT TABULATION:

	BEDROOMS / BATHROOMS	OCCUPIED AREA	GROSS AREA
UNIT 301	2 BR / 2 BA	1,075 SQ.FT.	1,139 SQ.FT.
UNIT 302	2 BR / 1.5 BA	887 SQ.FT.	955 SQ.FT.
UNIT 303	2 BR / 2 BA	1,005 SQ.FT.	1,085 SQ.FT.
UNIT 304	1 BR / 1 BA	701 SQ.FT.	770 SQ.FT.
UNIT 305	2 BR / 1 BA	841 SQ.FT.	916 SQ.FT.
UNIT 306	1 BR / 1 BA	736 SQ.FT.	786 SQ.FT.
UNIT 307	1 BR / 1 BA	732 SQ.FT.	806 SQ.FT.
UNIT 308	2 BR / 1.5 BA	915 SQ.FT.	982 SQ.FT.
UNIT 309	2 BR / 2 BA	1,086 SQ.FT.	1,157 SQ.FT.
TOTAL		7,977 SQ.FT.	8,596 SQ.FT.

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

9 RESIDENTIAL UNITS (3 - 1 BRs & 6 - 2 BRs)	8,596 SQ.FT.
STAIRS, CORRIDORS, WALLS, ETC.	1,587 SQ.FT.
TOTAL GROSS AREA	10,183 SQ.FT.

ALLOWED PROJECTIONS:

PER PLANNING CODE SECTION 136(c)(2), BAY WINDOWS AND BALCONIES ARE ALLOWED TO PROJECT THREE FEET (3'-0) OVER STREETS IF SIDEWALK WIDTH IS GREATER THAN NINE FEET (9'-0"). THE MAXIMUM LENGTH OF PROJECTION IS FIFTEEN FEET (15'-0") AT LINE ESTABLISHING REQUIRED OPEN AREA AND REDUCED IN PROPORTION TO 9'-0" BY MEANS OF 45° ANGLES AT A DISTANCE OF 3'-0" FROM THE LINE ESTABLISHING THE REQUIRED OPEN AREA.

PER PLANNING CODE SECTION 136(c)(3)(D), THE AGGREGATE LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA SHALL BE NO MORE THAN 2/3 THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL.

BUILDABLE WIDTH ALONG REAR WALL:	109'-4"
2/3 BUILDABLE WIDTH:	72'-11"
AGGREGATE LENGTH OF BAY WINDOWS AND BALCONIES:	64'-4"

64'-4" = 58.8% OF 109'-4" (BUILDABLE WIDTH ALONG REAR WALL) AND IS LESS THAN 2/3 (66.6%) OF BUILDABLE WIDTH.

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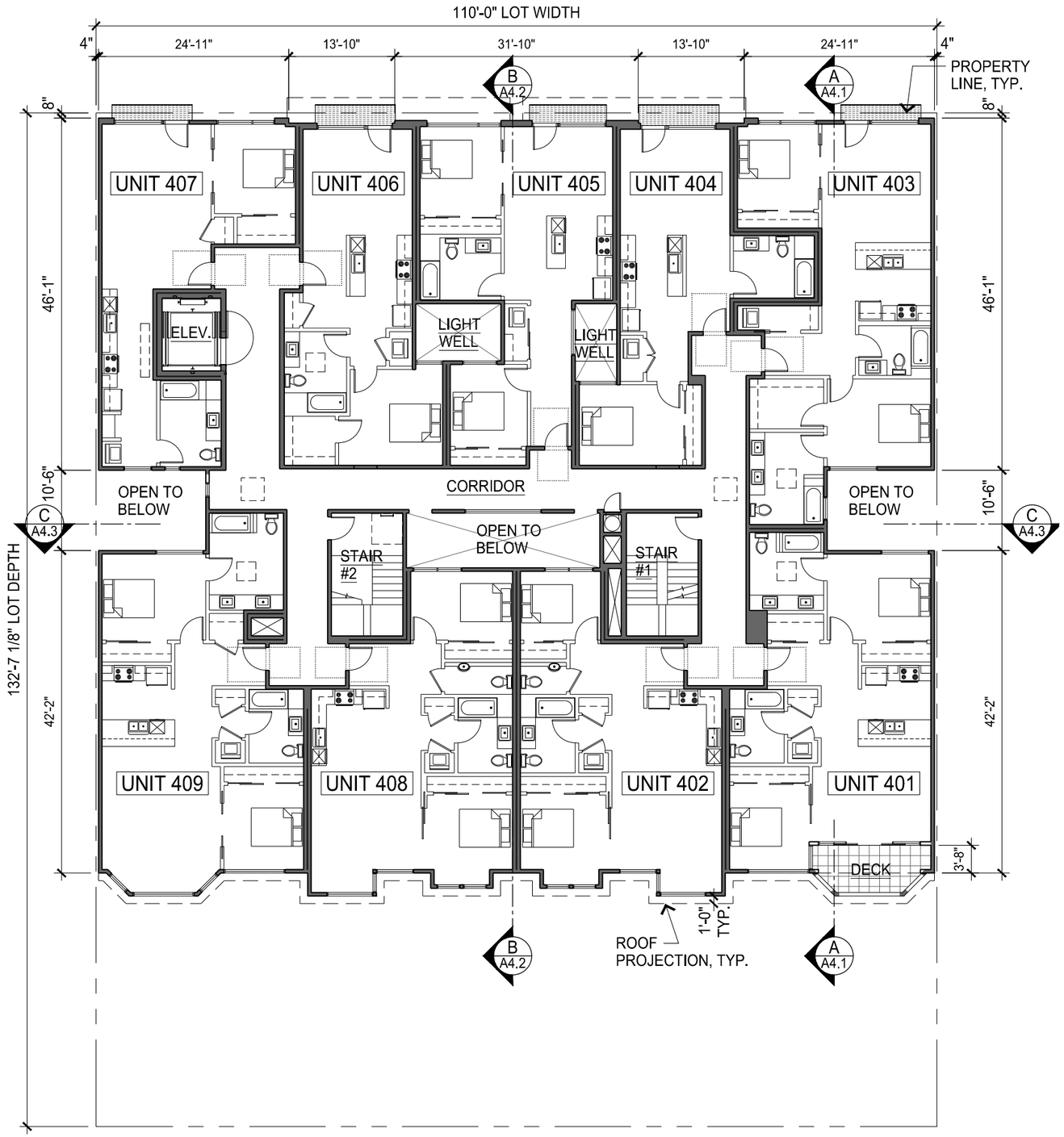
Third Level Floor Plan

Scale: 1/16" = 1'-0"

A2.6



PROPOSED FOURTH LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

FOURTH FLOOR LEVEL

FOURTH LEVEL UNIT TABULATION:

	BEDROOMS / BATHROOMS	OCCUPIED AREA	GROSS AREA
UNIT 401	2 BR / 2 BA	982 SQ.FT.	1,051 SQ.FT.
UNIT 402	2 BR / 1.5 BA	887 SQ.FT.	955 SQ.FT.
UNIT 403	2 BR / 2 BA	1,054 SQ.FT.	1,141 SQ.FT.
UNIT 404	1 BR / 1 BA	701 SQ.FT.	770 SQ.FT.
UNIT 405	2 BR / 1 BA	841 SQ.FT.	916 SQ.FT.
UNIT 406	1 BR / 1 BA	736 SQ.FT.	786 SQ.FT.
UNIT 407	1 BR / 1 BA	731 SQ.FT.	806 SQ.FT.
UNIT 408	2 BR / 1.5 BA	915 SQ.FT.	982 SQ.FT.
UNIT 409	2 BR / 2 BA	1,086 SQ.FT.	1,157 SQ.FT.
TOTAL		7,934 SQ.FT.	8,564 SQ.FT.

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

9 RESIDENTIAL UNITS (3 - 1 BRs & 6 - 2 BRs)	8,564 SQ.FT.
STAIRS, CORRIDORS, WALLS, ETC.	1,528 SQ.FT.
TOTAL GROSS AREA	10,092 SQ.FT.

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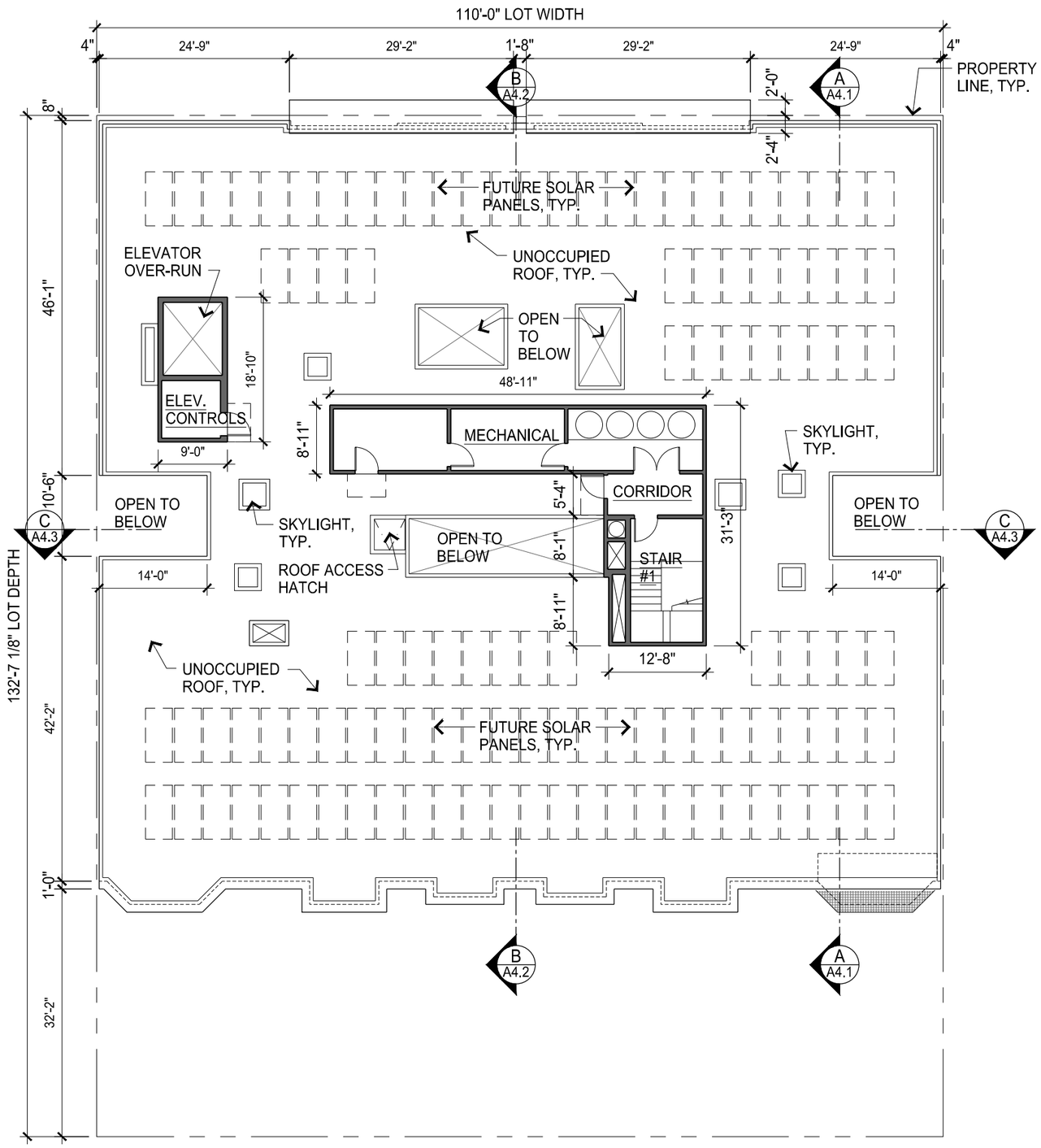
Fourth Level Floor Plan

Scale: 1/16" = 1'-0"

A2.7



PROPOSED ROOF LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

ROOF LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

ROOF PENTHOUSE CORRIDOR	77 SQ.FT.
TOTAL GROSS AREA	77 SQ.FT.

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

STAIRS	163 SQ.FT.
BUILDING SERVICES	598 SQ.FT.

ROOFTOP PROJECTIONS:

PER SECTION 260.(b)(1), THE SUM OF THE HORIZONTAL AREAS OF ALL ROOFTOP PROJECTIONS SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED.

TOTAL ROOF AREA	10,953 SQ.FT.
20% OF TOTAL ROOF AREA	2,190 SQ.FT.

ROOFTOP PROJECTIONS:

ELEVATOR PENTHOUSE	169 SQ.FT.
STAIR #1 PENTHOUSE	175 SQ.FT.
CORRIDOR	77 SQ.FT.
MECHANICAL PENTHOUSE	436 SQ.FT.
MECHANICAL SHAFTS	62 SQ.FT.
SKYLIGHTS	237 SQ.FT.
ROOF ACCESS HATCH	23 SQ.FT.
MECHANICAL EQUIPMENT	-- SQ.FT.
TOTAL AREA OF ROOFTOP PROJECTIONS	1,179 SQ.FT.

1,179 SQ.FT. = 10.8% OF 10,953 SQ.FT. (TOTAL ROOF AREA) AND IS LESS THAN 2,190 SQ.FT. (20% OF TOTAL ROOF AREA)

SOLAR PANELS: 3,314 SQ.FT.

3,314 SQ.FT. = 30.3% OF 10,953 SQ.FT. (TOTAL ROOF AREA) AND IS MORE THAN 3,286 SQ.FT. (30%) OF TOTAL ROOF AREA.

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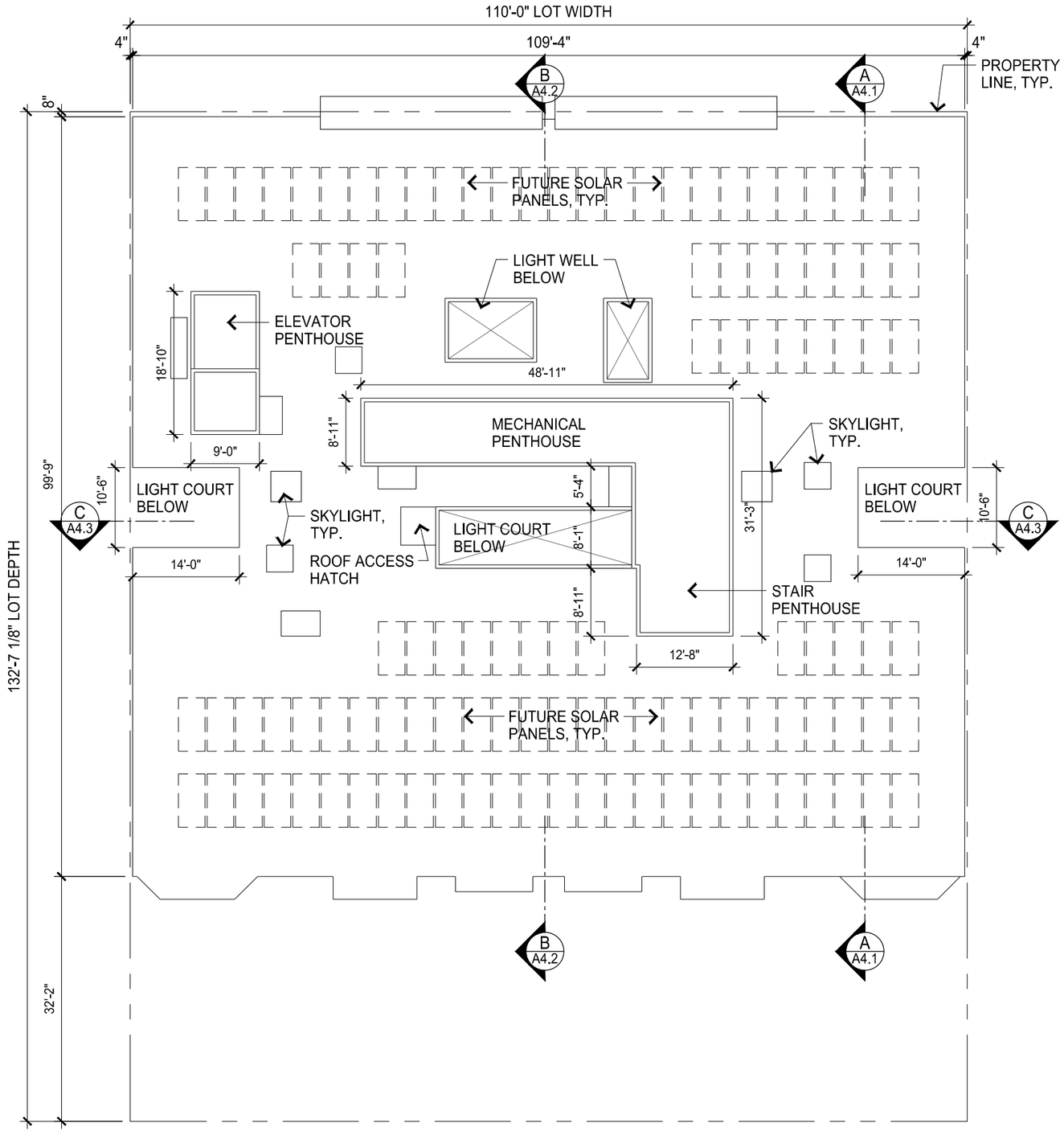
Roof Level Floor Plan

Scale: 1/16" = 1'-0"

A2.8



PROPOSED PENTHOUSE ROOF PLAN

SCALE: 1/16" = 1'-0"

N

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Penthouse Roof Plan

Scale: 1/16" = 1'-0"

A2.9

PROPOSED SACRAMENTO STREET VIEW

3637 SACRAMENTO STREET UPPER FLOOR FACADE DESIGN CONCEPTS

UPPER FLOOR LEVELS TWO THROUGH FOUR:

- FACADE DIVIDED VERTICALLY INTO 24' TO 25' MODULES
- VERTICAL CEMENT PLASTER AND BRICK PILASTERS DEFINE THREE MAJOR FACADE PLANES
- PROJECTING BALCONIES, WINDOW BANDS, METAL BAND SEPARATING GROUND FLOOR AND PARAPET DEFINES HORIZONTAL BUILDING PLANES

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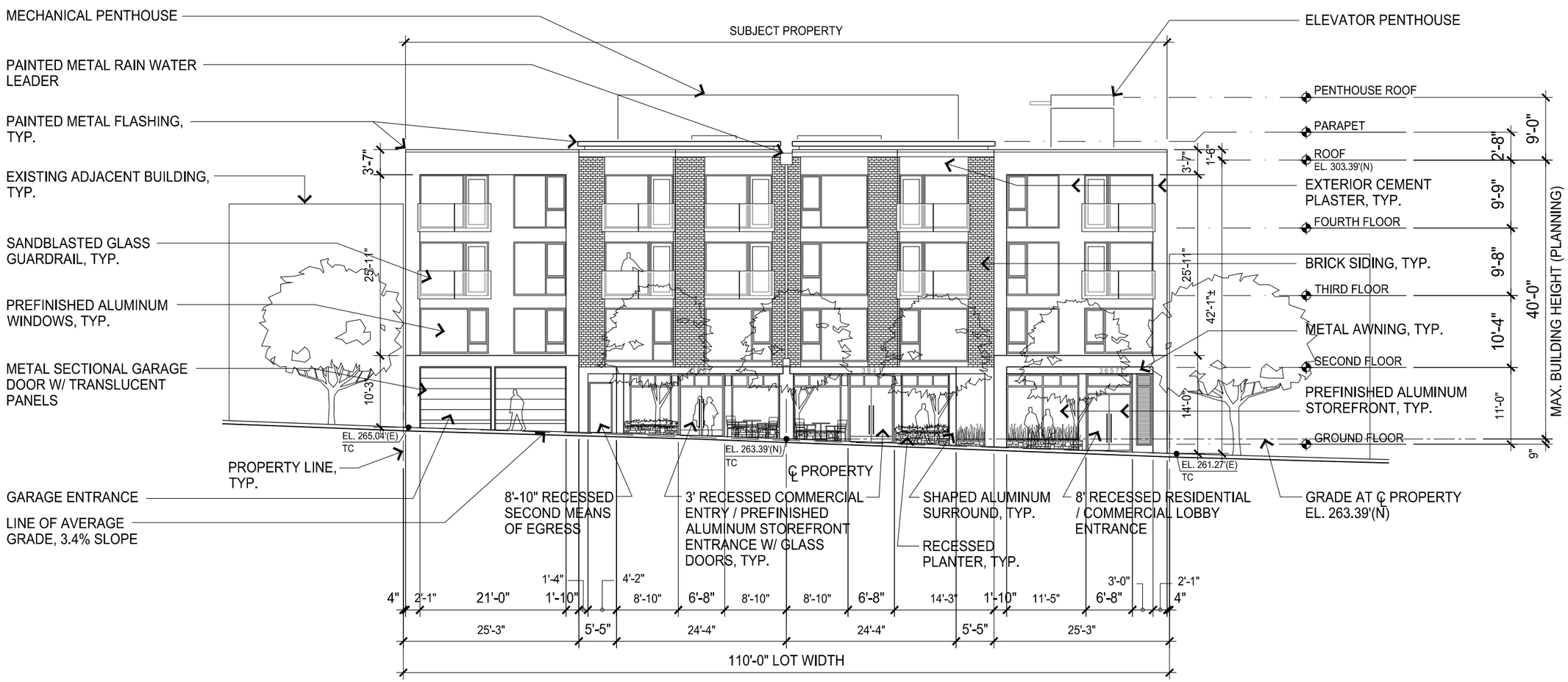
Proposed Sacramento Street View Rendering

R1



NOTE:
GLASS GUARDRAILS SHALL COMPLY WITH BIRD-SAFE GLAZING STANDARDS, TYP.

PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

SCALE: 1/16" = 1'-0"

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Exterior Elevation

Scale: 1/16" = 1'-0"

A3.1

PROPOSED SACRAMENTO STREET COMMERCIAL STOREFRONT VIEW

3637 SACRAMENTO STREET GROUND FLOOR DESIGN CONCEPTS

COMMERCIAL STOREFRONTS AND RESIDENTIAL LOBBY ORIENTED FOR PEDESTRIAN SCALE:

- STOREFRONTS IN 24' TO 25' WIDE MODULES WITH SMALLER WINDOWS AND PLANTERS
- HORIZONTAL BAND SEPARATES GROUND FLOOR LEVEL COMMERCIAL FROM RESIDENTIAL FLOORS
- VERTICAL PILASTERS DIVIDE COMMERCIAL SPACES AND RESIDENTIAL LOBBY INTO SMALLER STOREFRONT MODULES

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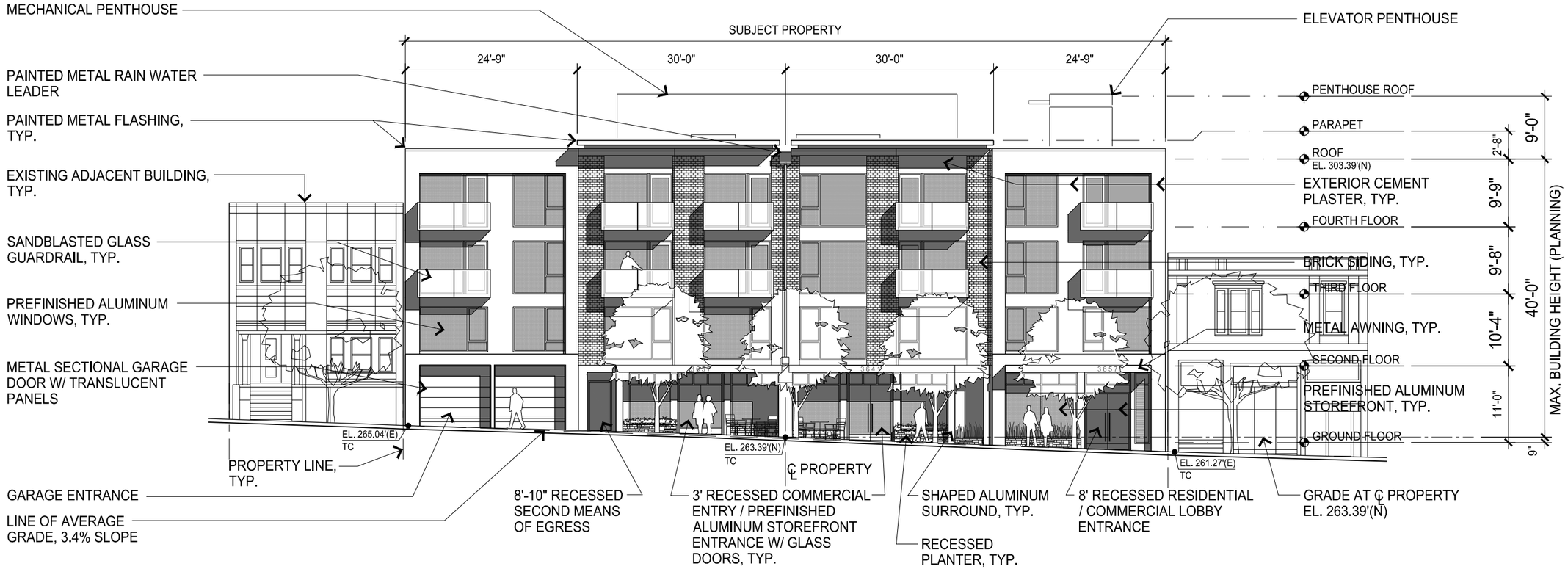
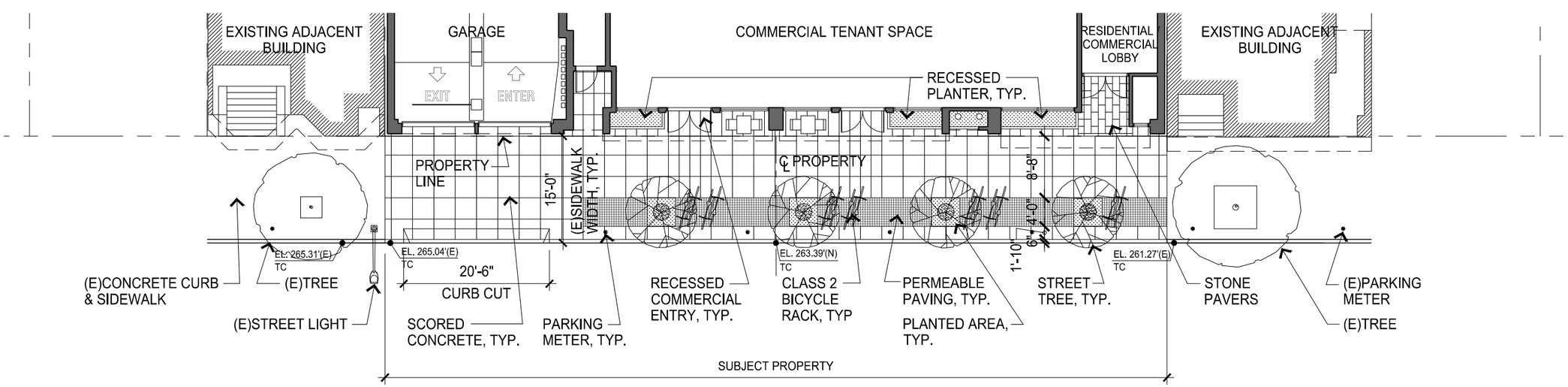
Proposed Commercial Storefront View Rendering

R2



PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

SCALE: 1/16" = 1'-0"



SACRAMENTO STREET

PROPOSED GROUND LEVEL PLAN - SACRAMENTO STREET FRONTAGE

SCALE: 1/16" = 1'-0"

N

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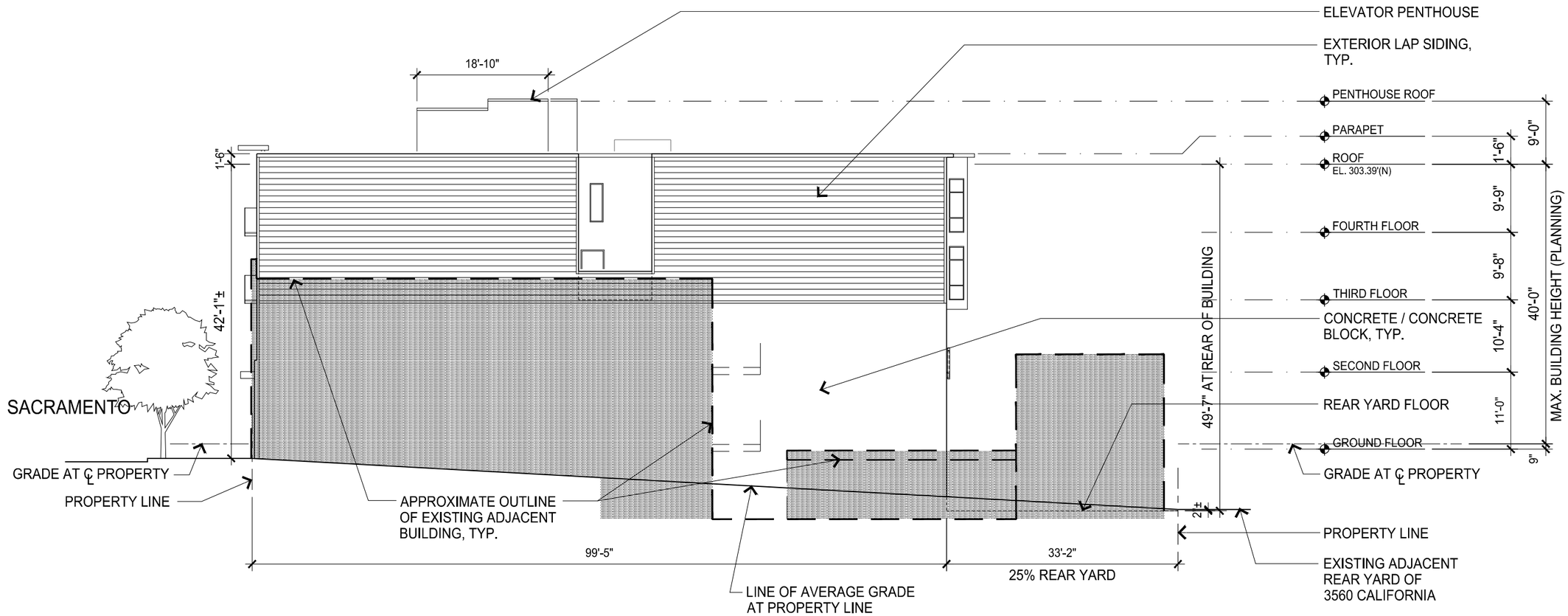
Elevation Study

Scale: 1/16" = 1'-0"

A3.1d



PROPOSED WEST ELEVATION

SCALE: 1/16" = 1'-0"

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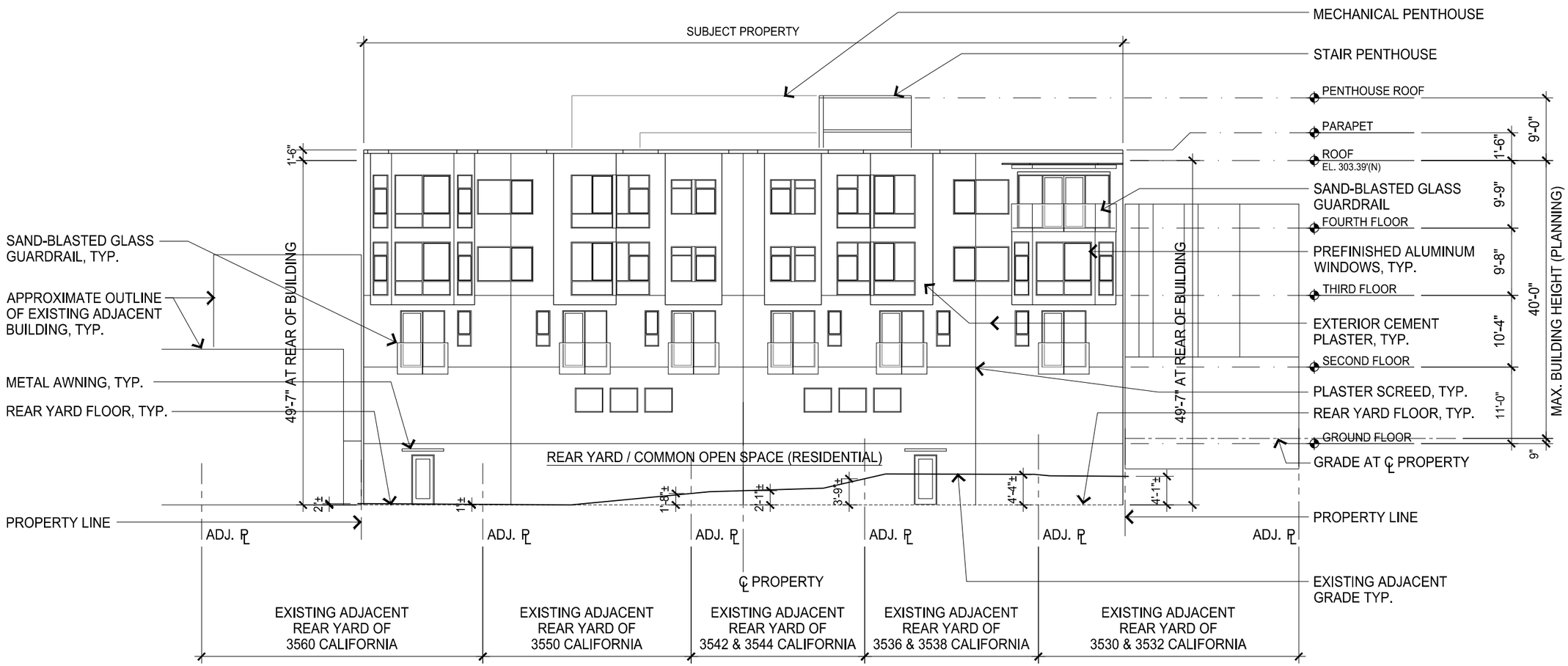
Exterior Elevation

Scale: 1/16" = 1'-0"

A3.2



NOTE:
GLASS GUARDRAILS SHALL COMPLY WITH BIRD-SAFE GLAZING STANDARDS, TYP.

PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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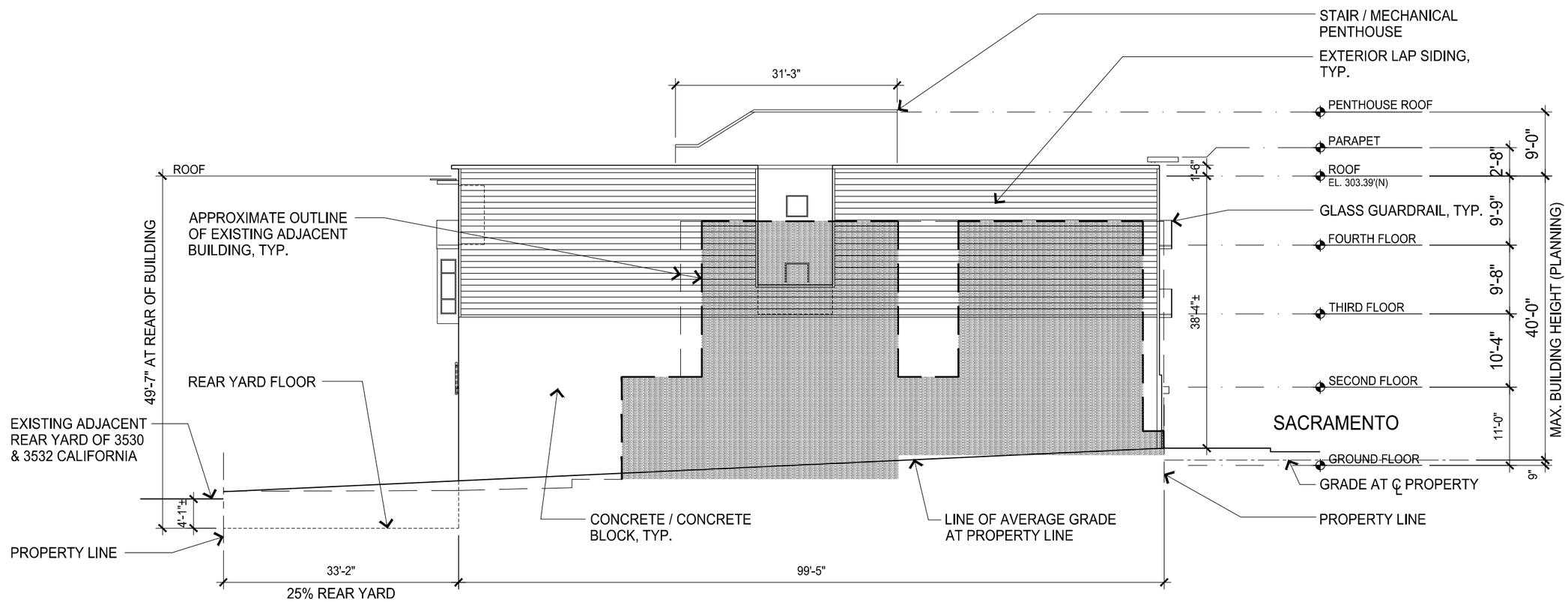
Exterior Elevation

Scale: 1/16" = 1'-0"

A3.3



PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"

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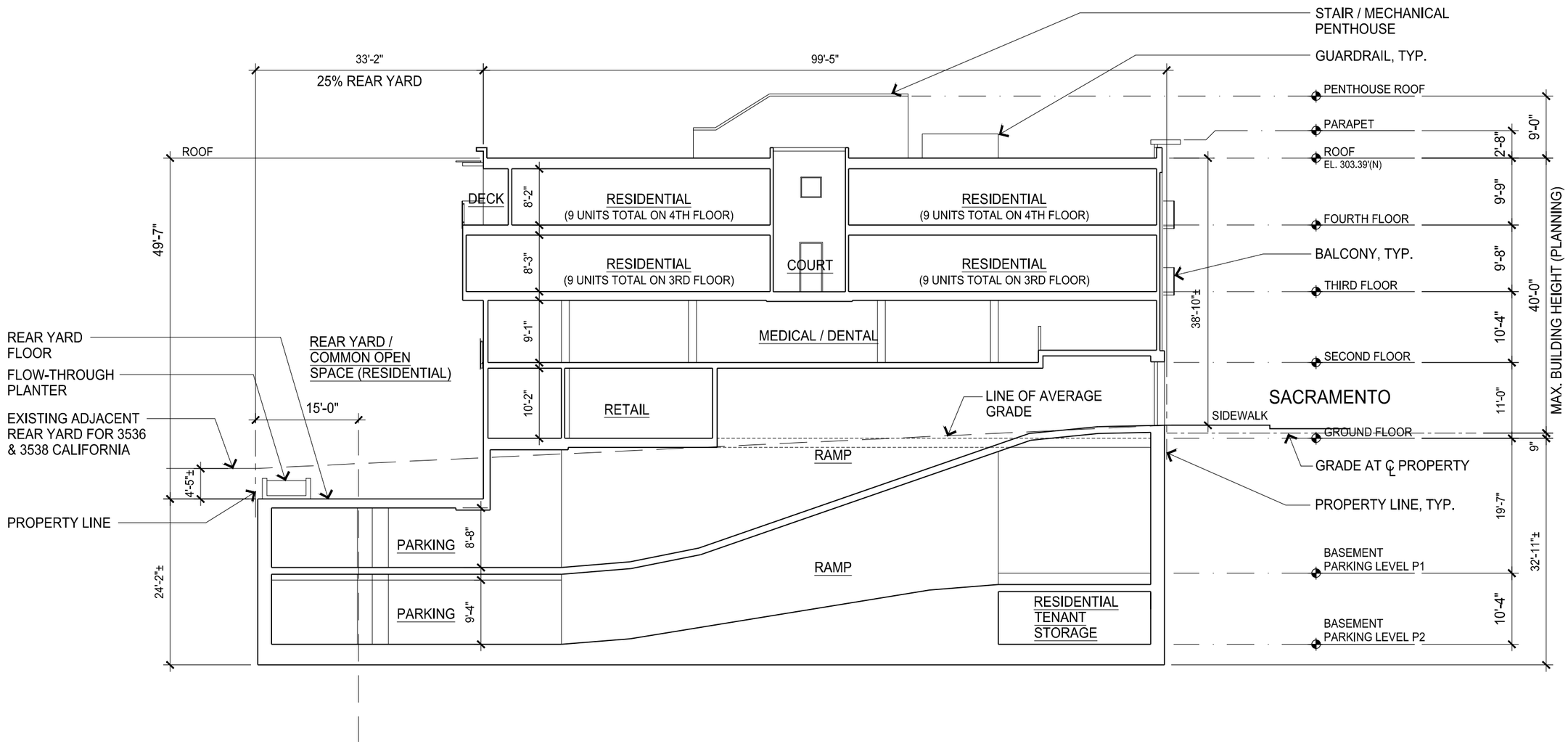
Exterior Elevation

Scale: 1/16" = 1'-0"

A3.4



PROPOSED BUILDING SECTION A - at AUTO RAMP

SCALE: 1/16" = 1'-0"

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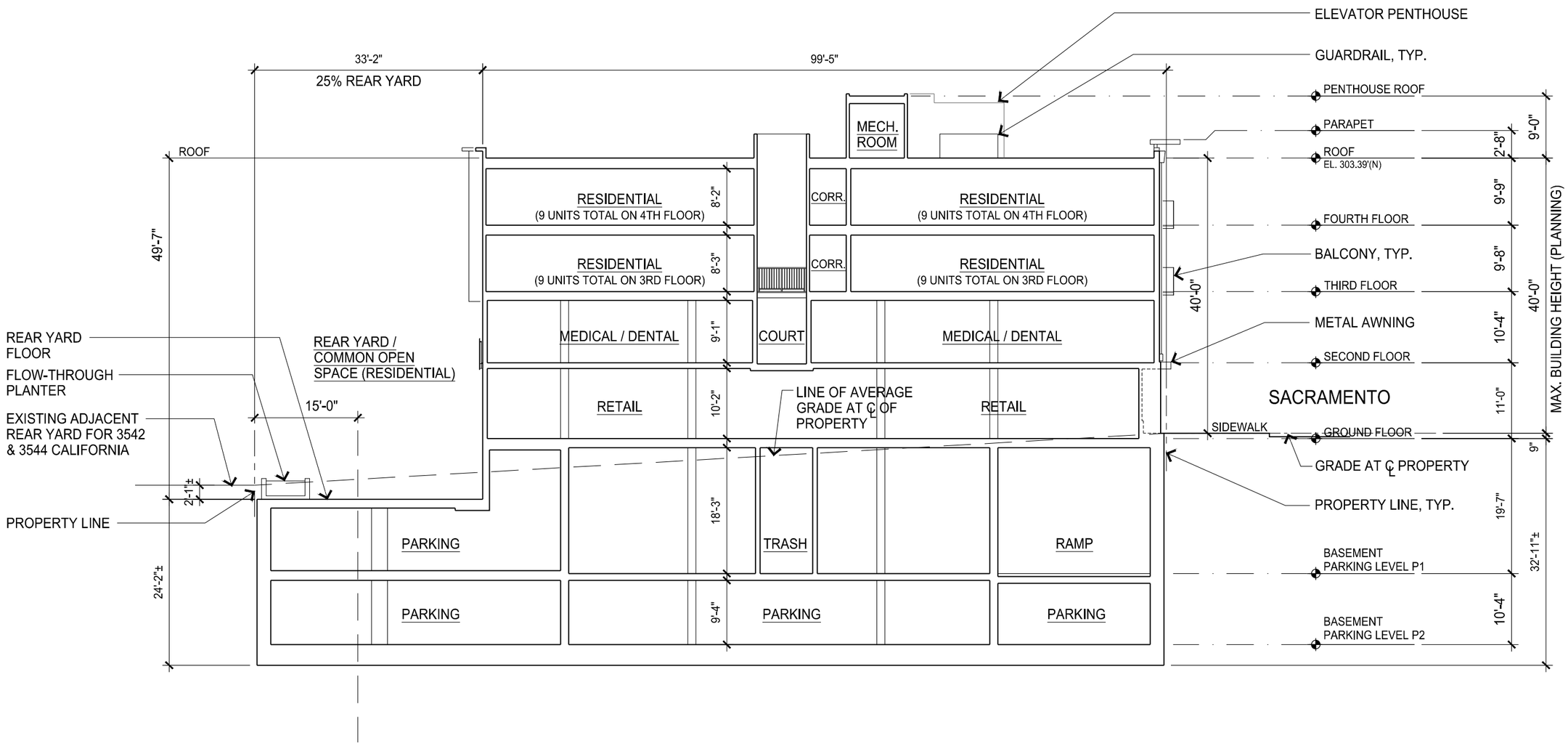
Commission Approval

Building Section

Scale: 1/16" = 1'-0"

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

SCALE: 1/16" = 1'-0"

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Building Section

Scale: 1/16" = 1'-0"

A4.2

PROPOSED BUILDING SECTION C - CROSS SECTION

SCALE: 1/16" = 1'-0"

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Building Section

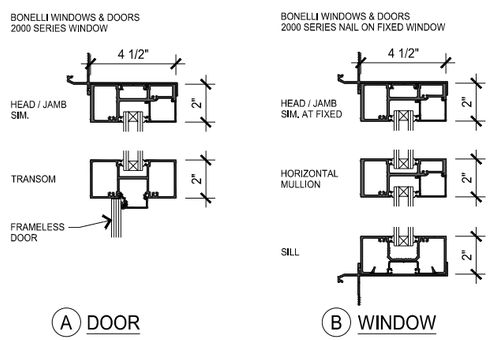
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR WITH TRANSLUCENT PANELS, TYP.

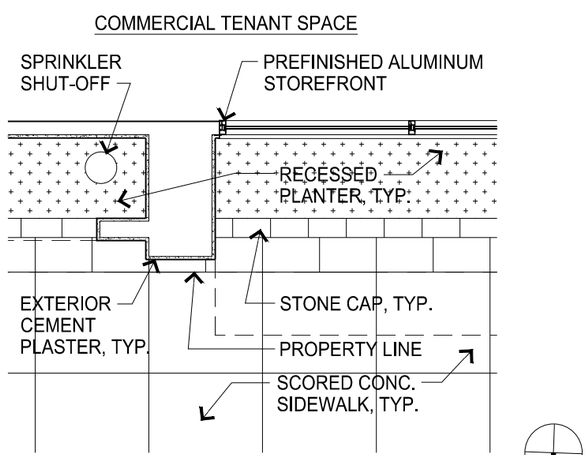
5 GARAGE DOOR CONCEPTUAL IMAGE

NO SCALE



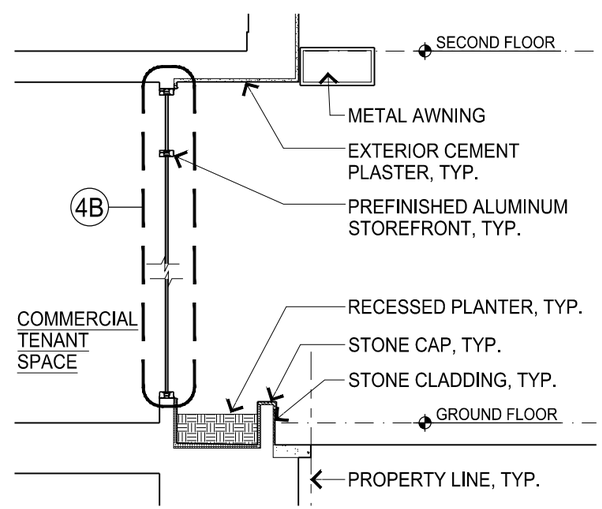
4 STOREFRONT PROFILES

NO SCALE



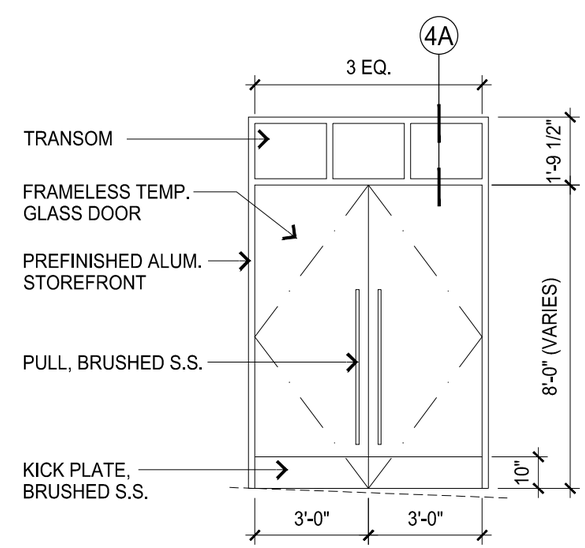
3 STOREFRONT JAMB

SCALE: 1/4" = 1'-0"



2 STOREFRONT AT PLANTER

SCALE: 1/4" = 1'-0"



1 ENTRY DOOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY ELEVATION: SACRAMENTO STREET FACADE

SCALE: 1/16" = 1'-0"

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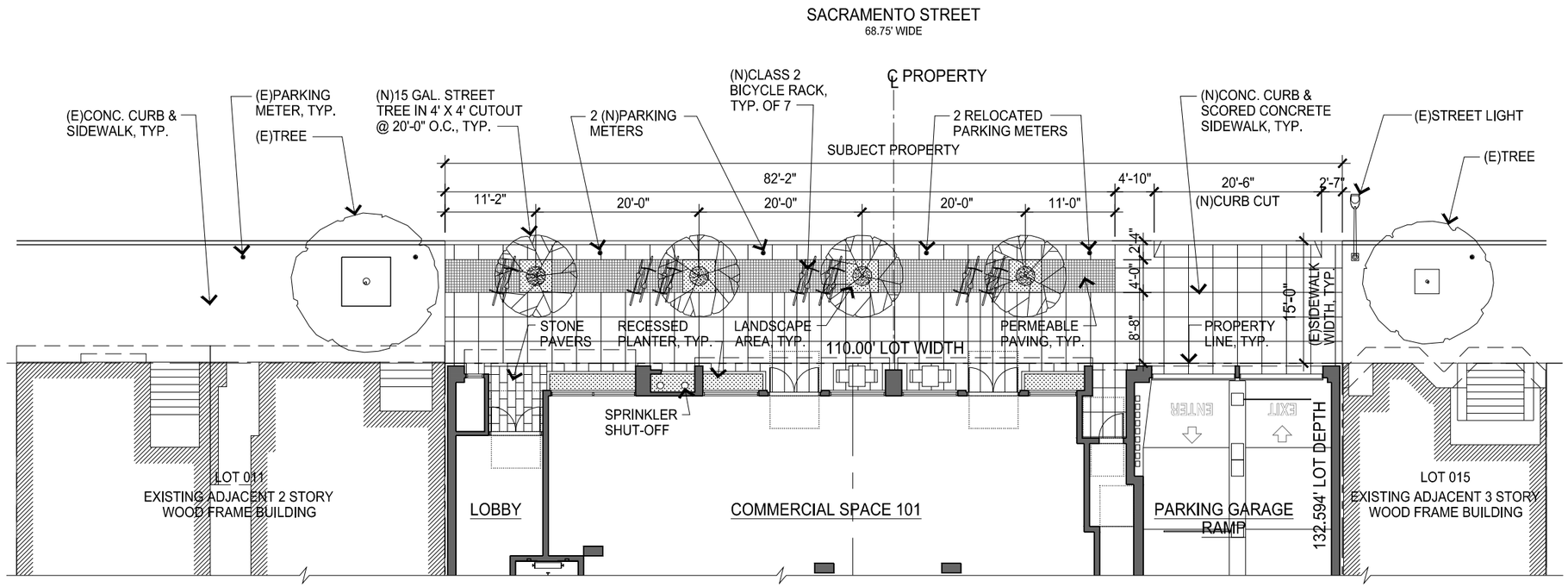
Architectural Profiles

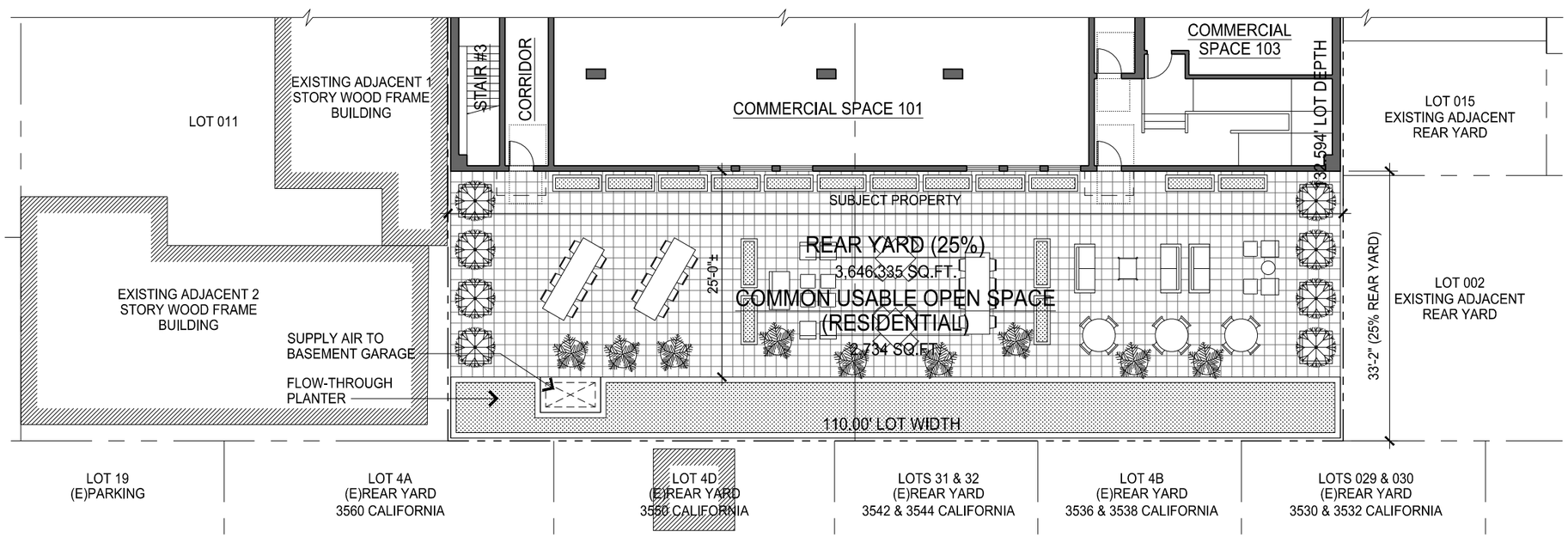
Scale: As noted

A9.1



PROPOSED GROUND LEVEL LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



PROPOSED REAR YARD / COMMON OPEN SPACE LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

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Conceptual Landscape Plan

Scale: 1/16" = 1'-0"

L0.1