File No. 181233 **Committee Item No.** _____
Board Item No. 63

COMMITTEE/BOARD OF SUPERVISORS

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Prepared by: Brent Jalipa **Date:** January 10, 2019
Prepared by: _____ **Date:** _____

December 7, 2018 VIA HAND DELIVERY
Clerk of the Board
San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102-4689

Re: Appeal of CEQA Categorical Exemption Determination for 3637-3657 Sacramento Street
Case No: 2007.1347E

Dear President Cohen and Honorable Members of the Board of Supervisors:

I am a resident who lives adjacent to the proposed project at 3637-3657 Sacramento Street, and I am writing on behalf of the California-Locust Neighbors' Association as well as other various business owners, property owners, and residents who live and work in the area.

Pursuant to San Francisco Administrative Code Section 31.16, we hereby appeal the September 20, 2018 Categorical Exemption determination. A copy of the determination is attached as **Exhibit A**. The proposed project plans are attached at **Exhibit B**.

This appeal is supported by a large number of community organizations and hundreds of neighbors. There were 244 letters of opposition provided to the Planning Commission on November 8, 2018.

The project received a Categorical Exemption ("CatEx") under California Environmental Quality Act (CEQA) Guidelines Section 15332, a "Class 32 exemption." However, the project is not rightly subject to a CatEx under Guidelines Section 15332. In line with CEQA Guidelines, the Planning Commission Resolution Number 14952 states that that all classes of exemption are inapplicable when the cumulative impact of successive projects of the same type in the same place over time is significant.

Severe Cumulative Impact from Multiple Construction Projects

Section *15300.2(b) of CEQA reads: "Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."*

The SF Planning Department failed to do any analyses on the cumulative impacts of the proposed project in consideration of the other large development projects occurring on adjacent blocks. The staff report states that, "[t]here are no cumulative projects in the vicinity that could combine with the proposed project to result in significant cumulative effects on the environment. Therefore, there is no possibility of a significant cumulative effect on the environment due to the proposed project."

These statements are incorrect, and we strongly disagree.

There is, in fact, an extraordinarily high possibility of cumulative impacts from projects in the vicinity as proposed project is currently sandwiched between two large proposed developments.

On the immediately adjacent block to the west, there is the proposed redevelopment of the California Pacific Medical Center (CMPC) campus at 3700 California Street. The Planning Department sent out a Notice of Preparation of an Environmental Impact Report (EIR) on September 19, 2018. See **Figure 1**.

One block to the east, there is the proposed mixed-use redevelopment of the University of California, San Francisco (UCSF) Laurel Heights campus located at 3333 California Street. The Planning Department sent out a Notice of Preparation of an EIR and Notice of Public Scoping Meeting on September 20, 2017. Subsequently, a Notice of Public Hearing and Availability of a Draft EIR was sent on November 8, 2018. According to the EIR, the construction of this project is anticipated to last between 7 and 15 years. See **Figure 1**.

These are known projects. Therefore, the Planning Department should have analyzed the cumulative effects of these adjacent projects along with the proposed project at 3637-3657 Sacramento Street. Additionally, all three projects are of the same type and in the same vicinity.

Although the CPMC project at 3700 California Street will have an EIR and the UCSF project at 3333 California Street already has an EIR, the project at 3637-3657 Sacramento Street will only add to the overall cumulative and synergistic impacts to the adjacent residents since it is located in the middle of the two larger projects. What will the impacts be on the residents who live near 3637-3657 Sacramento Street if all three projects are constructed simultaneously?

On page 6 of Exhibit A, the CatEx mentions that "... construction workers who drive to the site would cause a temporary increase in traffic volume and demand for on-street parking. Construction would be a small incremental increase in traffic and would not be considered a substantial traffic demand for parking. Construction would lessen the availability of on-street parking during working hours." There is no discussion about the fact that all three projects will likely occur simultaneously.

Given that the Planning Department is currently circulating notices for all three projects, there is a likely scenario in which all three projects could occur simultaneously or overlap to create cumulative construction transportation impacts. The Planning Department acknowledges that the CPMC and UCSF projects will be concurrent: "Construction of the proposed 3700 California Street project is anticipated to run concurrently with construction of 3333 California Street and would commence around the same time."

We recognize that there are many projects going on around the city. However, because of the likely possibility for all three projects to occur simultaneously, and more specifically because the location of 3637-3657 Sacramento Street is sandwiched between these two

projects, the contribution to cumulative construction impacts for residents near the 3637-3657 Sacramento Street project would be significant. Residents who live near the project will not only be doubly affected by 3700 California Street but will be triply impacted by 3333 California Street.

As can be seen in **Figure 1**, the 3637 Sacramento Street project falls centrally within the impact zones of all three projects.

There has not been any analysis performed, so we do not know the extent of the potential impacts and which appropriate mitigation measures could be implemented, if any. Rescinding the CatEx would allow such analyses to be done.

Air Quality

CatEx mentions that the proposed project "... would not exceed criteria air pollutant screening levels for operation or construction." and lit references the Bay Area Air Quality Management District's (BAAQMD) CEQA Air Quality Guidelines 2011.

The CatEx missed two required factors in the air pollutant screening criteria which are demolition of 3 buildings and that the project involves over 10,000 cubic yards of excavation. It appears that CatEx ignored any construction-related screening criteria because the project is not located within an Air Pollutant Exposure Zone. However, Section 3.5 of the BAAQMD CEQA Air Quality Guidelines discuss the screening criteria for construction-related impacts. This project involves both heavy demolition and deep excavation. The screening criteria for a "less than significant impact" cannot be used because the construction-related impacts involves demolition (3.5.1.3.a) and extensive material transport (*e.g.*, greater than 10,000 cubic yards of soil) requiring a considerable amount of haul truck activity (3.5.1.3.e).

This project involves 22,500 cubic yards of soil excavation (18,000 cubic yards plus 25% swell factor for excavation). It additionally involves about 5,000 cubic yards of construction debris off haul.

Since this is a project that exceeds the screening criteria, a detailed air quality assessment – such as an air quality technical report – should have been performed.

Additionally, both the 3700 California Street (CPMC) and the 3333 California Street (UCSF) projects are of sufficient size and extremely close in proximity to the proposed project (300 and 750 feet, respectively) that additional studies be performed to evaluate the cumulative construction impacts. This project should not be "rubber stamped" as a CatEx without the proper analysis.

Asbestos and Lead

The CatEx makes no mention that the Phase I Environment Site Assessment recommended asbestos/lead survey.

On page 13 of the Phase I Environmental Site Assessment by ICES, the report mentioned that "... based on the age of the existing structures located at the site, ICES recommends conducting an asbestos/lead survey prior to demolition or renovation of the buildings." An asbestos-containing building materials survey was recommended prior to demolition activities so that affected materials, if present, can be properly managed.

Based on the building age, hazardous building materials (*e.g.*, asbestos, lead-based paint) could escape into the environment and pose health concerns for the adjacent neighbors, who are worried about the health and safety of the young children who play in the backyards adjacent to the project. In addition to simply referring to the Dust Control Ordinance, there should be some discussion on how the asbestos and lead will be mitigated.

Noise

Operational Noise
There are residents directly adjacent to the north, south, east and west of the project site. Unlike other projects of this size and close proximity to residents, no analysis was conducted to document the existing ambient noise levels in the project vicinity. The proposed project would include mechanical equipment (*e.g.*, heating and ventilation systems) that could produce operational noise and disturb adjacent and nearby sensitive receptors. The CatEx simply transfers the responsibility from the planning department onto other departments via the San Francisco Police Code without any basis or analysis conducted.

Construction Noise at Night
Because a high potential for encountering groundwater was documented in the 2009 and 2018 geotechnical reports, the report requires that the groundwater (in combination with rainwater) will need to be pumped out during the excavation to avoid potential engineering problems. Because of this, there it is a likelihood that the pumps will need to run during the night and on weekends. The residents are sensitive receptors and located directly adjacent on all sides of the proposed deep excavation pit. A pump (which is not an impact tool) and the ongoing noise from the pump has the potential to exceed levels set forth by the San Francisco Police Code, and mitigation measures should be discussed and provided.

Cumulative Construction Noise
The potential for cumulative noise increases associated with construction of the proposed project would result if there are other projects located in the project vicinity under construction simultaneously or that could substantially extend the duration of construction noise received at any nearby sensitive receptors (*i.e.*, residents).

This project is located between two extremely large projects that will be occurring at the same time (all three projects will be occurring at the same time). Construction noise from the 3700 California Street (CPMC) project would be expected to be audible due to the close

distance. Construction noise from the 3333 California Street (UCSF) project would also be expected to be audible due to the close distance.

The proposed project and the co-occurring projects listed above will all include major construction elements such as excavation and demolition of existing structures and/or new building construction that require the use of heavy equipment.

Construction Noise - Substantial Temporary Increase in Noise Levels to Adjacent Residents
On other projects, the Planning Department considers a persistent construction-related increase of 10 (decibels) dB or more over ambient levels to be a substantial increase. This is discussed in the EIR for the 3333 California Street (UCSF) project *(4.D.29).*

This project would include demolition, excavation, and placement of foundations for structures; fabrication of structures; and exterior and interior work. Demolition and construction activities would require the use of heavy trucks, excavators, material loaders, cranes, and other mobile and stationary construction equipment.

Demolition of the garage and two medical office buildings would likely require the use of heavy trucks, excavators, material loaders, and other mobile and stationary construction equipment. The deep excavation would require use of excavators, crawler tractors with rippers, and loaders. The loudest equipment that will be used during project construction is an excavator equipped with a hoe ram, which would be required for rock fragmentation during the excavation of the pit. In addition to onsite construction activities, trucks hauling materials to and from the project site will also result in increased levels of offsite noise.

The San Francisco noise ordinance does not identify noise limits for impact construction equipment. However, other adjacent projects (such as 3333 California Street) have evaluated equipment noise levels that were based on U.S. Federal Highway Administration and Federal Transit Administration construction equipment noise data that accounted for average or typical use (*i.e.*, not continual peak use). Excavation on the 3333 California Street (UCSF) project (noted in *EIR, Table 4.D.13*) is projected to increase existing noise levels by up to 17 decibels. The residential receptors evaluated in the EIR were at a distance of approximately 85 feet and separated by a street. The EIR notes that this noise increase is **significant and unavoidable**, and there are detailed noise mitigation measures for these residents.

In comparison, the adjacent residents and businesses are 0 feet (zero lot line) away from the 3637-3657 Sacramento Street project. Both geotechnical reports conducted in 2009 by Harold, Lewis, and Associates and also the memorandum prepared by Murray Engineers, Inc. in 2018 reaffirms that Franciscan bedrock is present at the site. Because of the fact that the same hard rock as UCSF may be encountered, it would require similar type of construction equipment used during the excavation such as hoe-rams or dozers equipped with rippers, which was the basis for the significant and unavoidable noise determination at UCSF.

This project has the same type of excavation or deeper (and the same type of construction equipment is expected) than what is proposed at 3333 California Street (UCSF), but there are no mitigation measures. As demonstrated above, the noise to adjacent neighbors would be **significant and unavoidable.** The CatEX simply ignores noise impacts to adjacent residents without any backup data or analysis whatsoever.

Cumulative Construction Traffic and Emissions

Construction of the 3700 California Street (CPMC) project and 3333 California Street (UCSF) project would occur over multiple years and would overlap with the proposed project's construction activities. Therefore, haul truck traffic from construction of the 3700 California Street (CPMC) and 3333 California Street (UCSF) projects are anticipated to overlap with the demolition, excavation, shoring and foundation installation, and exterior/interior finishing components of construction for the 3637-3657 Sacramento Street project. Most likely, all traffic would travel along California Street, and assuming that the combined truck volume from all three projects will triple, cumulative truck traffic emissions and noise will increase and be significantly noticeable.

Hydrology and Water Quality/Groundwater

The preliminary geotechnical investigation conducted in 2009 by Harold, Lewis, and Associates clearly discusses the presence of groundwater discovered through exploratory borings. It is important to note that the proposed garage would be below the natural groundwater table. The memorandum prepared by Murray Engineers, Inc. in 2018 reaffirms this and added that a retaining wall drainage system and a basement mat foundation drainage system would be necessary to mitigate the buildup of water pressure. The report notes that this would be done by installing subdrain perforated pipe below the basement.

The CatEx fails to make any mention of the groundwater from this permanent collection system, which ultimately would be tied into the city's combined sewer area. Since the groundwater characteristics at the site are not known, there are two scenarios. Scenario A: The groundwater could be contaminated and would be discharged into the city's sewage system. Scenario B: The groundwater could be clean and therefore, by discharging a continuous stream of clean groundwater into the city's sewage system, the impact would be unnecessarily loading the SFPUC's wastewater treatment plant for no reason. Discharge of relatively clean groundwater to sanitary sewer systems would take up treatment capacity that is better dedicated to the treatment of domestic sewage and industrial wastes.

Since the Murray Engineers, Inc. report prepared in 2018 reaffirms that encountering groundwater is likely, construction activities could substantially deplete groundwater supplies and substantially interfere with groundwater recharge. Also, since a permanent perforated pipe subdrain would be needed, this would have a significant impact on the loss of groundwater to the Lobos Groundwater Basin. This could have a potential cumulative effect on groundwater recharge in the Lobos Groundwater Basin and could directly and/or

indirectly result in the loss of groundwater volume and recharge areas. Additionally, the removal of groundwater has the potential impact for settlement and subsidence.

Vibration

Construction of the proposed project would expose structures to excessive groundborne vibration levels. The CatEx fails to make any mention of vibration. The preliminary geotechnical investigation conducted in 2009 by Harold, Lewis, and Associates clearly indicates that vibration will occur due to the deep excavation activities.

There are no mitigation measures discussed such as requiring a detailed vibration assessment and monitoring plan to ensure that construction activities and equipment are selected and designed to ensure that groundborne vibration levels at the Patrick Richards Salon, Sociale Restaurant, Yoko's Flowers, and other adjacent neighbors do not exceed levels protective of the structural integrity of their buildings. For an excavation of this depth and size, there should be a mitigation requirement to retain the services of a qualified structural engineer or vibration consultant to prepare a pre-construction building assessment and vibration monitoring plan of the adjacent buildings.

Such a requirement would give adjacent neighbors some assurance that there will be a required vibration monitoring plan in place. For example, should the measured vibration levels at the adjacent buildings during excavation exceed specified levels at any time, or if damage to adjacent buildings is observed, construction personnel shall immediately cease excavation and implement vibration control measures such as adjustment of excavation methods to reduce vibration of soil or use of equipment that generates lower levels of vibration. Examples of equipment that may generate lower levels of vibration may include smaller sized back-hoes or vibratory rollers.

There are detailed vibration mitigation measures in place for the San Francisco Fire Credit Union as part of the environmental report for the 3333 California Street (UCSF) project. This project has similar type of demolition and deep excavation as the proposed Walnut Building described in the 3333 California Street project.

Additionally, the 3637-3657 Sacramento Street Project is not on a corner lot; this project is boarded by adjacent neighbors on all sides. Therefore, this project will be even more impactful to the adjacent neighbors and businesses, and yet there are no mitigation measures. It is unfair that are mitigation measures in place for the SF Fire Credit Union while the Walnut Building is being constructed at 3333 California Street (UCSF), but no mitigation measures in place for the adjacent neighbors and businesses of 3637-3657 Sacramento Street project.

Historic Cumulative Impact

The garage at 3657 Sacramento Street was constructed in 1920 and represents one of the historic garages of San Francisco that was built between the Great Earthquake of 1906 and the Great Depression of 1929. Roughly half of the 300 garages listed in the 1928 city

directory still stand. Built during the first golden age of the automobile, these garages in San Francisco provide valuable insights into the meaning of America's emerging car culture.

The garage is also one of the dwindling projects left in existence that brought together the pairing of Henry C. Smith as architect and Joseph A. Pasqualetti (American Concrete) as builder, both of whom could be considered masters of their time. Both of these individuals are mentioned in Mark Kessler's 2013 book, *The Early Public Garages of San Francisco: An Architectural and Cultural Study, 1906–1929.*

A historical evaluation of the garage at 3657 Sacramento Street was prepared in 2007 and 2008. However, these studies were done over 10 years ago, and before the findings presented in the aforementioned book was published.

Taken together with past and possible demolitions of historic architectural resources of this type, the project could contribute to a significant cumulative impact on the ability of such resources to convey their collective significance as survivors of a once sizable collection of automotive-related services during this time.

Conclusion

The 3637-3657 Sacramento Street project is not rightly subject to a CatEx under Guidelines Section 15332 because the project lacked the proper analysis and will likely have the potential of significant unmitigated environmental impacts that have not been evaluated by the city. Furthermore, the CatEx is fatally defective because it states that "... [t]here are no cumulative projects in the **vicinity** [*emphasis added*] that could combine with the proposed," which is false and blatantly ignores the other projects in the neighborhood.

Appellants reserve the right to submit additional written and oral comments, bases, and evidence in support of this appeal to the city up to and including the final hearing on this appeal and any and all subsequent permitting proceedings or approvals for the Project. Appellants request that this letter and exhibits be placed in and incorporated into the administrative record for Case No. 2007.1347E.

Appellants respectfully request that the Board of Supervisors revoke the CatEx determination and require further environmental review pursuant to CEQA. If the CatEx determination is upheld, appellants are prepared to file suit to enforce their and the public's rights.

Sincerely yours,

Brandon Ponce
California-Locust Neighbors' Association

cc: Lisa Gibson, Environmental Review Officer (via email)

This CatEx appeal is also submitted by:

Jennifer Kopczynski Jennifer Kopczynski

ALEXANDER W. THOMPSON

Marcia E Herman Marcia E. Herman

Susan Foslien SUSAN FOSLIEN

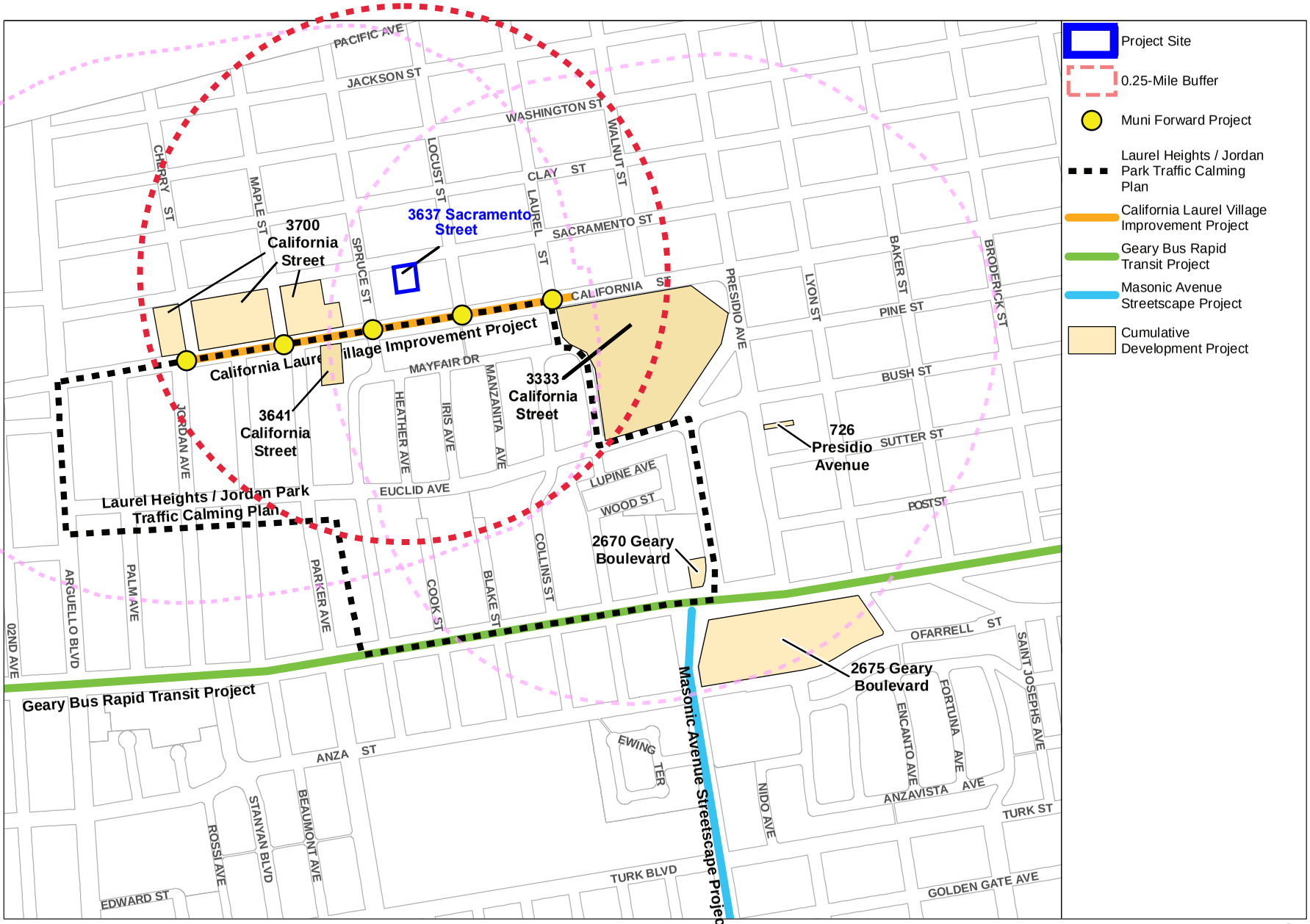
Jack Kaus JACK KAUS

Patrick Richards

John M Burns JOHN M. BURNS

Douglas Engman DOUGLAS ENGMAN

Figure 1



Source: SWCA (2017), City and County of San Francisco

3637 Sacramento Street Mixed-Use Project

Figure 1

Exhibit A

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2007.1347E**
Project Title:	**3637-3657 Sacramento Street**
Zoning:	Sacramento Street Neighborhood Commercial District (NCD) 40-X Height and Bulk District
Block/Lot:	1018/012 and 020
Lot Size:	14,580 square feet
Project Sponsor:	Gary Gee, Gary Gee Architects, Inc. (415) 602-8610
Staff Contact:	Lana Wong — (415) 575-9047 lana.wong@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the south side of Sacramento Street on the block surrounded by Sacramento, Spruce, Locust, and California Streets in the Presidio Heights neighborhood. The site is comprised of two lots. Lot 012, located at 3657 Sacramento Street, contains a single-story, 12,250-square-foot, 75-space parking garage that was constructed in 1920. Lot 020, contains two structures: 3637 Sacramento Street, a two-story, occupied medical office building with three surface parking spaces that was constructed in 1966, and 3641 Sacramento Street, an occupied three-story office building constructed in 1974. Within the existing medical office building 16 offices are present, 13 are currently occupied and three are vacant. The project proposes to demolish the existing buildings and construct a 40-foot-tall, four-story building with a 9-foot-tall elevator penthouse and 4-foot-tall parapet. The building would contain approximately 6,500 square feet of retail on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 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 parking space.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act [CEQA] Guidelines section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for

Lisa M. Gibson
Environmental Review Officer

September 20, 2018
Date

cc: Gary Gee, Project Sponsor
Mary Woods, Current Planner
Supervisor Catherine Stefani, District 2
Allison Vanderslice, Principal Preservation Planner
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The garage would also provide 21 *class 1* bicycle parking spaces and family amenity lockers. The project would provide 14 *class 2* bicycle parking spaces on Sacramento Street. The residential lobby and commercial entrances would be accessible via Sacramento Street. Staircases and elevators in the parking garage would also provide entrances to the building. The project would remove three existing curb cuts along Sacramento Street and the parking garage would be accessed from a new approximately 21 foot wide curb cut on Sacramento Street. There are three existing trees on the property that would be removed. The project would plant four new trees and planters. The project proposes approximately 2,800 square feet of open space, including 2,390 square feet of common open space at the ground floor and 400 square feet of private open space. The project includes approximately 3,300 square feet of solar panels on the roof.

The project would require 18,000 cubic yards of excavation with approximately up to 43 feet of soil disturbance. Construction is anticipated to last up to 20 months. During construction the project may include sidewalk, parking, and travel lanes closures along Sacramento Street. The building would be a four-story wood-frame and reinforced concrete structure over three levels of below-grade garage parking. Underpinning and temporary shoring will be required during the proposed excavation operations and construction of the garage level retaining walls. The commercial, office, and residential levels would be supported by either structural wood floors or post-tensioned concrete slabs.

Project Setting. The project site is bounded on the east and west by two- and three-story wood-frame mixed-use buildings that share the 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.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (Planning Commission)
- **Demolition Permit** (Department of Building Inspection)
- **Building Permit** (Department of Building Inspection)

The proposed project would require Conditional Use Authorization for development lot size (Planning Code section 121.1), for exceeding the non-residential use size limit of 2,500 square feet (section 121.2) for both the commercial and medical uses on the first and second floors, and for a public parking garage for short-term parking (section 102).

Approval Action. The Conditional Use approval from the Planning Commission is the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS:

CEQA State Guidelines section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet five specific conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The *San Francisco General Plan,* which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project is consistent with applicable general plan designations and policies. The site is located within the Sacramento Street NCD Zoning District. The proposed project would construct an approximately 6,500 square feet of retail on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 square feet) on the third and fourth floors. The project proposes 64 parking spaces on three below-grade levels including; 45 short-term parking spaces on the first and second levels (3 retail spaces and 32 medical spaces),18 residential parking spaces on the third level, and one car share parking space. These uses are permitted or conditionally authorized within the Sacramento Street NCD. The project site is located in the 40-X Height and Bulk District, where the maximum allowed height of a building is 40 feet. The proposed building would conform to this zoning, with a height of 40 feet (not including the 4-foot-tall parapet and 9-foot-tall elevator penthouse, which are exempt per Planning Code Section 260). Thus, the proposed project would be consistent with applicable zoning designations.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 14,580 square-foot (0.33-acre) project site is located within a developed area of San Francisco. The project site is currently developed and contains a single-story-over-basement, 12,250-square-foot, 75-space parking garage, a two-story, semi-occupied medical office building with three surface parking spaces, and an occupied three-story office building. The surrounding uses are mixed residential, retail, offices, and restaurants. The proposed project, therefore, would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

c) The project site has no habitat for endangered, rare, or threatened species.

The project site is within a developed urban area and occupied by three existing structures, with minimal landscaping, including three existing trees, and groundcover. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Transportation

On March 3, 2016, in anticipation of the future certification of revised CEQA Guidelines pursuant to Senate Bill 743, the San Francisco Planning Commission adopted State Office of Planning and Research's recommendation in the Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA to use the Vehicle Miles Traveled (VMT) metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). The VMT metric does not apply to the analysis of impacts on non-automobile modes of travel such as riding transit, walking, and bicycling. Accordingly, this categorical exemption does not contain a separate discussion of automobile delay (i.e., traffic) impacts. Instead, a VMT and induced automobile travel impact analysis is provided.

VMT and Induced Vehicle Travel

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the City, expressed geographically through transportation analysis zones (TAZs), have lower VMT ratios than other areas of the City. The Planning Department has prepared a Geographic Information System database (the Transportation Information map) with current and projected 2040 per capita VMT figures for all TAZs in the City, in addition to regional daily average figures.[1]

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's (OPR) *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*[2] ("Proposed Transportation Impact Guidelines") recommend screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, or Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a TAZ in the City that exhibits low levels of VMT; Small Projects are projects that would generate fewer than 100 vehicle trips per day; and the Proximity to Transit Stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio (FAR) of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the

[1] San Francisco Planning Department, *Transportation Information Map*, accessed November 1, 2016 at: http://sftransportationmap.org.

[2] Governor's Office of Planning and Research, *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*, January 20, 2016, accessed November 1, 2016 at: https://www.opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_-Proposal_January_20_2016.pdf.

Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

The existing average daily household VMT per capita is 7.7 for the transportation analysis zone the project site is located in 718. This is 55 percent below the existing regional average daily household VMT per capita of 17.2. Future 2040 average daily household VMT per capita is 7.2 for the transportation analysis zone 718. This is 51 percent below the future 2040 regional average daily VMT per capita of 14.6. The existing average daily VMT per retail employee is 8.4 for the transportation analysis zone the project site is located in 718. This is 44 percent below the existing regional average daily VMT per capita of 14.9. Future 2040 average daily VMT per retail employee is 7.9 for the transportation analysis zone 718. This is 38 percent below the future 2040 regional average daily VMT per capita of 12.7. The existing average daily VMT per office employee is 10.2 for the transportation analysis zone the project site is located in 718. This is 47 percent below the existing regional average daily VMT per capita of 19.1. Future 2040 average daily VMT per office employee is 9.5 for the transportation analysis zone 718. This is 41 percent below the future 2040 regional average daily VMT per capita of 16.2.

Given that the proposed project reduces the amount of parking compared to existing conditions, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's mixed uses would not cause substantial additional VMT[3] and that the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project would not result in substantial additional VMT and impacts would be less-than-significant.

The proposed project is not a transportation project. However, the proposed project would include features that would alter the transportation network. These features include removing two existing curb cuts, creating a new curb cut, and bicycle amenities, such as bicycle parking. These features fit within the general types of projects identified above that would not substantially induce automobile travel. Therefore, impacts would be less-than-significant.

Trip Generation

Based on the trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed new four-story mixed-use building would generate[4] an additional 1,329 daily person-trips of which 132 would be expected to occur during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 84 automobile trips (55 vehicle-trips), 17 transit trips, 27 walking trips, and 5 other trips.

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[3] San Francisco Planning Department. *Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 3637-3657 Sacramento Street*, April 11, 2018. This document (and all other documents cited in this report, unless otherwise noted) is available for review at the San Francisco Planning Department 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File 2007.1347E.

[4] San Francisco Planning Department. *Trip Generation Calculations*. April 6, 2018

Transit

The project site is located within a quarter mile of several local transit lines including Muni lines 1-California, 1AX-California A Express, 1BX-California B Express,2-Clement, ,3-Jackson, 33-Ashbury-18th . The proposed project would generate approximately 17 weekday p.m. peak hour transit trips. Transit trips associated with the proposed project would not result in substantial capacity related impacts. Therefore, the proposed project's impact on Muni transit capacity would be less than significant and the project would not result in any significant transit impacts.

Construction

Construction of the proposed project is expected to occur over the course of a 20-month period. During that time, it is anticipated that the majority of the construction-related truck traffic would use I-80, I-280, and U.S. 101 to access the project site from the East Bay, South Bay, North Bay and from locations within the City. The addition of worker-related vehicle or transit trips would not substantially affect transportation conditions. Construction workers who drive to the site would cause a temporary increase in traffic volume and demand for on-street parking. Construction would be a small incremental increase in traffic and would not be considered a substantial traffic demand for parking. Construction would lessen the availability of on-street parking during working hours.

During construction the project may include sidewalk, parking, and travel lanes closures along Sacramento Streets. Construction activities in San Francisco that have the potential to affect the transportation network are subject to the San Francisco Municipal Transportation Agency's *Regulations for Working in San Francisco Streets*, also known as the "blue book," as well as the public works code and public works department orders.[5] The blue book is a manual for City agencies (public works, SFMTA, public utilities commission, the port, etc.), utility crews, private contractors, and others doing work in San Francisco's public rights-of-way, and it establishes rules for working safely and in a manner that will cause the least possible interference with people walking, bicycling, taking transit and/or transit operations, as well as people driving. Therefore, there would not be a significant construction impact on transportation in the project area as a result of the proposed project.

Parking

Public Resources Code (PRC) section 21099(d)(1), effective January 1, 2014, provides that, "parking...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project satisfies the conditions provided in the applicable PRC section.[6] Therefore, the proposed

[5] San Francisco Municipal Transportation Agency, *City and County of San Francisco Regulations for Working in San Francisco Streets, 8th Edition*, January 2012, accessed June 12, 2018 at: https://www.sfmta.com/sites/default/files/reports-and-documents/2017/10/blue_book_8th_edition_pdf.pdf.

[6] San Francisco Planning Department. *Eligibility Checklist: CEQA Section 21099 –Modernization of Transportation Analysis, 3637-3657 Sacramento Street*, April 1, 2018.

project would not have any significant impacts related to parking, and the following discussion of parking is provided for informational purposes only.

Section 151 of the *Planning Code* generally requires one off-street parking space be provided for each dwelling unit within the Sacramento Street NCD. One off-street parking space is required for each 500 square feet of occupied floor area up to 20,000 for retail space. One off-street parking space is required for each 300 square feet of occupied floor area for medical/dental office space. The proposed project would include 18 residential units and 64 parking spaces for both residential and non-residential uses; thus, the proposed project would comply with the *Planning Code*'s off-street parking requirement. The parking demand generated by the proposed project has been estimated in accordance with the *Transportation Impact Analysis Guidelines* at 80 parking spaces, which tends to overestimate parking demand because it assumes a free, unconstrained supply of parking[7]. Therefore, the proposed project would have an estimated parking deficit of 16 spaces, which is not considered substantial.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

Noise

An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a

[7] San Francisco Planning Department. *Memorandum California Environmental Quality Act: Vehicle Miles Traveled, Parking, For-Hire Vehicles, and Alternatives*. February 23, 2017

doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity.

Noise is regulated by the San Francisco Noise Ordinance (Noise Ordinance), which is codified in Article 29 of the San Francisco Police Code. Article 29 establishes property line and other limits for fixed noise sources and also regulates construction noise. Under section 2909(b), fixed noise sources (e.g. mechanical equipment) from commercial properties are limited to 8 dBA[8] above ambient levels and section 2909(d) also establishes that such noise not exceed an interior daytime (7 a.m. to 10 p.m.) noise limit of 55 dBA or nighttime noise limit (10 p.m. to 7 a.m.) of 45 dBA at the nearest residential receptor. The requirements of the Noise Ordinance are designed to prevent sleep disturbance, protect public health, and prevent the acoustical environment from progressive deterioration.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is also regulated by the Noise Ordinance. Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted dBA at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature.

The proposed project includes the addition of new residences, commercial activities, and the construction of private open spaces, which would generate some additional noise that may be considered an annoyance by occupants of nearby properties. Section 2909 of the Police Code regulates residential and commercial property noise limits. Residential noise is limited to no more than five dBA above the ambient noise level. Commercial noise is limited to no more than eight dBA above the local ambient noise level at any point outside of the property plane. Therefore, no significant noise impacts would occur.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in its CEQA Air Quality Guidelines (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in

[8] The standard method used to quantify environmental noise involves evaluating the sound with an adjustment to reflect the fact that human hearing is less sensitive to low-frequency sound than to mid-and high-frequent sound. This measurement adjustment is called "a" weighting, and the data are reported in A-weighted decibel (dBA). A -10dB (decibel) increase in noise level is generally perceived to be twice as loud.

a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would construct approximately 18 dwelling unit, 10,000 square feet of medical office use, and 6,500 square feet of retail, which would not exceed criteria air pollutant screening levels for operation or construction.[9]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Requirements for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would not result in a significant impact with respect to siting new sensitive receptors in areas with substantial levels of air pollution. The proposed project would require construction activities for approximately 20 months. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,[10] which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality

The proposed project would involve 5,000 square feet or more of ground surface disturbance; thus the project would require a Stormwater Control Plan. The project resides in a combined sewer area and has been determined to trigger compliance with the Stormwater Design Guidelines (SDG). As

[9] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1. Criteria air pollutant screening sizes for a low rise apartment is 451 dwelling units for operation and 240 dwelling units for construction. For medical office it is 117,000 square feet for operational and 277,000 square feet for construction. For a free–standing discount store it is 76,000 square feet for operational and 277,000 square feet for construction. Free-standing discount store was use as this is the most similar use to commercial.

[10] California Code of Regulations, Title 13, Division 3, § 2485 (on-road) and § 2449(d)(2) (off-road).

per the requirements of the SDG, the project must achieve LEED Sustainable Sites (SS) c6.1, "Stormwater Design: Quantity Control." Therefore this project must implement a stormwater management approach that reduces existing stormwater runoff flow rate and volume by 25 percent for a two-year 24-hour design storm. The project would minimize disruption of natural hydrology by implementing Low Impact Design approaches such as reduced impervious cover, reuse of stormwater, or increased infiltration.

The project would not result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all required utilities and public services are available. The proposed project would be connected to existing water, electric, gas, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the Department of Building Inspection, the San Francisco Fire Department, the San Francisco Public Utilities Commission, and Public Works to ensure compliance with city and state regulations concerning building standards, fire protection, sewer connections, and hydrology. Therefore, the proposed project would be adequately served by all required utilities and public services.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (a), provides that a categorical exemption shall not be used where the proposed project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. As discussed below under "Hazardous Materials," there is no possibility of a significant effect on the environment due to hazardous or critical concerns.

CEQA Guidelines section 15300.2, subdivision (b), provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place, over time, is significant. There are no cumulative projects in the vicinity that could combine with the proposed project to result in significant cumulative effects on the environment. Therefore, there is no possibility of a significant cumulative effect on the environment due to the proposed project.

CEQA Guidelines section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant effect on transportation, noise, air quality and water quality. In addition, the proposed project

would not have a significant effect on the environment due to unusual circumstances for other environmental topics, discussed below.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Aesthetics. Public Resources Code (PRC) section 21099(d)(1), effective January 1, 2014, provides that, "aesthetics...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project satisfies the conditions provided in the applicable PRC section.[11] The following discussion of aesthetics is provided for informational purposes only.

The visual character of the project site and its vicinity is urban and mixed, with a variety of residential and commercial land uses ranging from single-story to three-story structures. The proposed building would be slightly taller than the existing surrounding buildings, but would conform to the City's 40-X Height and Bulk District. The proposed project would intensify and change the use of the site, but would not change or be inconsistent with the mixed-use visual character of surrounding development. The proposed project would not degrade or obstruct scenic views from public areas viewable by a substantial number of people.

Construction of the project would require the use of construction equipment, dumpsters, lighting, fencing, and construction vehicles. This is typical of projects under construction throughout San Francisco. The proposed project would include interior lights which would be visible through the building windows from nearby areas, including adjacent buildings and public streets; however, it would be typical of other residential and nonresidential structures in the area. Exterior lighting of the proposed project would illuminate the building's pedestrian and vehicular access points at street level, consistent with nearby buildings and street lighting fixtures. The proposed building would include glass components, but it would be typical of other residential and commercial structures in the area.

Biological Resources. The City's Urban Forestry Ordinance, Public Works Code section 801, et seq, requires a permit from the Department of Public Works (DPW) to remove any protected trees. Protected trees include landmark trees, significant trees, or street trees located on the site and adjacent public property. The project site does not have any existing significant trees located on or adjacent to it. The project would remove three existing trees and plant four new trees in accordance with the tree planting and protection requirements under Public Works. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources.

Shadow. Planning Code section 295 requires a shadow analysis for any building over 40 feet in height. The proposed building is 40 feet in height, as measured in accordance with the Planning Code. Therefore,

[11] San Francisco Planning Department. *Eligibility Checklist: CEQA Section 21099 –Modernization of Transportation Analysis, 3637-3657 Sacramento Street*, April 11, 2018.

this project does not require a shadow analysis. Furthermore, a shadow fan analysis was prepared by the Planning Department per the request of the project sponsor. This analysis determined that the proposed project would not cast a new shadow on public spaces under the Recreation and Park Department or other public open space.[12] While shadow on private property may be a concern to nearby neighbors, it is not considered under CEQA. Therefore, no significant environmental impacts involving shadow would be associated with the proposed project.

Historic Architectural Resources. The proposed project includes the demolition of three existing structures, two of which were constructed more than 50 years ago. A property may be considered a historic resource if it meets any of the criteria related to (1) events, (2) persons, (3) architecture, or (4) information potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to an eligible historic district.

A consultant-prepared *historic resource evaluation report*[13] for the parking garage located on 3657 Sacramento Street found that the garage, constructed in 1920, does not qualify for individual listing on the California Register under any of the four criteria for significance nor is it eligible as a contributor to a historic district. In response to the evaluation for 3657 Sacramento Street, Planning Department staff prepared a *historic resource evaluation response*[14] which concurred with the consultant finding that the garage was not eligible as an individual resource for events, persons, architecture, and information potential or as a contributor to a historic district. Therefore, the property was found to not be an historic resource as defined by CEQA.

An additional consultant-prepared *historic resource evaluation report*[15] was prepared for the existing two-story medical office building located on 3637 Sacramento. The three-story office building located on the same parcel, with the address 3741 Sacramento Street, was not evaluated as it was constructed in 1974 and does not meet the age requirements for eligibility as a historic resource. The report found that the medical office building, constructed in 1966, is not eligible for inclusion on the California Register as an individual resource or as a contributor to an eligible historic district. In response to the evaluation for 3637 Sacramento Street, Planning Department staff prepared a *preservation team review form*[16], and found that overall the medical office building does not appear associated with any significant event or persons, nor is the building a good example of a type, period, or method of construction. The building also does not relate to a potential historic district. Therefore, the property was found to not be an historic resource as defined by CEQA.

The project site is not located adjacent to any known historic resources.

For the above reasons, the proposed project would not result in a significant impact on a historic resource.

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[12] San Francisco Planning Department, *Shadow Fan for 3637-3657 Sacramento Street*, April 6, 2018.
[13] Kelley and Verplanck Historical Resources Consulting, *Historic Resource Evaluation Report 3657 Sacramento Street, San Francisco, California*, September, 2007.
[14] San Francisco Planning Department, *Historic Resource Evaluation Response 3637-3657 Sacramento Street, San Francisco, California*, July 18, 2008.
[15] KDI Land Use Planning, *Historic Resource Evaluation 3637 Sacramento Street Project*, November 27, 2013.
[16] San Francisco Planning Department, *Preservation Team Review Form 3637 Sacramento Street*, January 13, 2014.

Geology, Soils, and Hydrology. A *preliminary geotechnical investigation*[17] was conducted for the proposed project. Soil data was obtained from studies on nearby lots in the surrounding neighborhood to evaluate the general suitability of the site for the proposed construction, to determine the probable subsurface conditions at the site, and to provide general soil and foundation engineering design criteria.

The geotechnical investigation concludes that the site is suitable for the proposed construction, provided that a final foundation investigation is preformed to develop the detailed geotechnical engineering recommendations required for the final design and construction of the proposed mixed-use commercial-residential building. Earthwork operations at the site could consist of excavation 35 feet or more in depth for the three levels of below-grade parking.

A *memorandum*[18] was prepared by Murray Engineers Inc. The memorandum concludes that the proposed development appears feasible and the geotechnical conclusions are generally appropriate in the preliminary geotechnical investigation; however, updated seismic design criteria was provided that must be incorporated into the building design in accordance with current building code requirements, as well as limited modifications to the preliminary recommendations.

Excavation would extend below existing adjacent buildings to the west and east and below the sidewalks along Sacramento Street and adjoining rear yard areas to the south. The investigation and memorandum recommended a mat foundation as well as underpinning and temporary shoring during the proposed excavation operations and construction of the garage-level retaining walls. This sort of construction activity is not unusual for building construction in San Francisco.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Geologic and seismic hazards are considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI would provide for the security and stability of the subject building and adjoining properties during construction. Potential damage to structures from geologic hazards on the project site would be addressed through the DBI review of the building permit application pursuant to DBI implementation of the Building Code. In light of the above, no environmental concerns involving geologic and seismic hazards would be associated with the proposed project.

Hazardous Materials. The building at 3657 Sacramento Street was previously used as an automotive repair facility and laundry and is suspected of contamination of hazardous materials. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the San Francisco Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a *phase I environmental site assessment* (ESA) that meets the requirements of Health Code section 22.A.6.

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[17] Harold Lewis & Associates Geotechnical Consultants, *Preliminary Geotechnical Investigation, Proposed Mixed-Use Building at 3637 Sacramento Street, San Francisco, California,* July 15, 2009.

[18] Murray Engineers Inc., *Memorandum, New Engineer-of-Record Preliminary Geotechnical Feasibility Review & Update, New Mixed-Use Building 3637-3657 Sacramento Street, San Francisco, California,* June 6, 2018.

The *phase I ESA*[19] for the project site found that two gasoline underground storage tanks were removed from the site on August 12, 1994 and that soil samples were collected at the time a case closure was issued by DPH in November 1994. The *phase I ESA* recommended that further investigation be conducted to assess the potential presences of contaminants associated with activities formerly occurring at the site. Accordingly, soil sampling and analysis was conducted as part of a *phase II ESA*[20]. Soil samples detected concentrations of TPH and metals, which were within the range or did not exceed standard levels typical of San Francisco Bay Area soils. The *phase II ESA* did not recommend any further investigation of the project site. The DPH Site Assessment and Mitigation Program (DPH SAM) reviewed the site and subsurface investigations and found that no further action is required for this project site under the Voluntary Remedial Action Program.[21]

The project would demolish three existing buildings. Dust associated with the demolition and construction activities is subject to the Dust Control Ordinance. The intent of the Ordinance is to reduce the quantity of dust generated during site preparations, demolition, and construction work to project the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

The project is not located in an area where there is a known presence of serpentine soils. Furthermore, the memorandum prepared by Murray Engineers Inc. concludes that the likelihood of encountering serpentine bedrock at the proposed project site is low. Therefore, no exposure to serpentine is expected. For the above reasons, no significant impacts involving hazardous materials would be associated with the proposed project.

Public Notice and Comment. On November 5, 2012, and January 29, 2018, the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. The following concerns were expressed by members of the public:

- The visual relationship or transition of the proposed project with the neighborhood
- Height and scale of the proposed building
- Scenic impacts
- Loss of neighbor's views
- Unsightliness of dumpsters during construction.
- Loss of light and glare during the project operation
- Light pollution from project construction and operation
- Poor air quality during excavation and construction
- Damage to existing trees on the site and to adjacent properties due to excavation and construction
- Subsidence, underpinning, and structural damage to nearby buildings during construction
- Asbestos and lead exposure during construction
- Release of hazardous materials due to previous medical and auto repair uses on the site
- Potential presence of serpentine

[19] ICES, *Phase I Environmental Site Assessment 3637, 3641, and 3657 Sacramento Street San Francisco, California,* December 31, 2012.
[20] Ninyo & Moore, *Phase II Environmental Site Assessment 3657 Sacramento Street San Francisco, California,* March 25, 2013.
[21] City and County of San Francisco Department of Public Health, *No Further Action Needed Letter 3637- 3657Sacramento Street San Francisco December* 10, 2013.

- Historic status of the existing buildings
- Consistency of the project with Planning Code requirements for height and bulk, lot size, streetscape and pedestrian improvements, and floor area
- Unknown use of proposed commercial space
- Noise pollution and vibration during construction
- Noise from residential uses, commercial uses, and common open spaces
- Displacement of current medical use with commercial use
- Loss of jobs
- Increased population density
- Shadow effects on nearby properties
- Increased traffic during project construction and operation
- Loss of street parking during project construction and operation
- Groundwater contamination from excavation
- Water drainage issues
- Cumulative impact of multiple construction projects in the neighborhood
- Effect on real estate values
- Affordability of the proposed housing
- Liability for damage to private property and public infrastructure
- Loss of privacy

The certificate addresses those concerns that relate to physical environmental effects. Those concerns that do not relate to physical environmental effects are outside the scope of CEQA and are not addressed in this certificate. Comments that relate to economic, social, financial, and legal concerns may be considered by City decision-makers during their deliberations on whether to approve, modify, or disapprove the proposed project.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

Exhibit B

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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

3340

EXHIBIT B

Cover Sheet

A0.0

3637 SACRAMENTO STREET - STREET VIEW

PROJECT DESCRIPTION

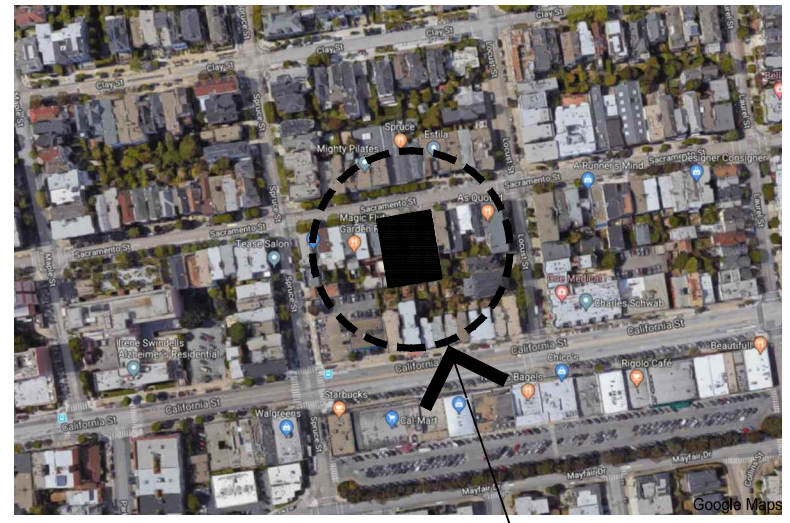
PROPOSED DEMOLITION OF EXISTING BUILDINGS.

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

LOCATION MAP



PROJECT SITE

N

DRAWING INDEX

3637
Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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
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

3341

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.

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3342

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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Planning Department Notes

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	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)	
		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		
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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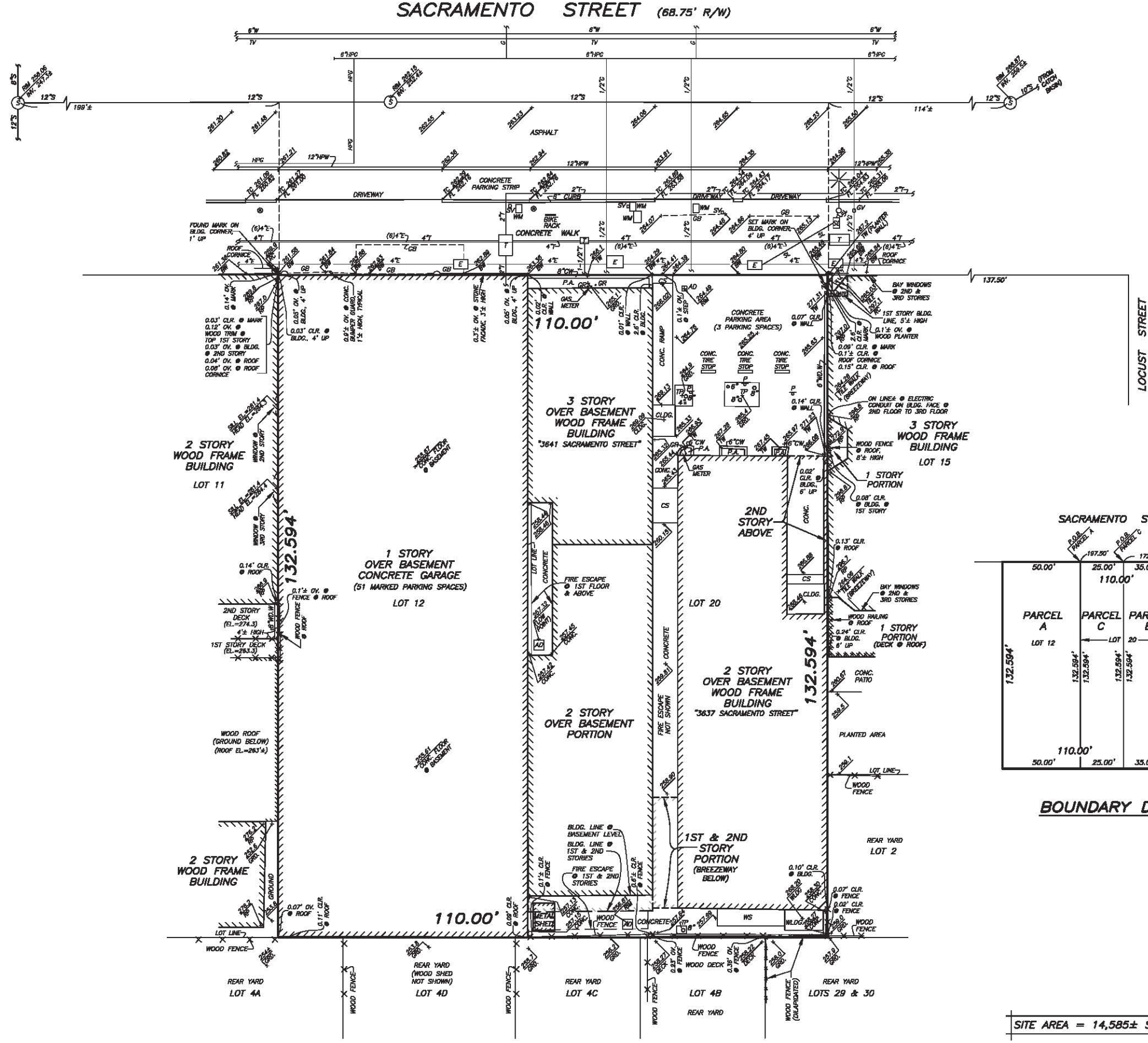
A0.2c



NORTH

LEGEND

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

SACRAMENTO STREET

BOUNDARY DETAIL
NO SCALE

SITE AREA = 14,585± SQ.FT.

SURVEY REFERENCE

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. CAFNT0938-0938-0003-0000534835-FNTIC-2007-05 DATED JUNE 28, 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, 1968, 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.

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 659 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD
DATE: 9/26/07		DES.
SHEET: 1		DRW: JP
OF: 1		CHK: BR
JOB NO. S-6785		REV NO.

3345

SACRAMENTO STREET

110'-0" LOT WIDTH

LOT 007A | LOT 008 | LOT 009 | LOT 010 | LOT 011 | LOT 015 | LOT 016 | LOT 017 | LOT 018 | LOT 001

SUBJECT PROPERTY
BLOCK 1018
LOTS 012 & 020

132'-7 1/8" LOT DEPTH

LOT 007

LOT 006

LOT 002

LOT 003

33'-0"±

73'-2"±

73'-2"±

73'-2"±

LOT 005A | LOT 019 | LOT 004A | LOT 004D | LOTS 31 & 32 | LOT 4B | LOTS 029 & 030 | LOT 3E | LOT 3D | LOT 3C | LOT 3B | LOT 3A

3560 CALIFORNIA | 3550 CALIFORNIA | 3542 & 3544 CALIFORNIA | 3536 & 3538 CALIFORNIA | 3530 & 3532 CALIFORNIA

SPRUCE STREET

LOCUST STREET

CALIFORNIA STREET

EXISTING BLOCK DIAGRAM
SCALE: 1/32" = 1'-0"

N

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Existing Block Diagram

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

A0.2d

SACRAMENTO STREET

110'-0" LOT WIDTH

LOT 007A | LOT 008 | LOT 009 | LOT 010 | LOT 011 | SUBJECT PROPERTY BLOCK 1018 LOTS 012 & 020 | LOT 015 | LOT 016 | LOT 017 | LOT 018 | LOT 001

99'-5"

132'-7 1/8" LOT DEPTH

LOT 007

LOT 006

33'-2" 25% REAR YARD

LOT 002

LOT 003

33'-0"±

73'-2"±

73'-2"±

73'-2"±

LOT 005A | LOT 019 | LOT 004A | LOT 004D | LOTS 31 & 32 | LOT 4B | LOTS 029 & 030 | LOT 3E | LOT 3D | LOT 3C | LOT 3B | LOT 3A

3560 CALIFORNIA | 3550 CALIFORNIA | 3542 & 3544 CALIFORNIA | 3536 & 3538 CALIFORNIA | 3530 & 3532 CALIFORNIA

SPRUCE STREET

LOCUST STREET

CALIFORNIA STREET

PROPOSED BLOCK DIAGRAM

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

N

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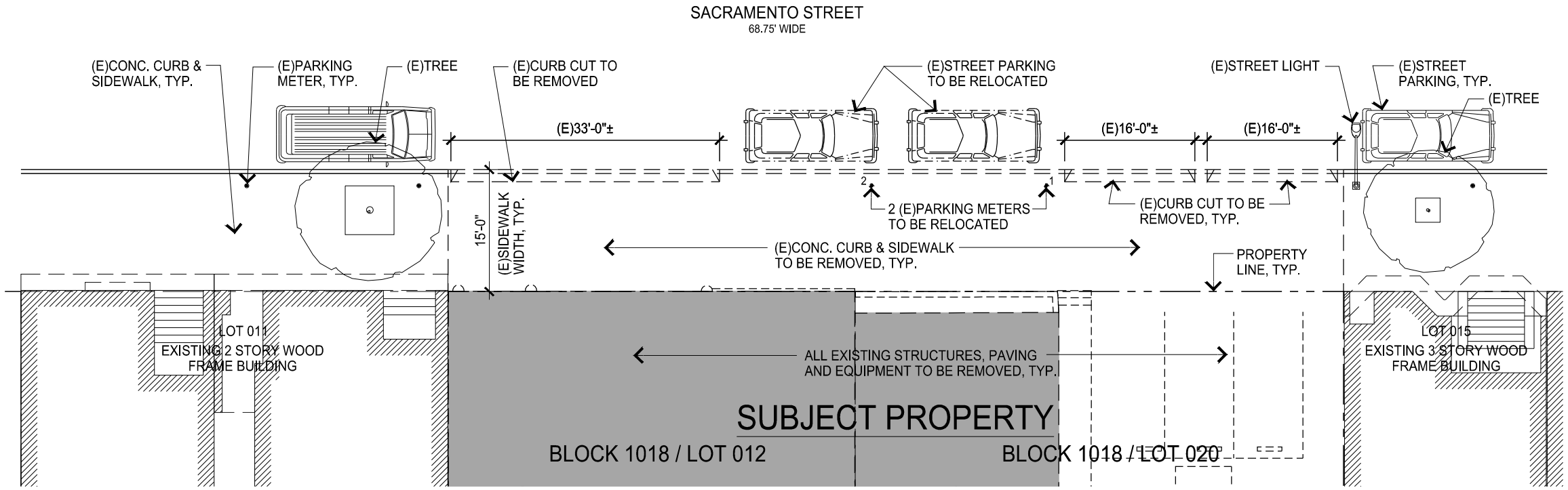
Proposed Block Diagram

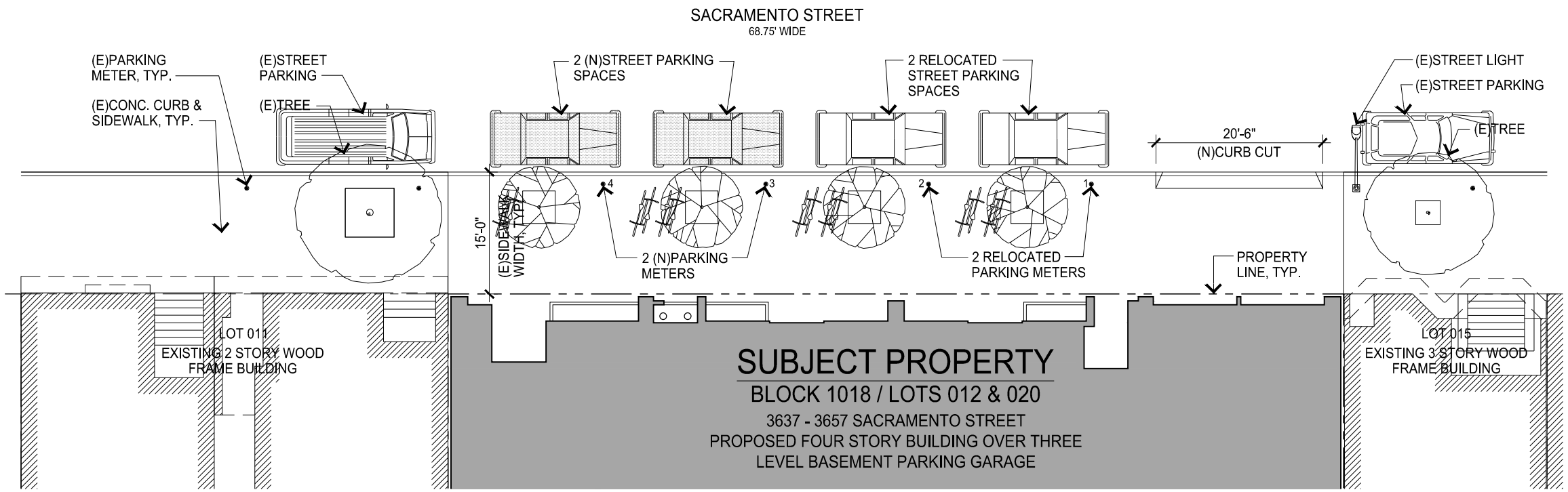
Scale: 1/32" = 1'-0"

A0.2e



EXISTING STREET PARKING PLAN

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



PROPOSED STREET PARKING PLAN

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

3637 Sacramento Street

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Project No.
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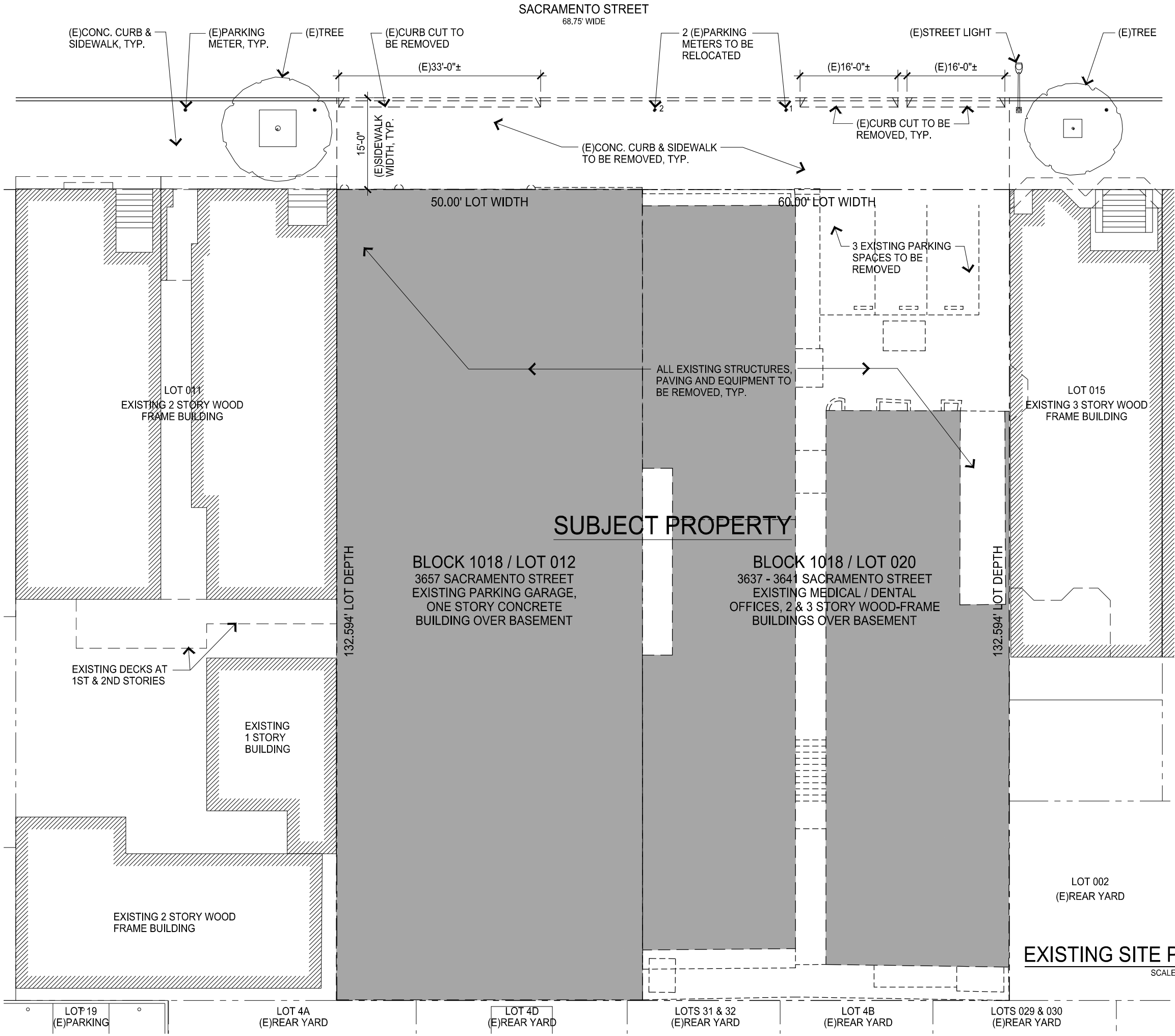
Street Parking Diagrams

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

A0.2f



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

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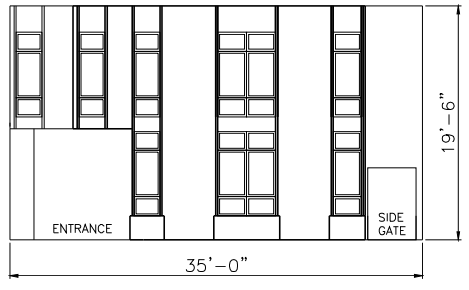
Existing Site Plan

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

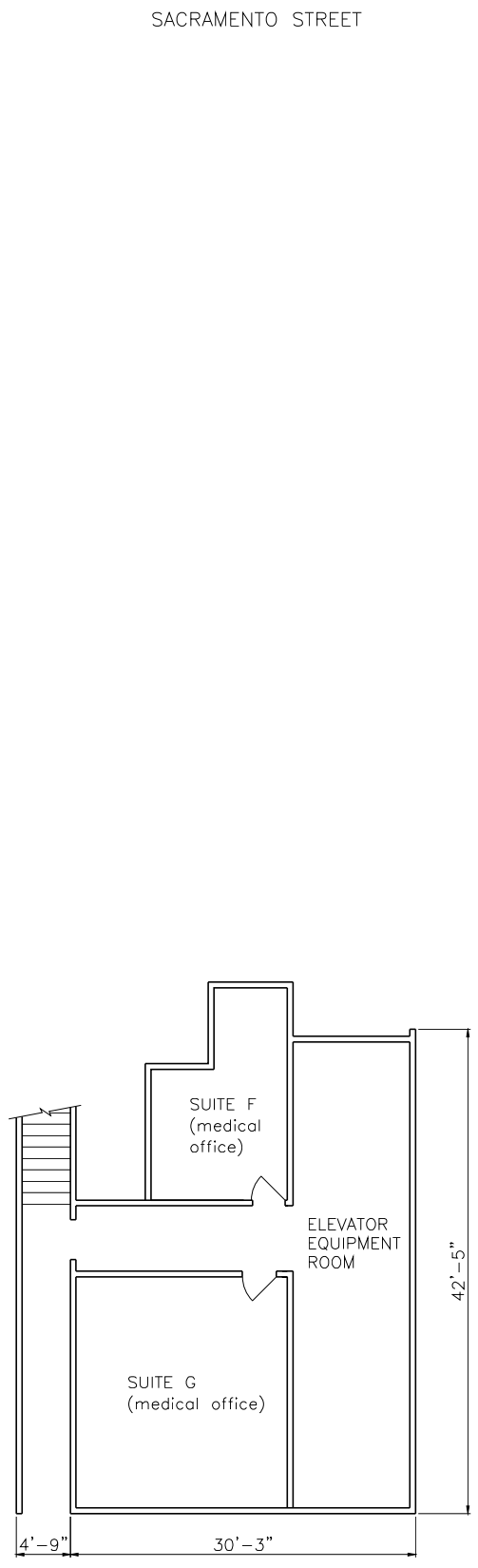
A1.1



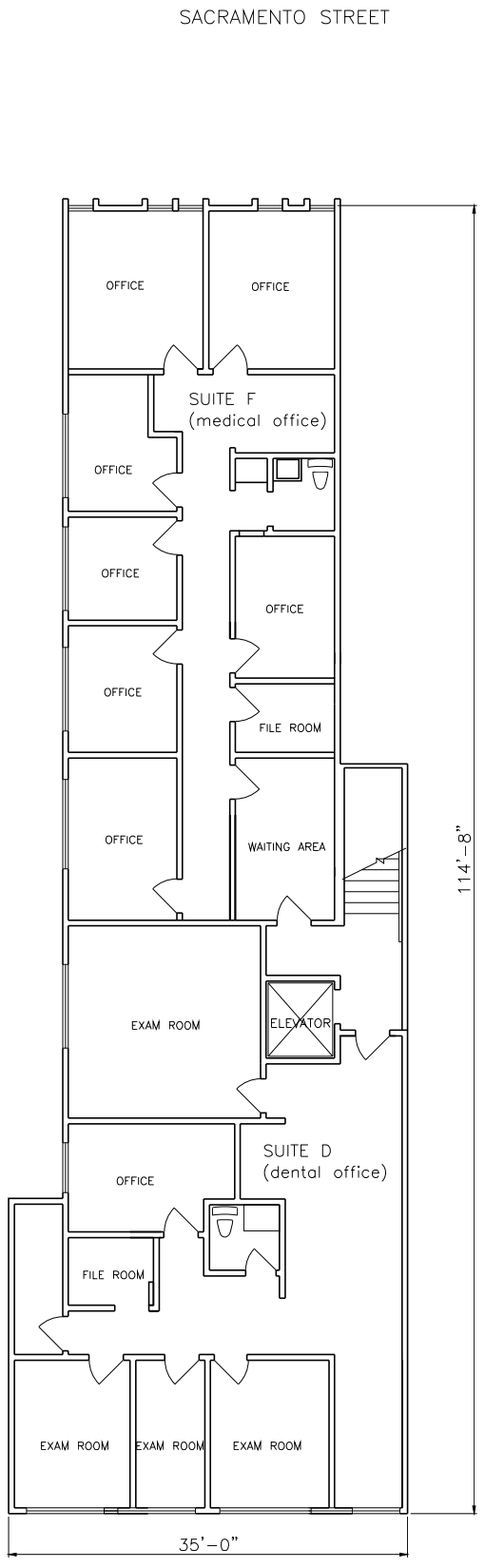
SACRAMENTO STREET FACADE

AS-BUILT ELEVATION

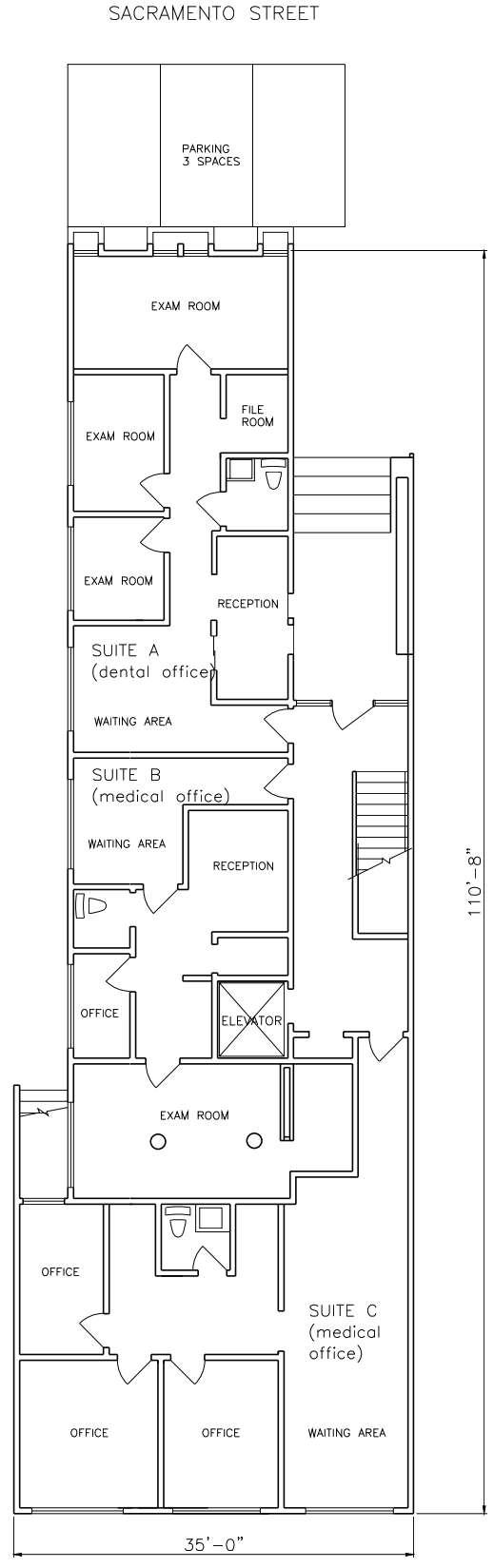
SCALE: 1/16" = 1'-0"



BASEMENT FLOOR
560 GSF



SECOND FLOOR
2,686 GSF



GROUND FLOOR
2,277 GSF

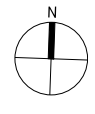
BASEMENT

SECOND

GROUND

AS-BUILT FLOOR PLANS

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



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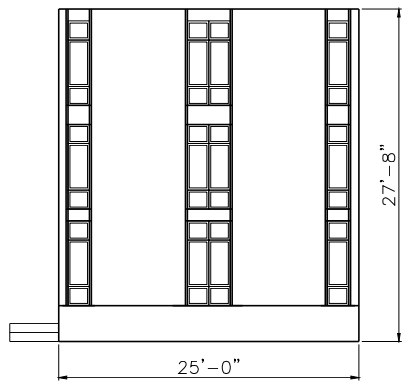
As-Built Drawings: 3637 Sacramento

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

EX1.0

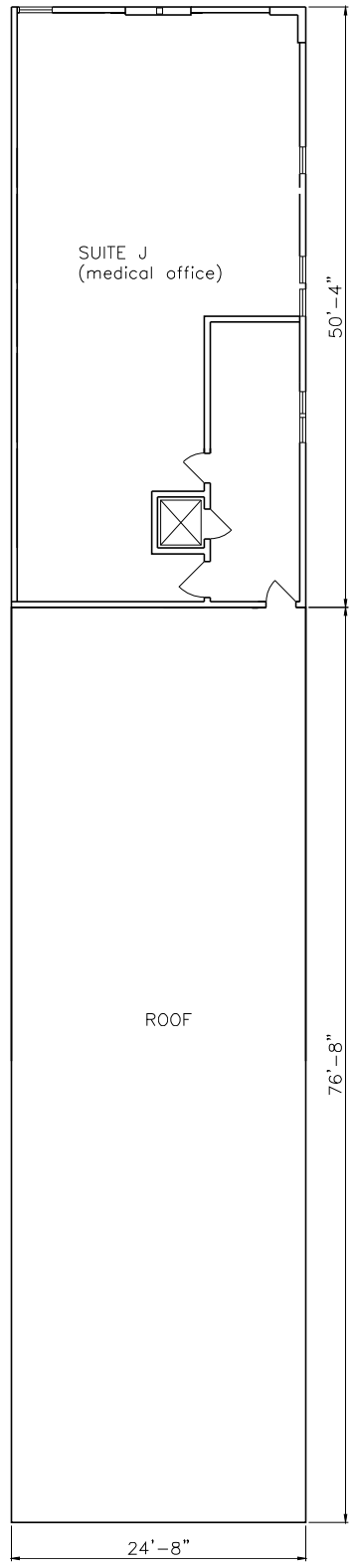
SACRAMENTO STREET



SACRAMENTO STREET FACADE

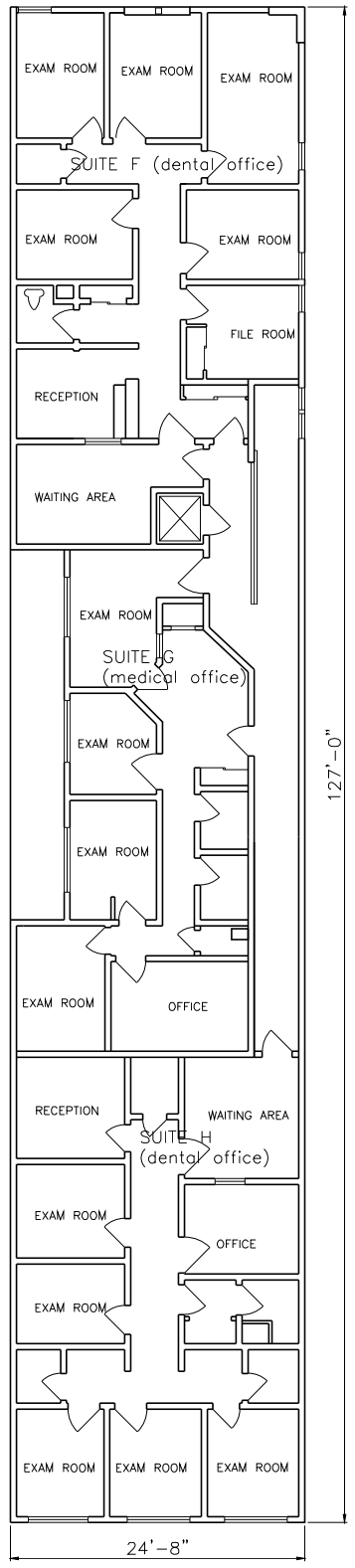
AS-BUILT ELEVATION

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



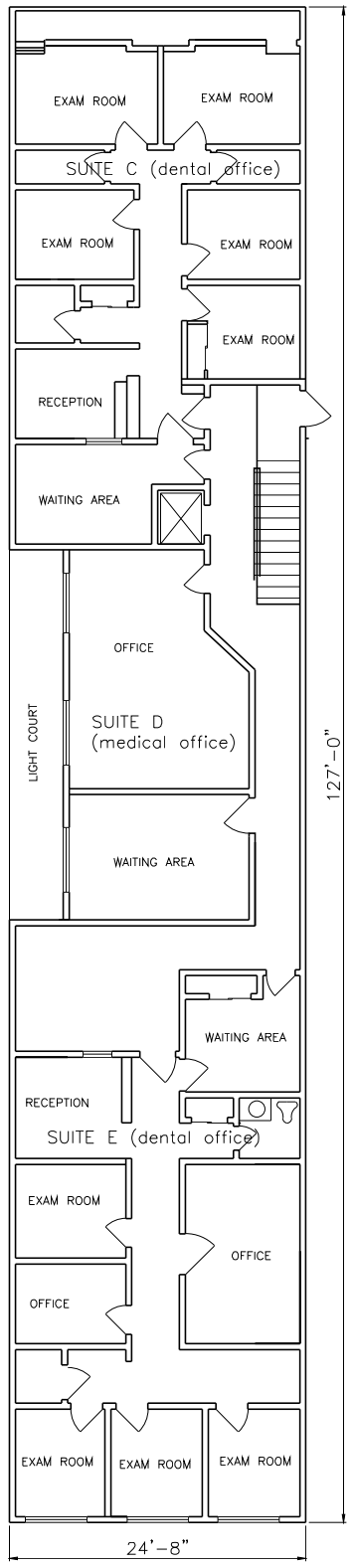
THIRD FLOOR
1,047 GSF

THIRD



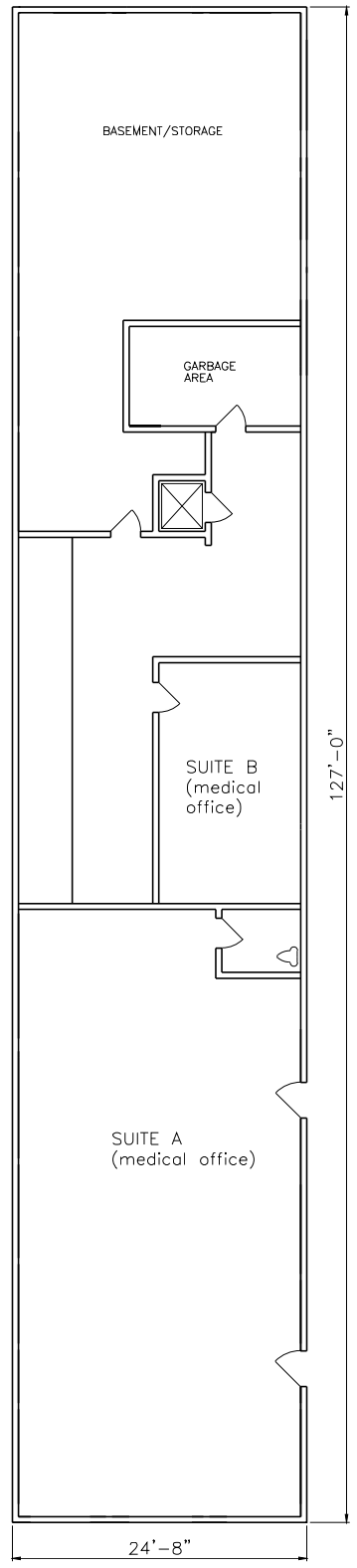
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND



BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

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

N

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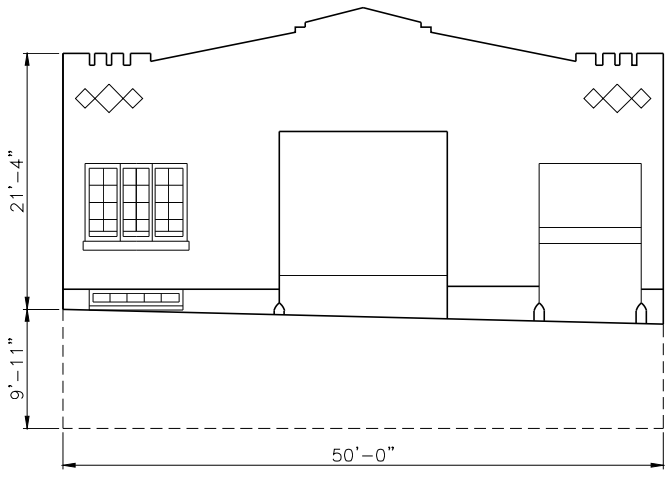
As-Built Drawings: 3641 Sacramento

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

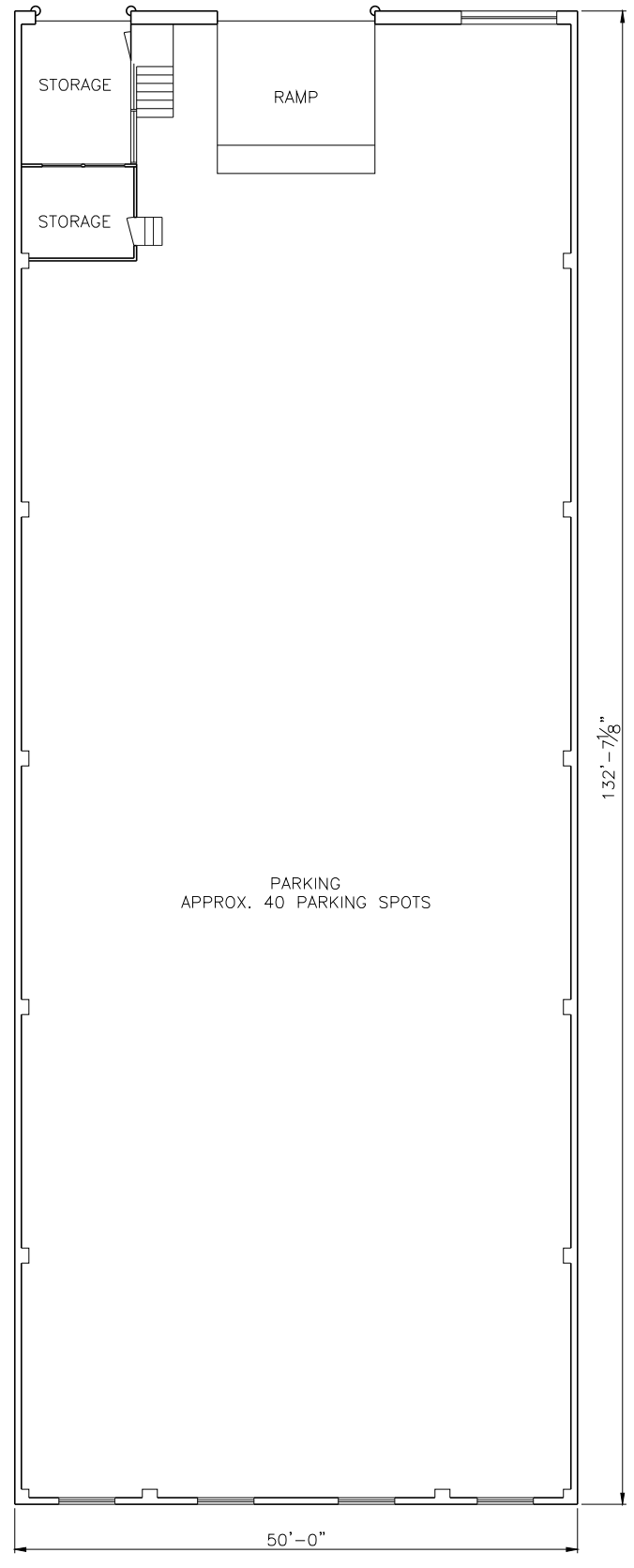
EX2.0



SACRAMENTO STREET FACADE

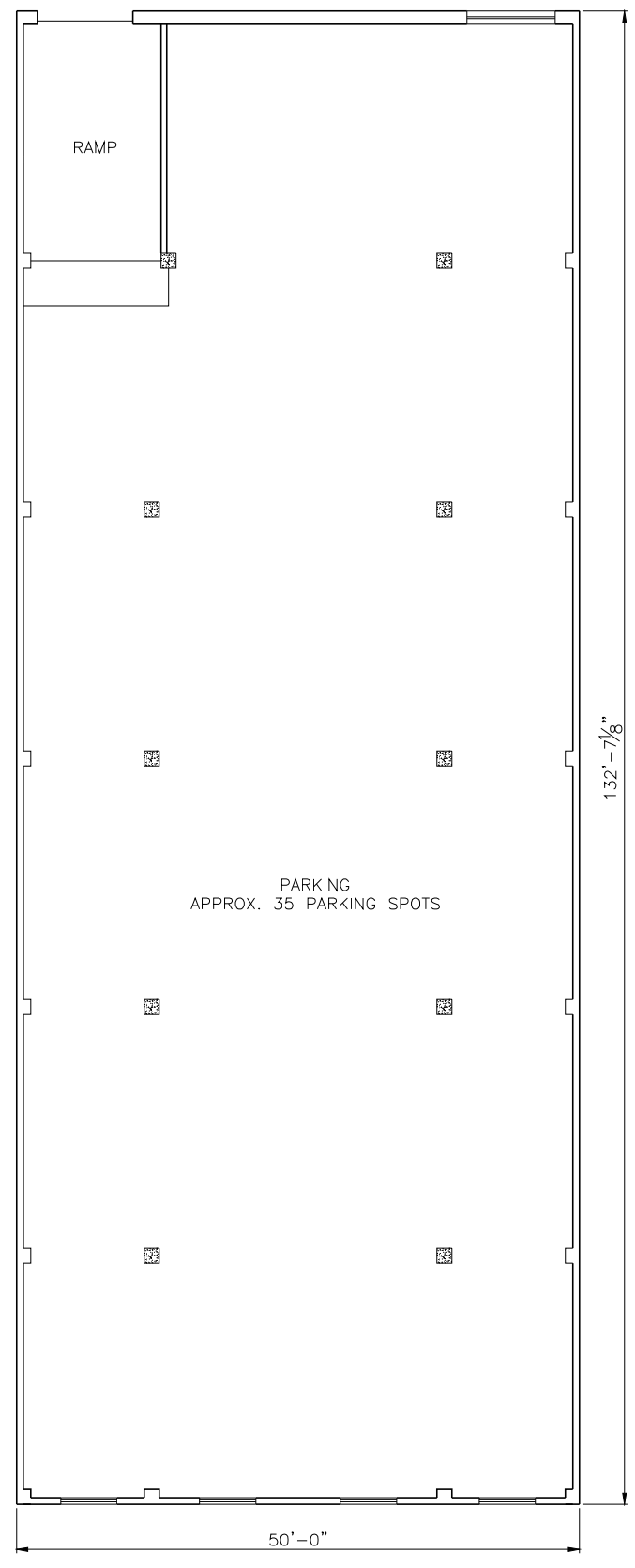
AS-BUILT ELEVATION

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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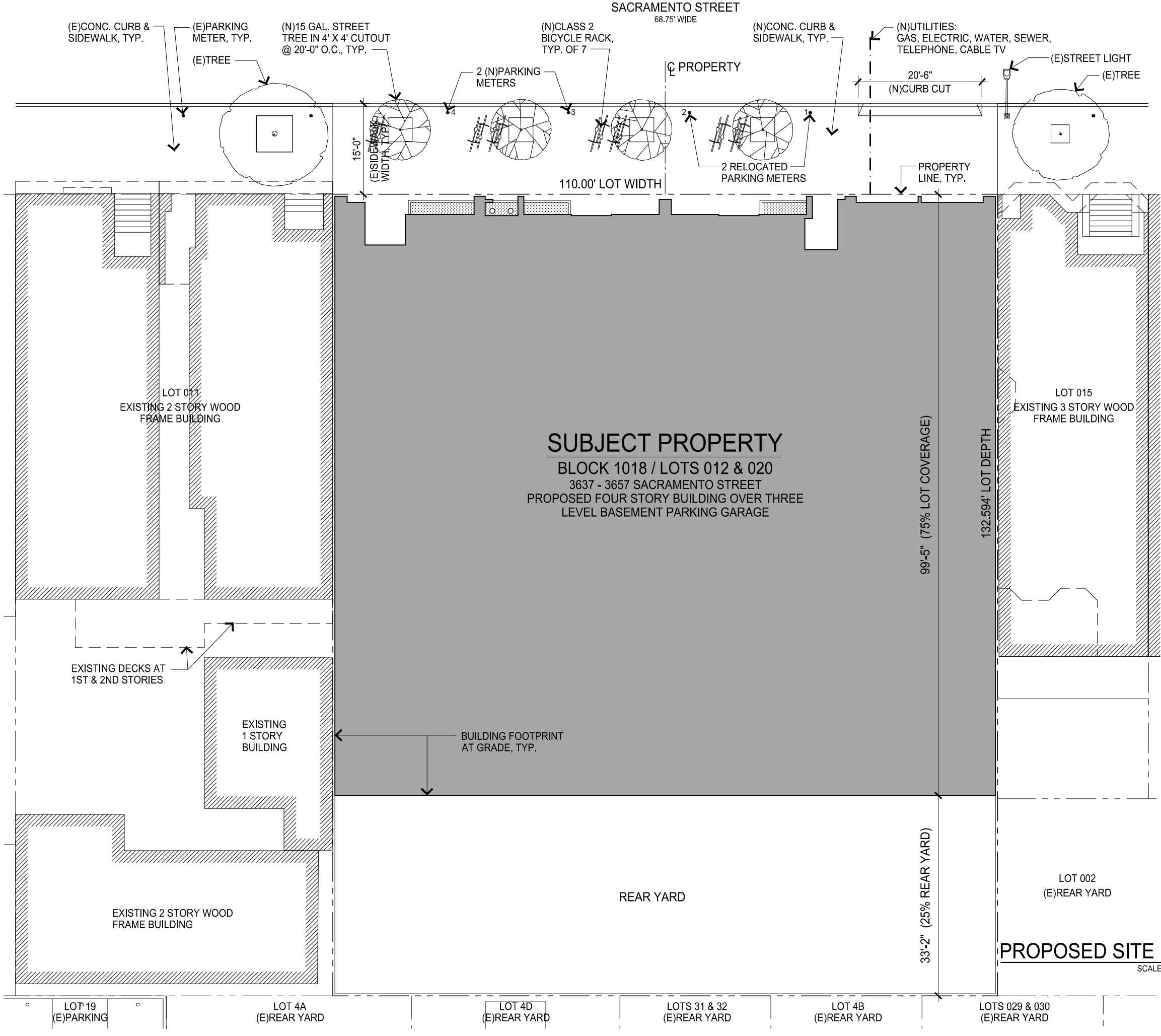
As-Built Drawings:
3657 Sacramento

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

EX3.0



PROPOSED SITE PLAN

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

N

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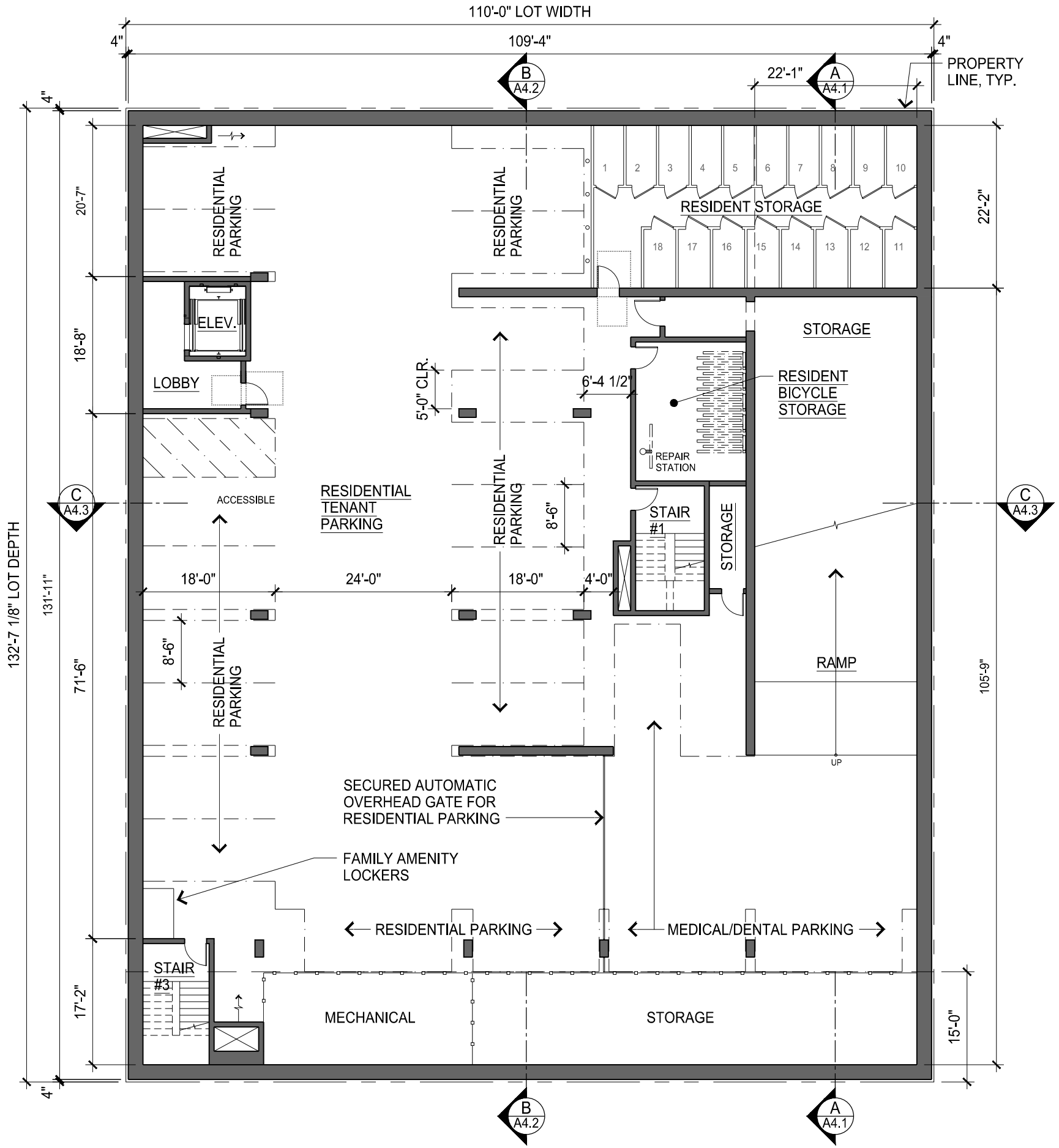
Site Plan

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

A1.2



PROPOSED BASEMENT PARKING LEVEL P3 FLOOR PLAN

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

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

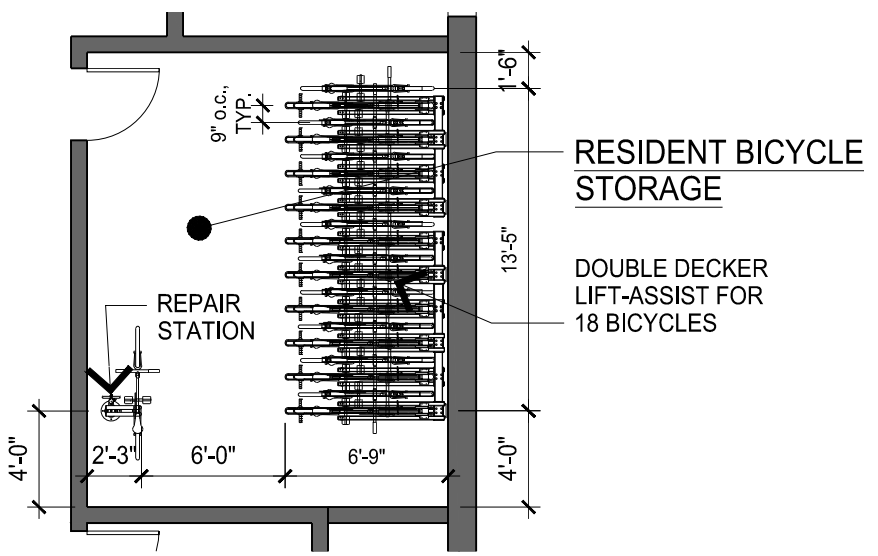
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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"

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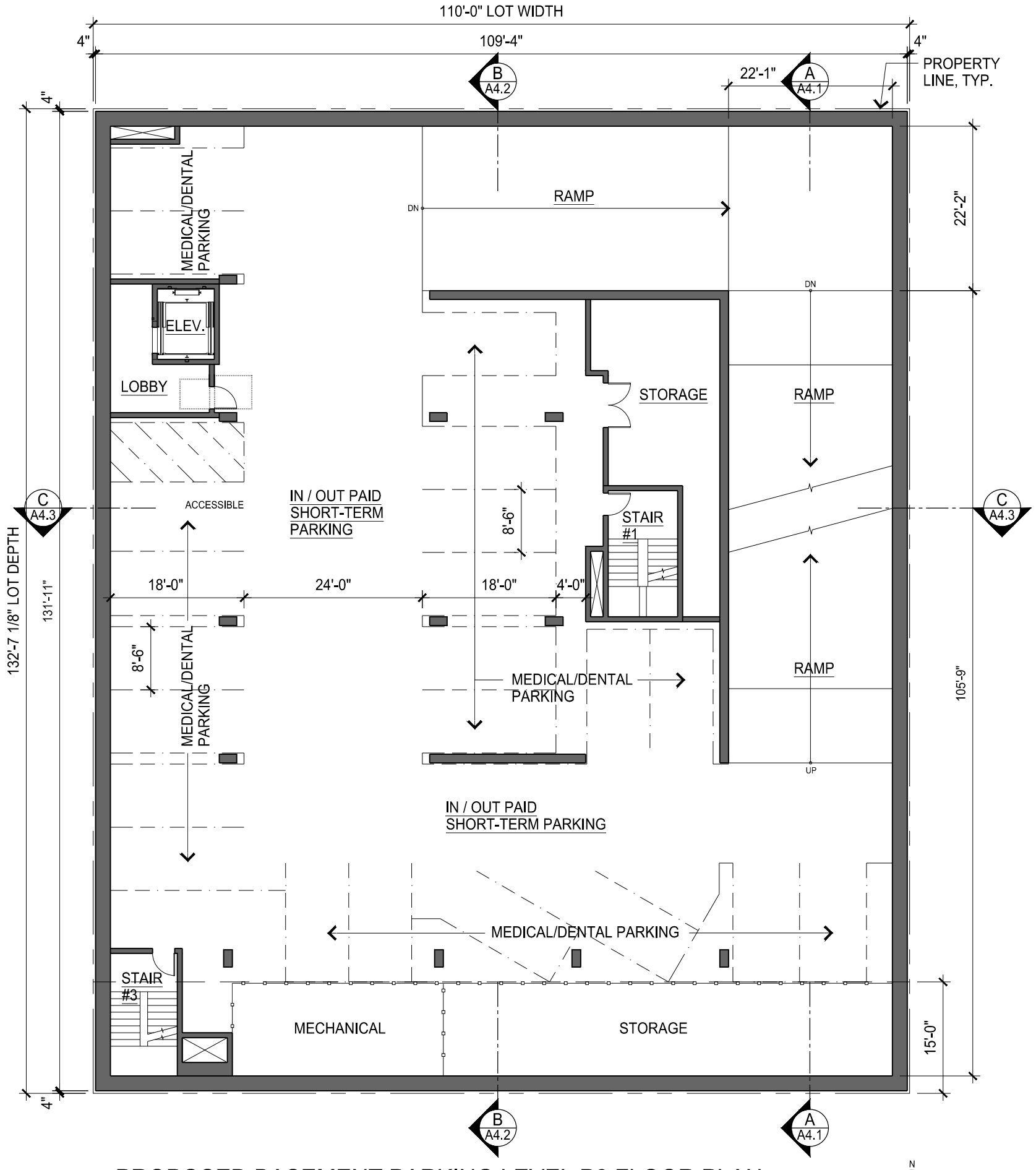
Basement Parking Level P3 Floor Plan

Scale: As noted

A2.1



PROPOSED BASEMENT PARKING LEVEL P2 FLOOR PLAN

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

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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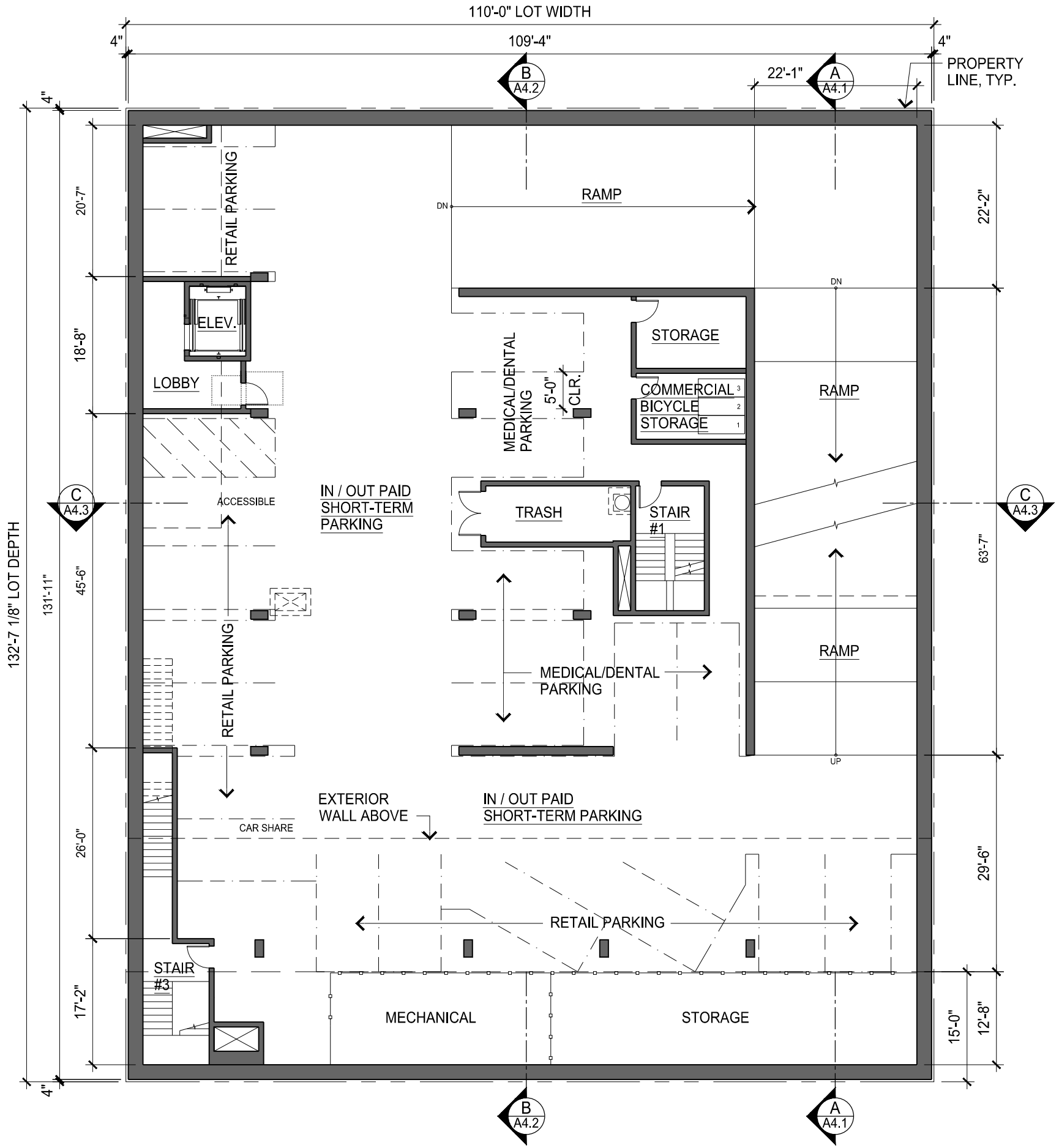
Basement Parking Level P2 Floor Plan

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

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

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

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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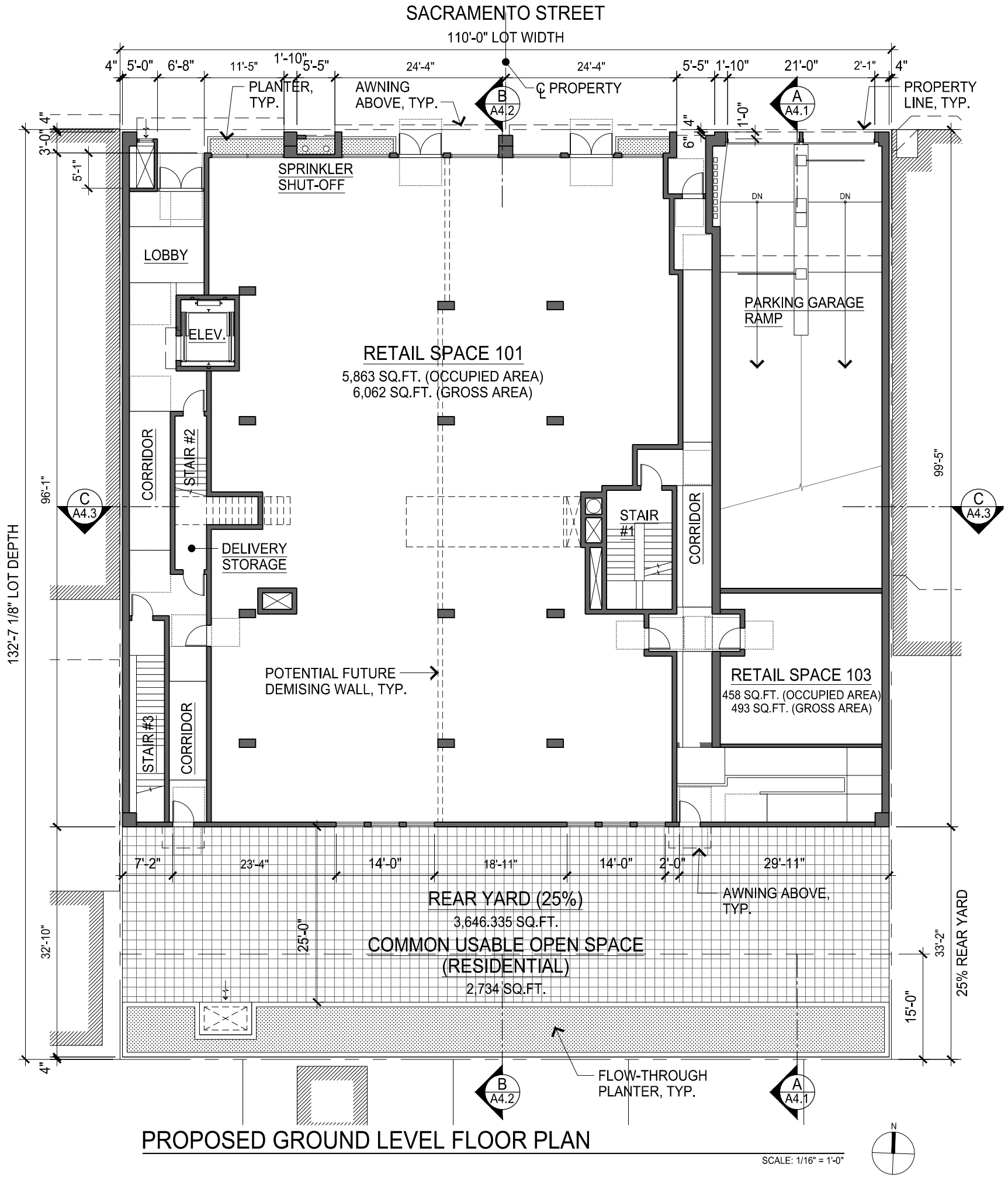
Basement Parking Level P1 Floor Plan

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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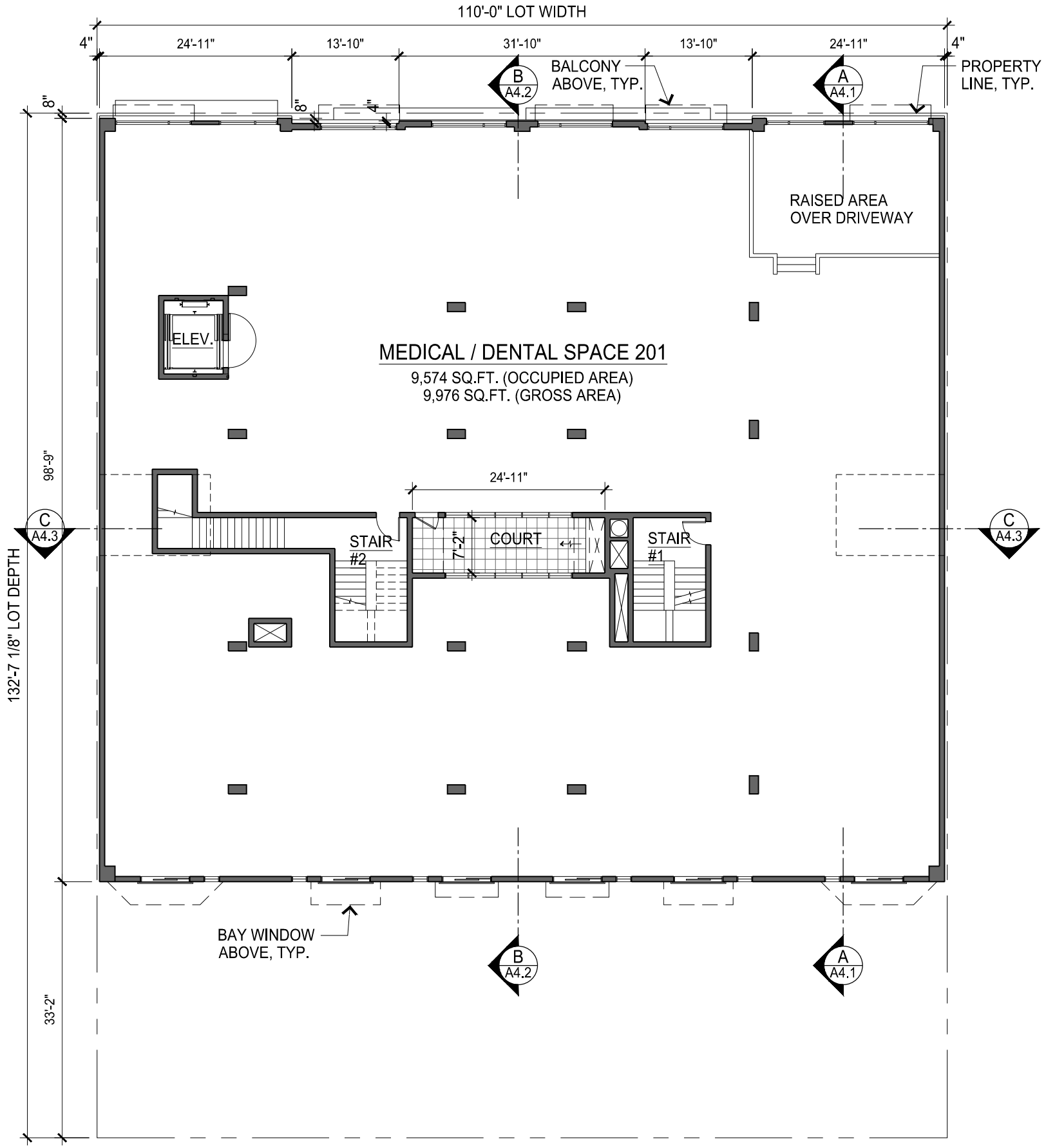
Ground Level Floor Plan

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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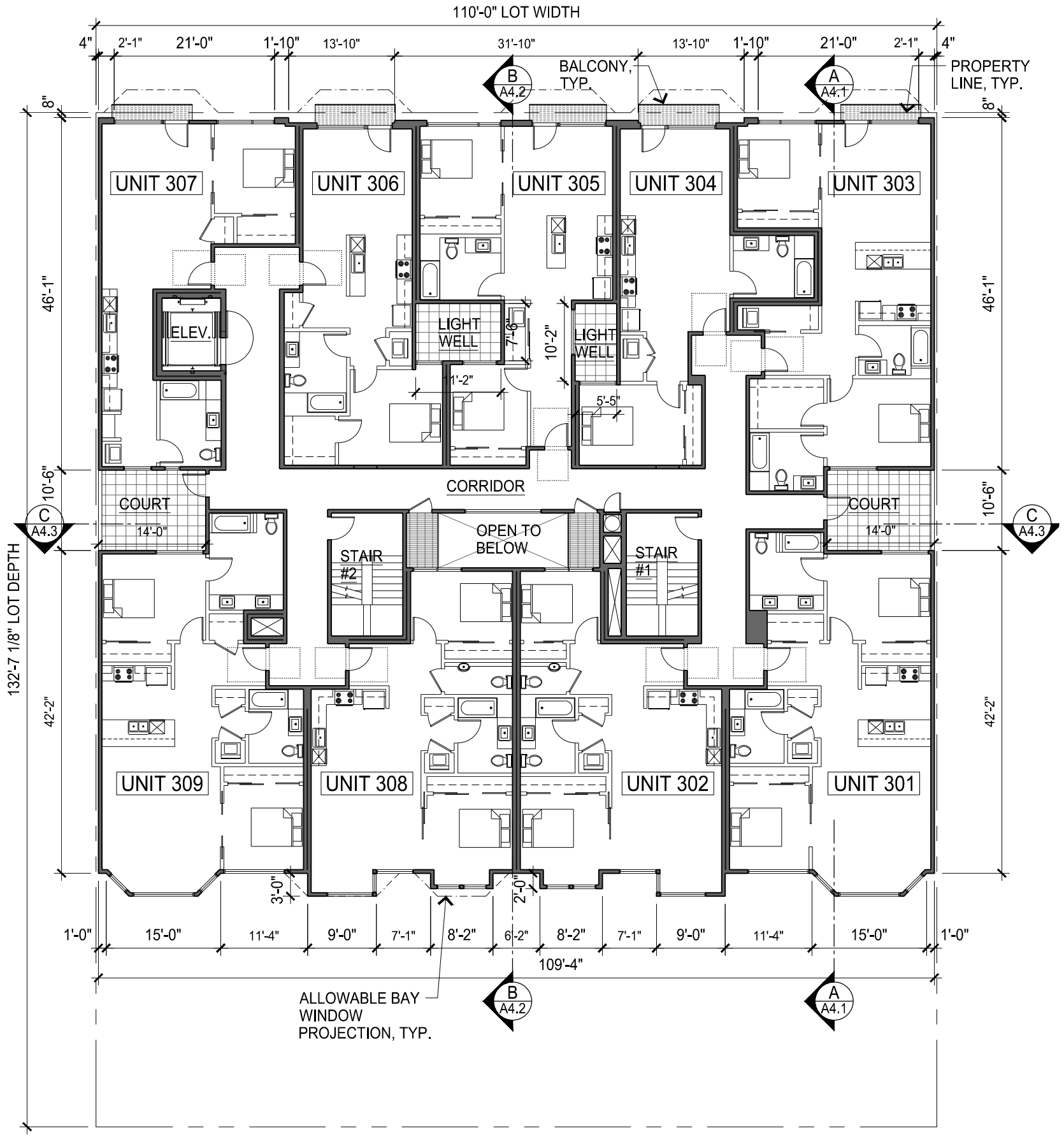
Second Level Floor Plan

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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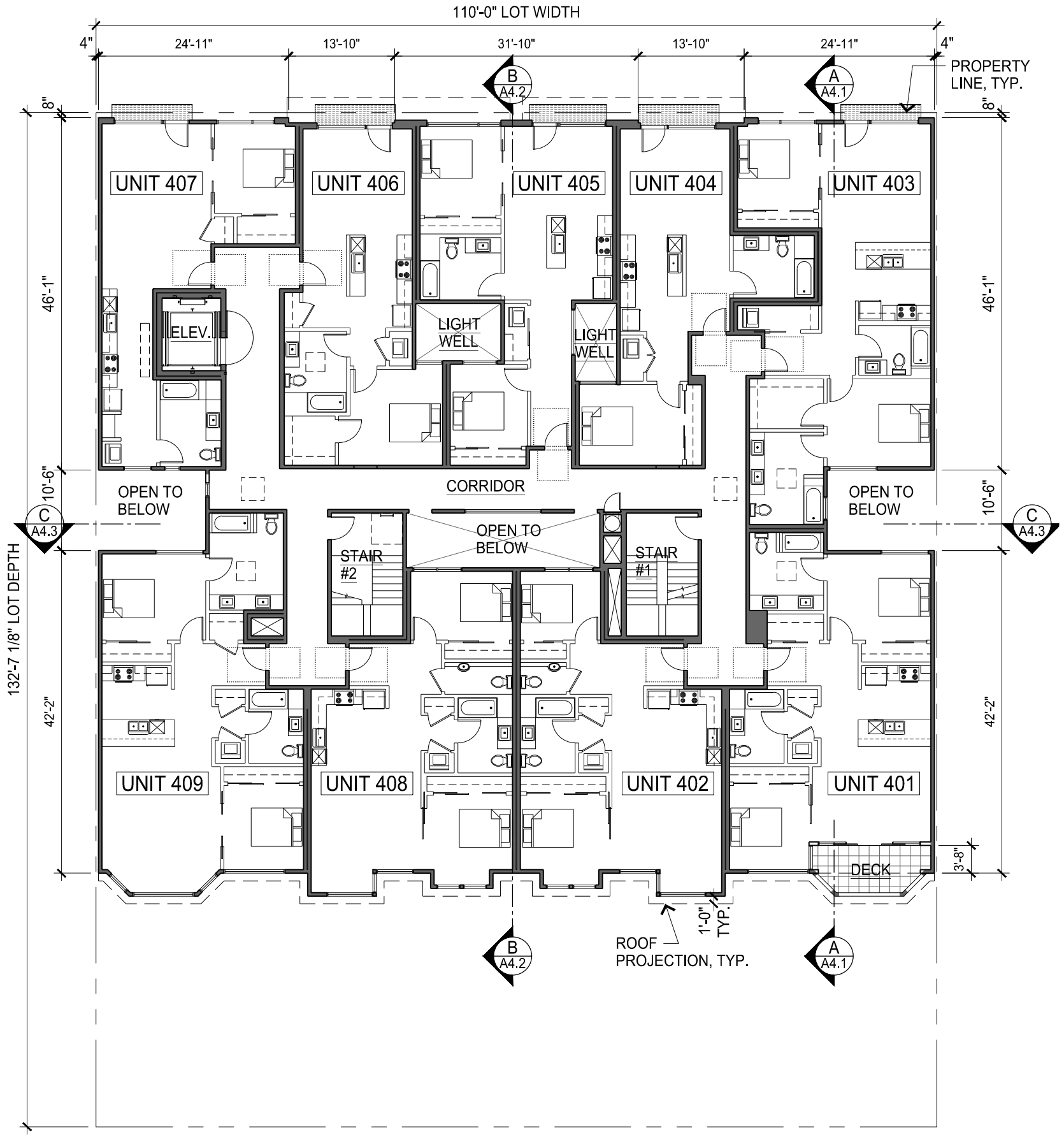
Third Level Floor Plan

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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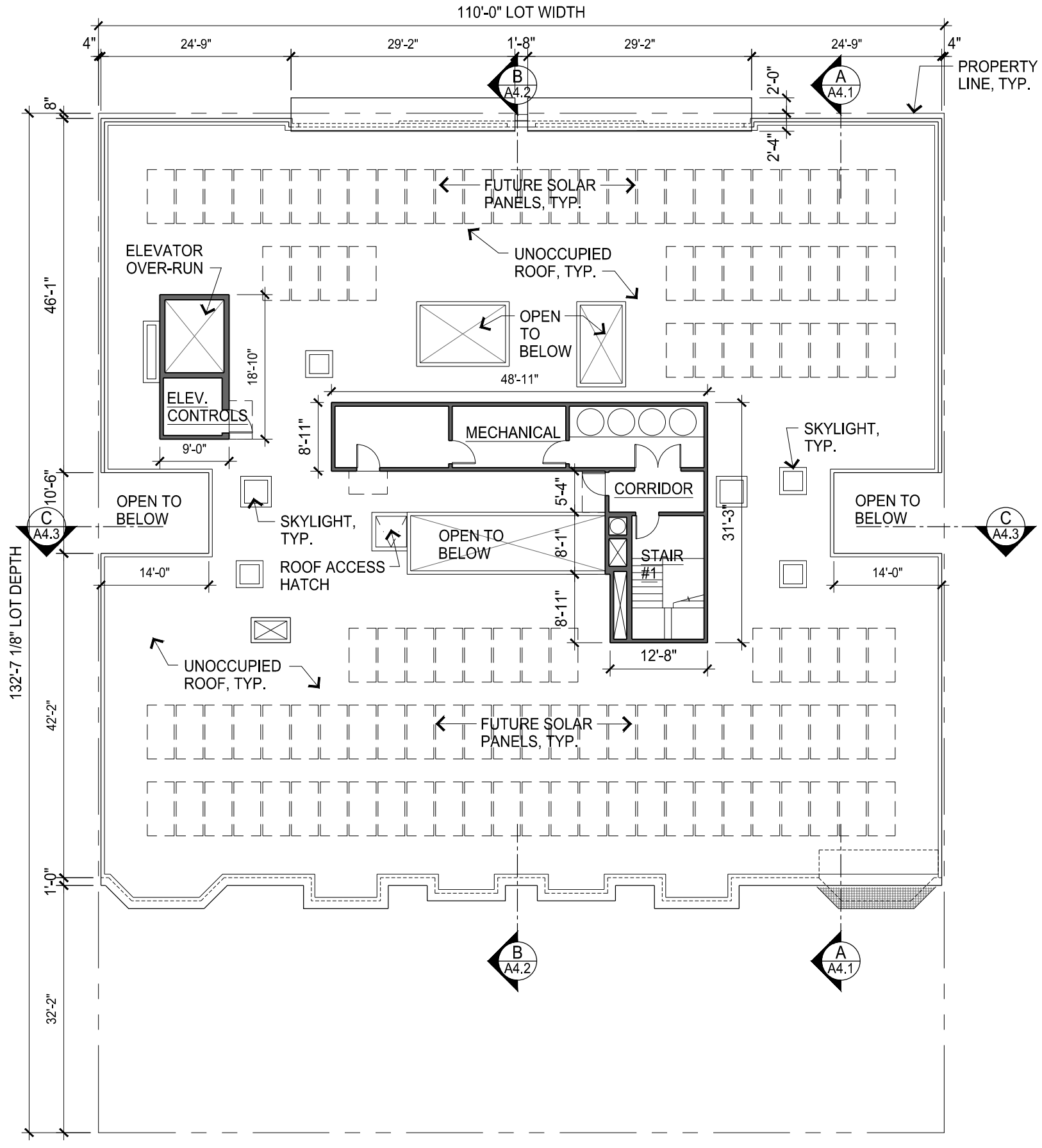
Fourth Level Floor Plan

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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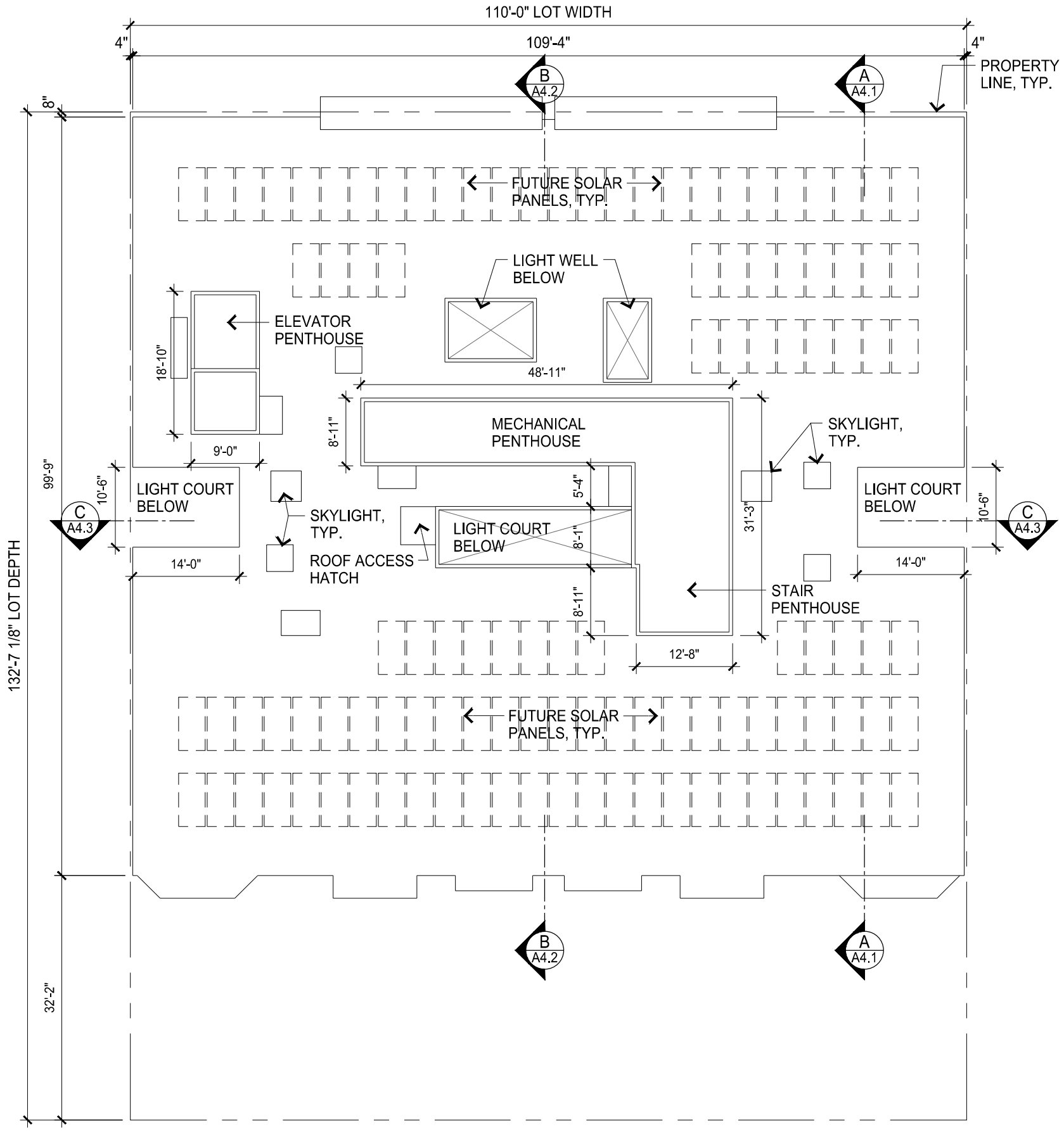
Roof Level Floor Plan

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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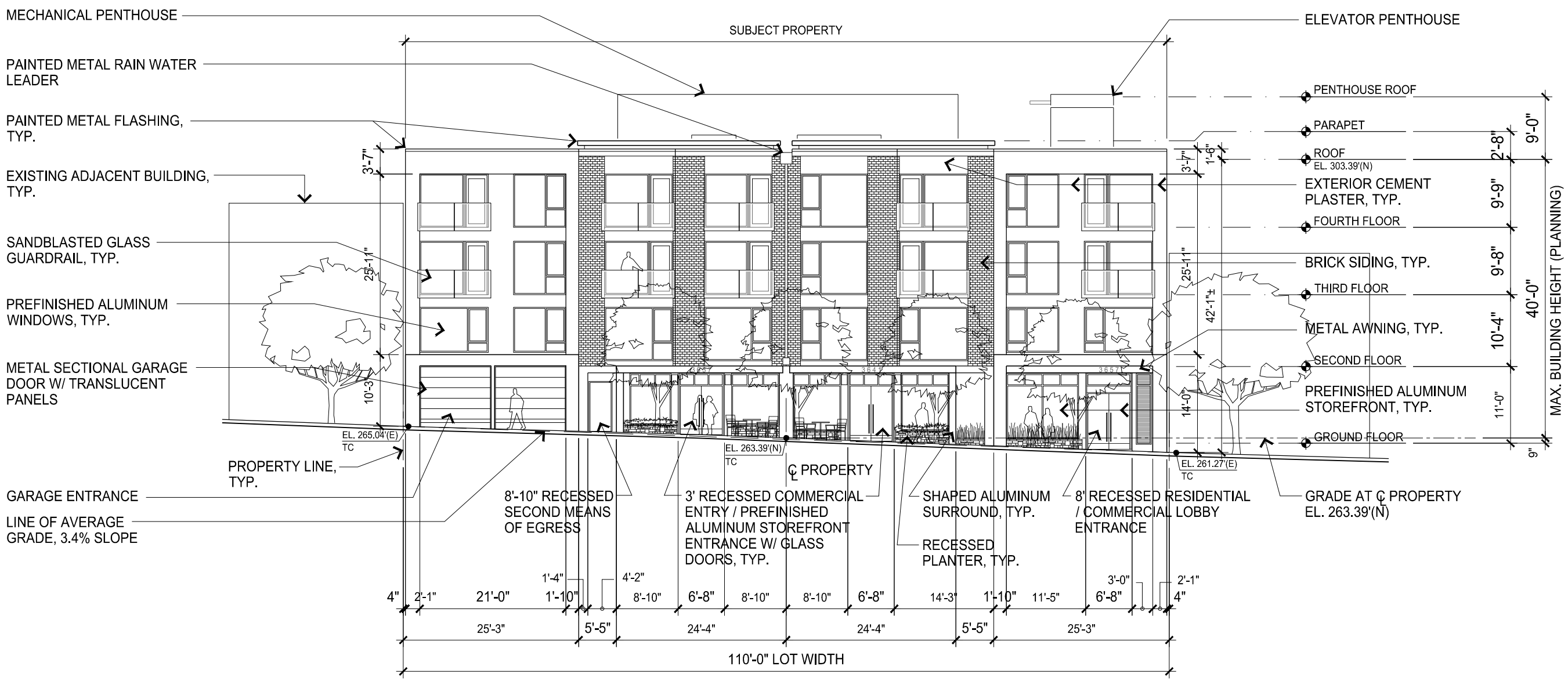
Proposed Sacramento Street View Rendering

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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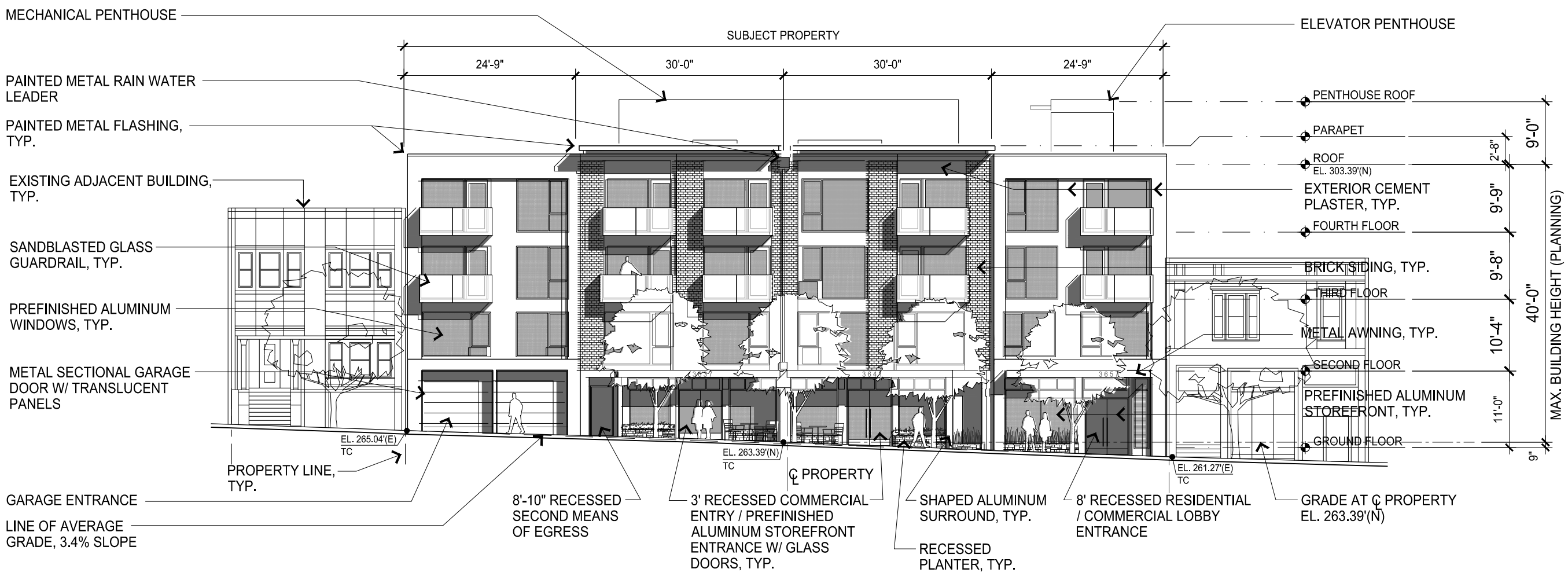
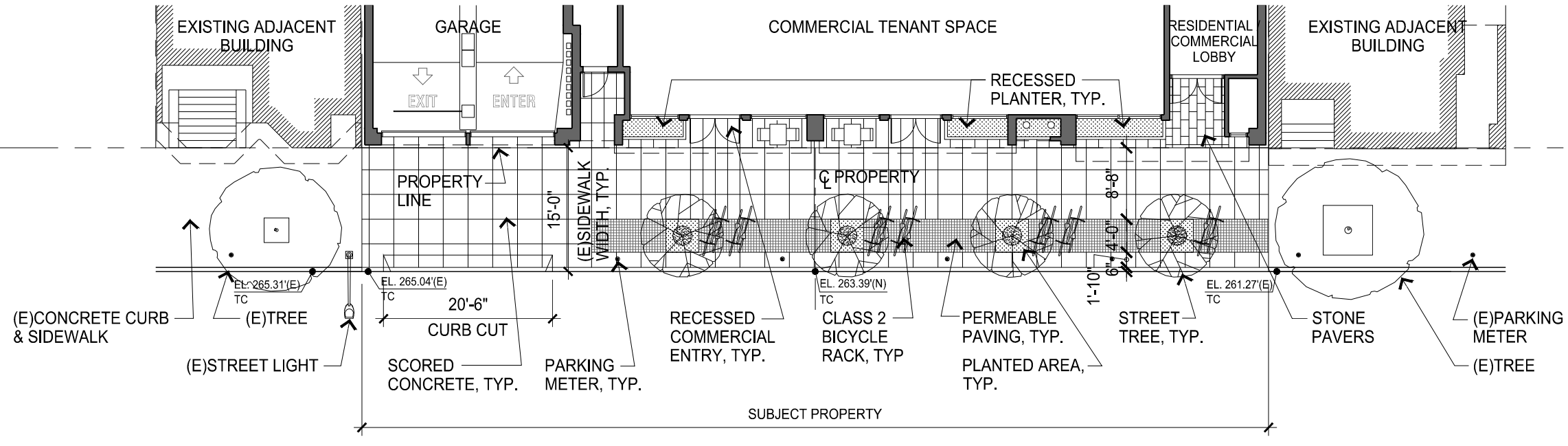
Proposed Commercial Storefront View Rendering

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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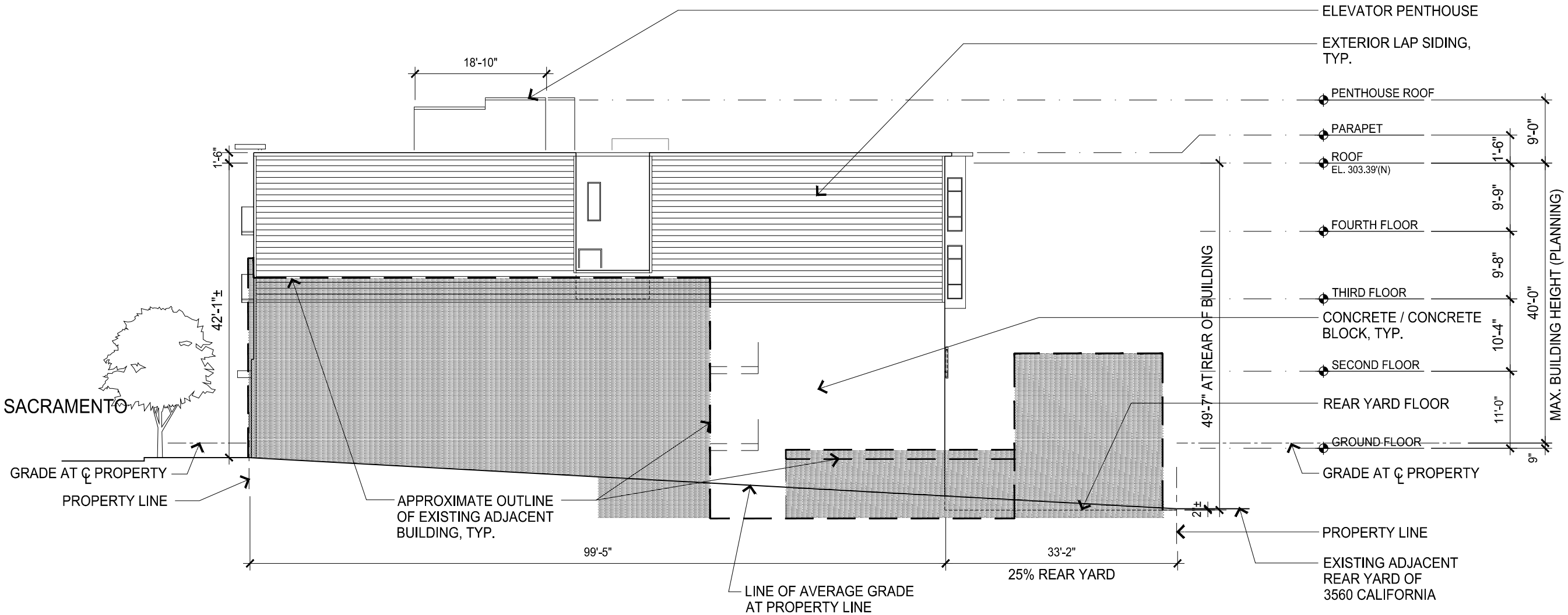
Elevation Study

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

A3.1d



PROPOSED WEST ELEVATION

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

3367

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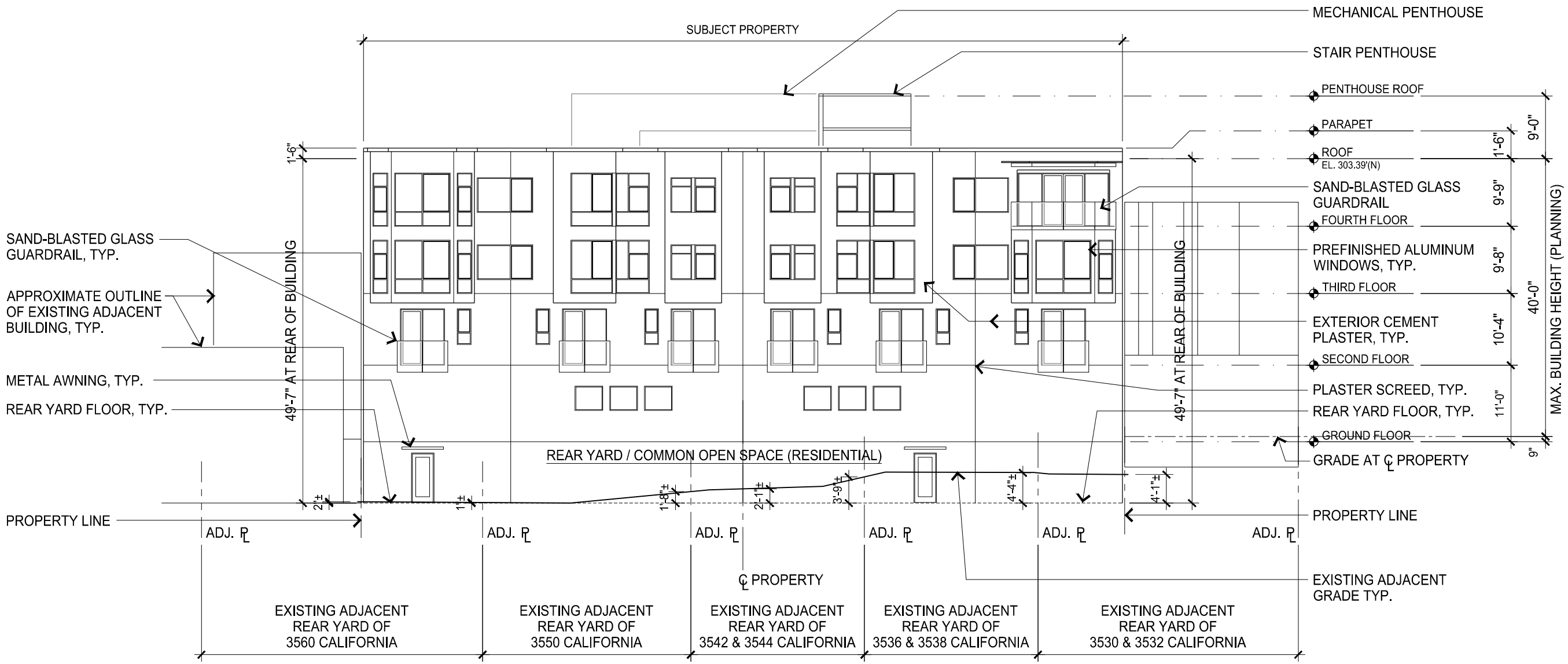
Exterior Elevation

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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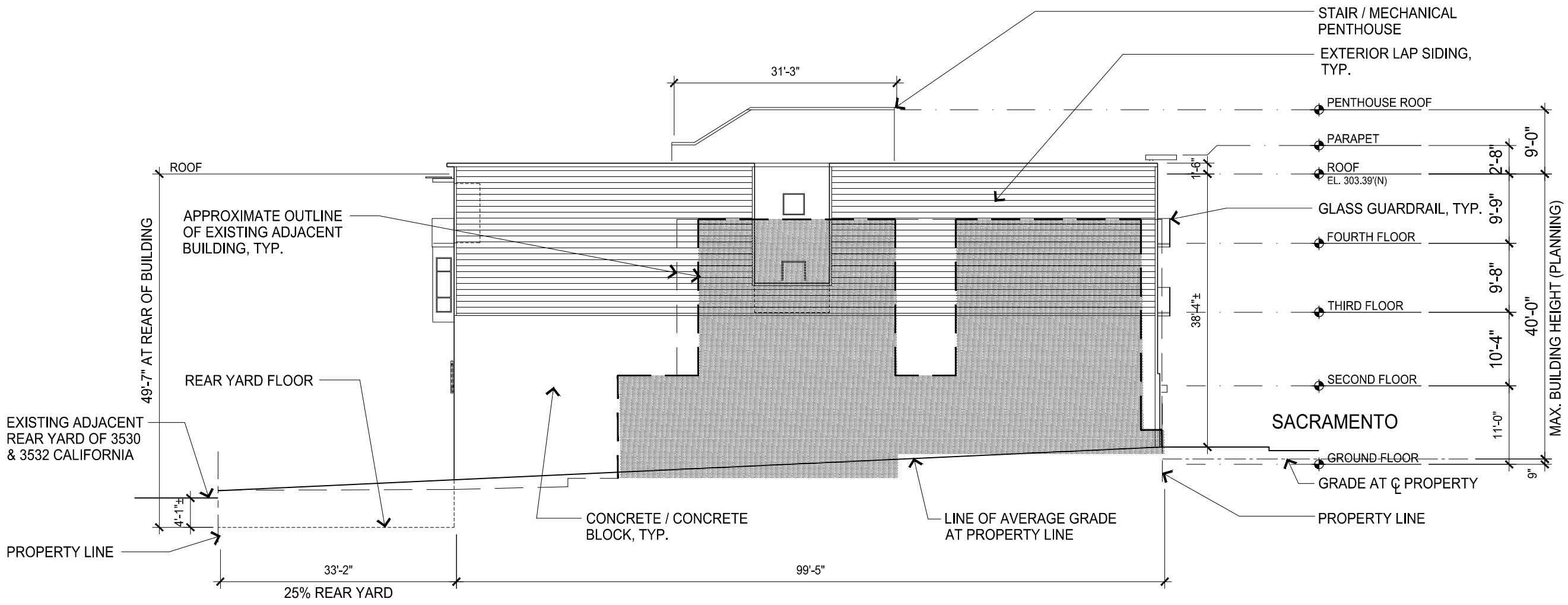
Exterior Elevation

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

A3.3



PROPOSED EAST ELEVATION

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

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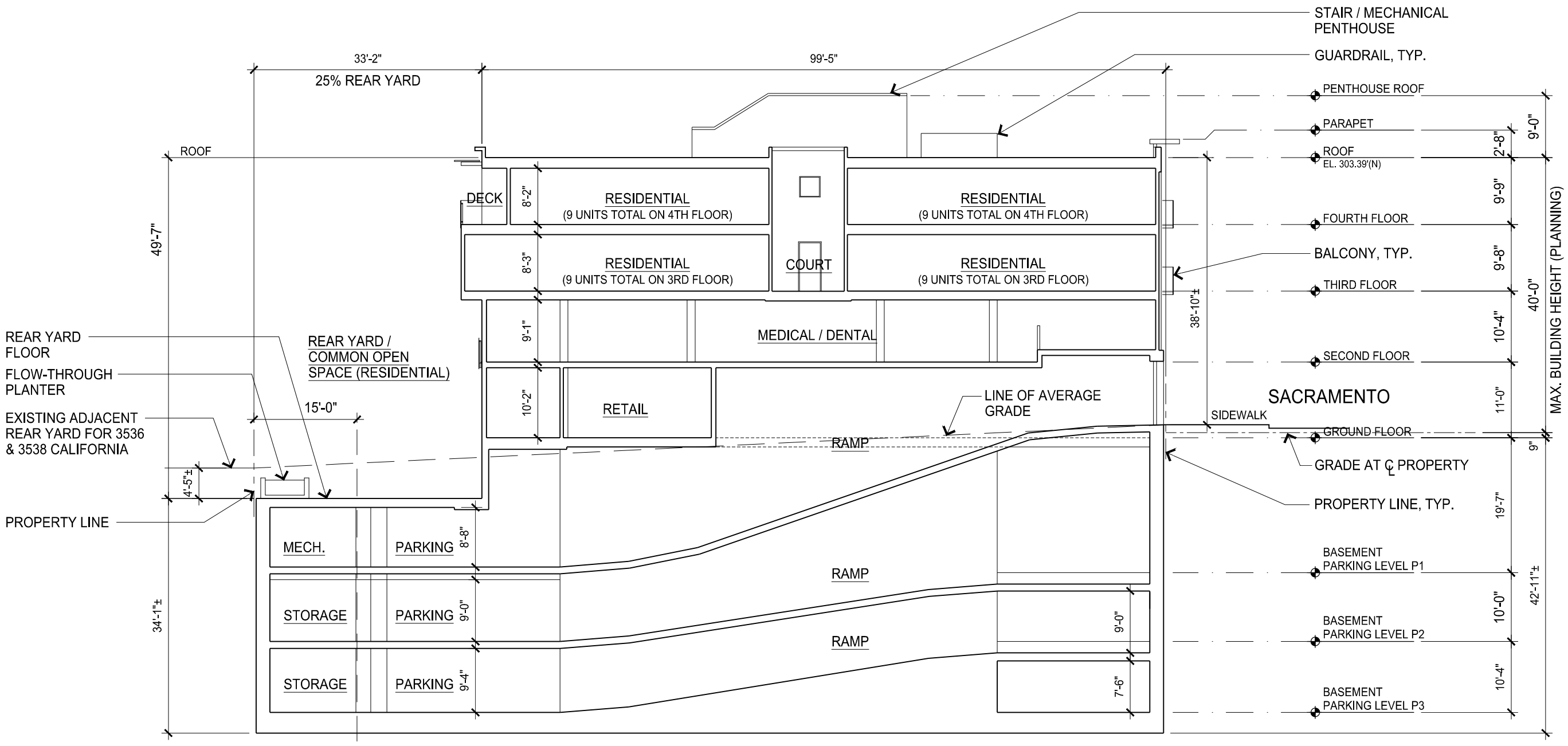
3369

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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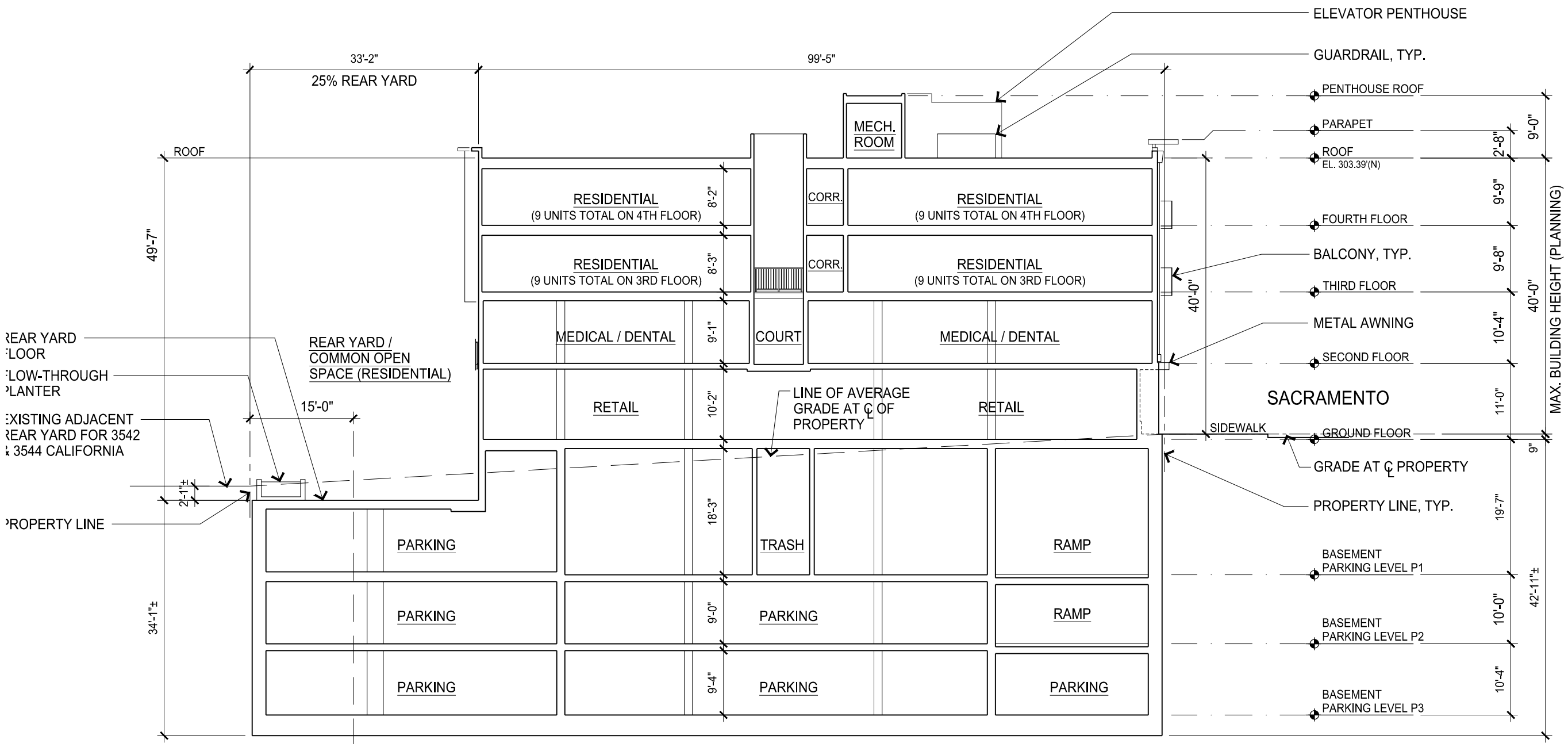
Building Section

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

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

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

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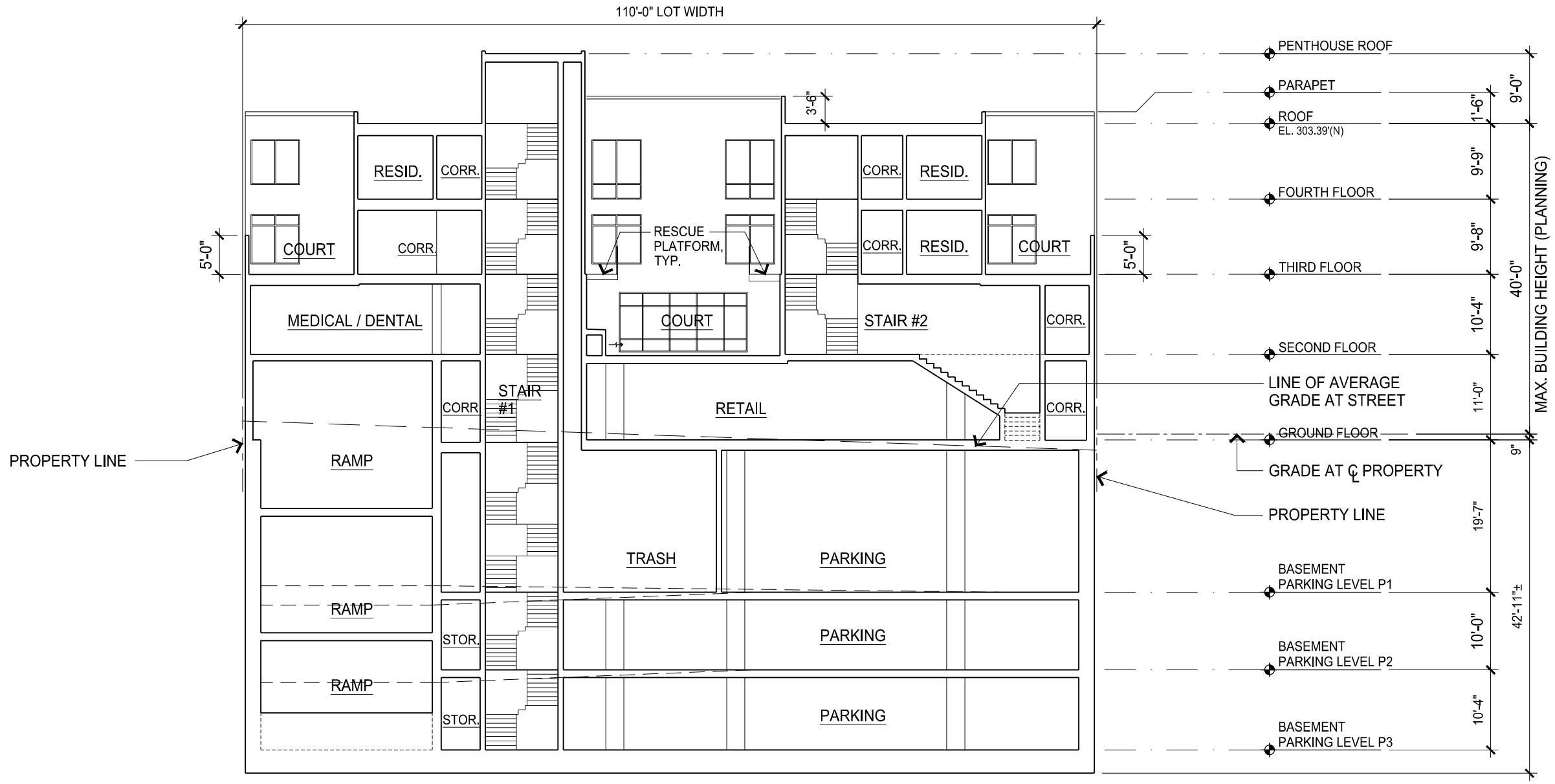
3371

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

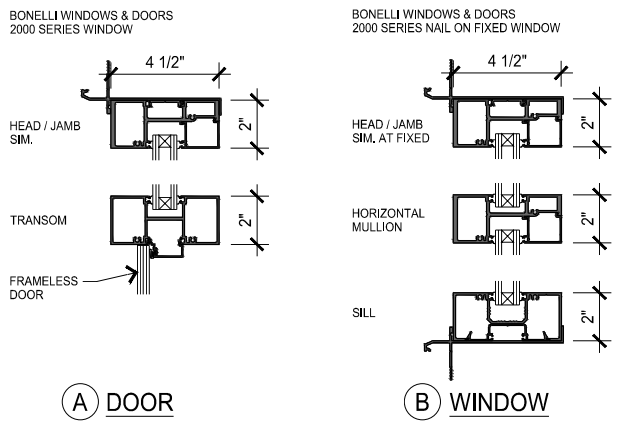
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR
WITH TRANSLUCENT PANELS, TYP.

5 GARAGE DOOR CONCEPTUAL IMAGE

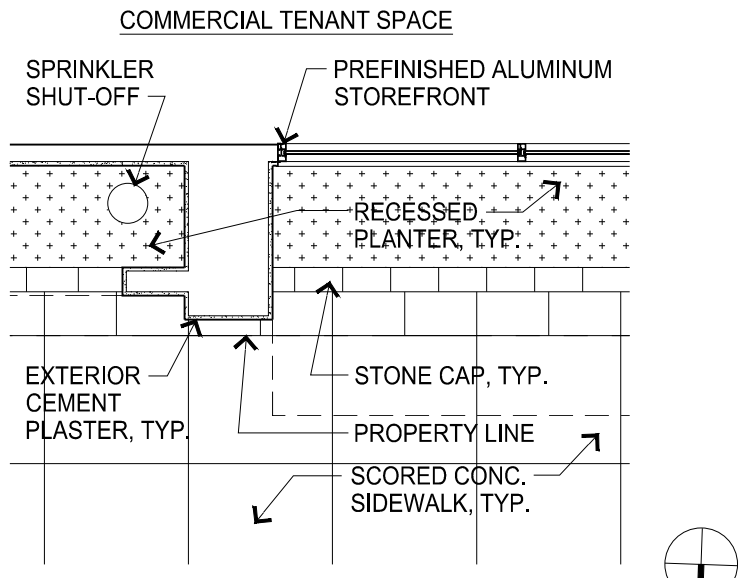
NO SCALE



(A) DOOR (B) WINDOW

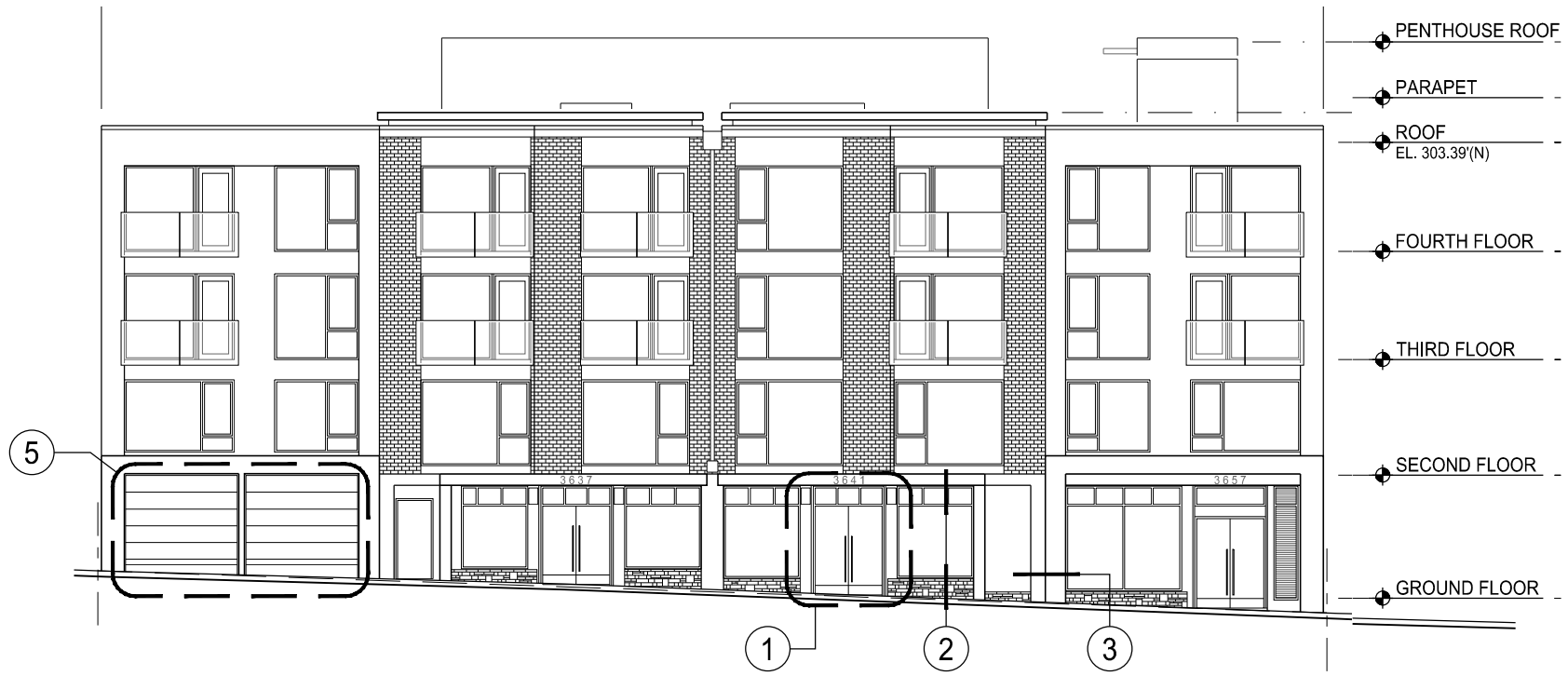
4 STOREFRONT PROFILES

NO SCALE



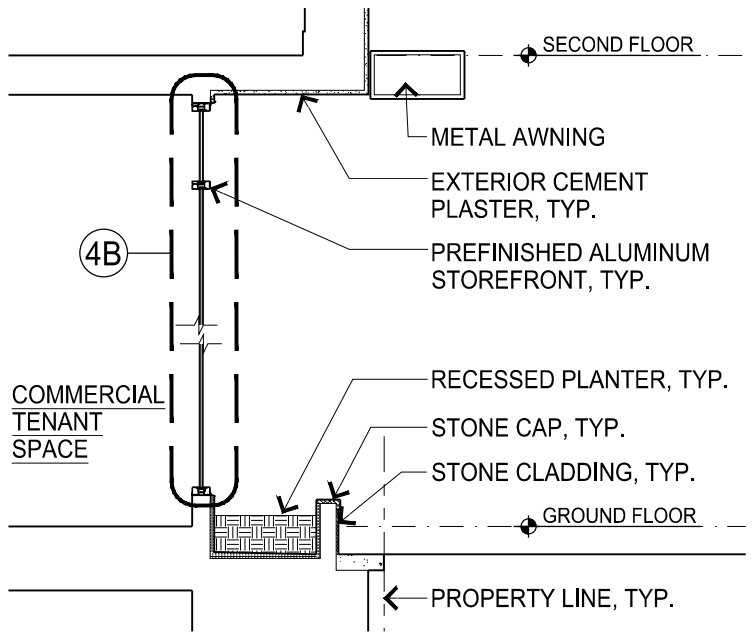
3 STOREFRONT JAMB

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



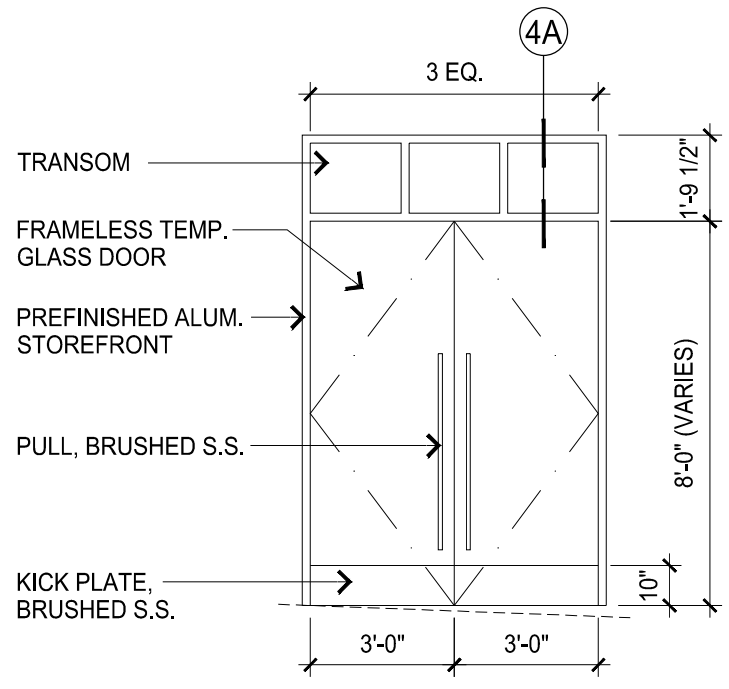
KEY ELEVATION: SACRAMENTO STREET FACADE

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



2 STOREFRONT AT PLANTER

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



1 ENTRY DOOR ELEVATION

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

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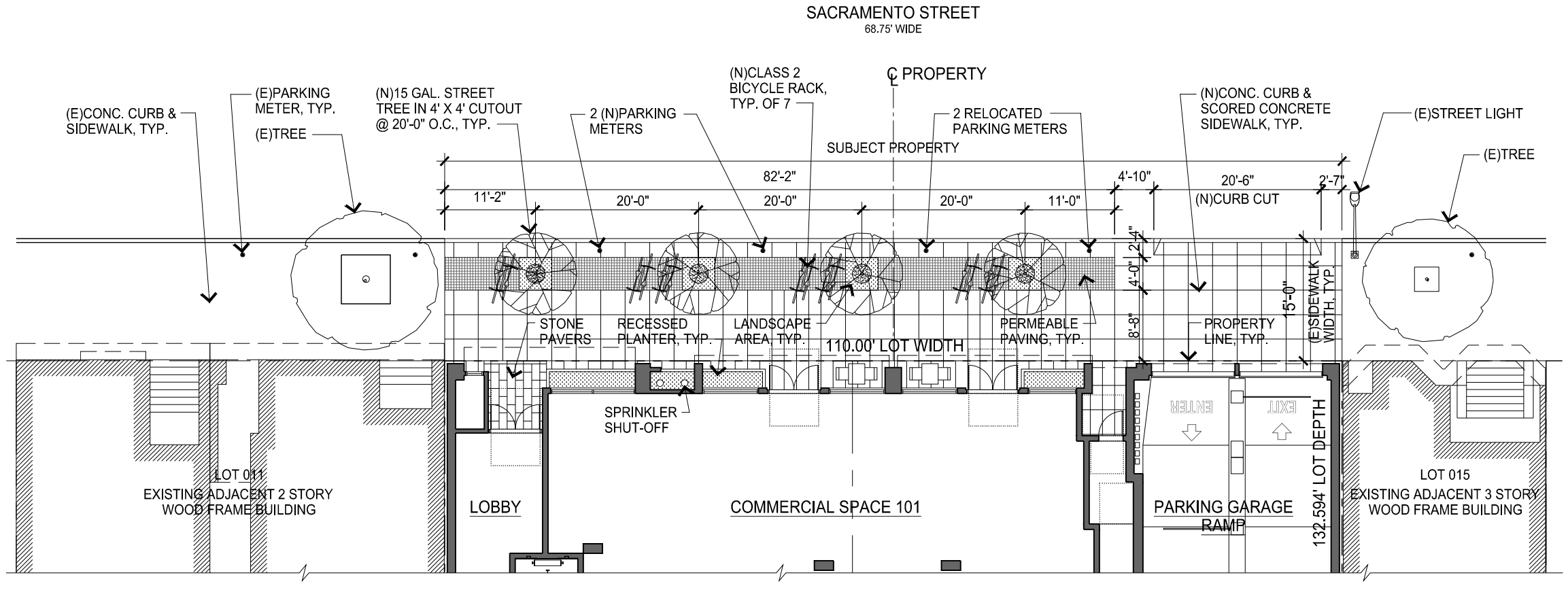
Architectural Profiles

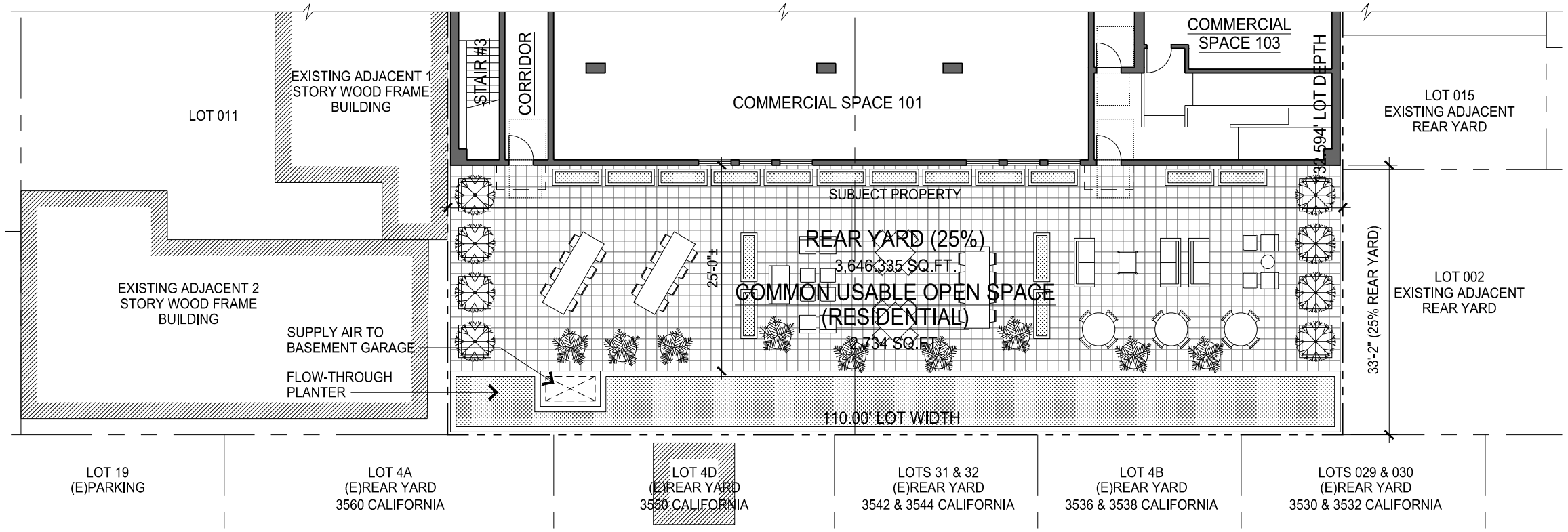
Scale: As noted

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

ENGMANN OPTIONS INC
340 PINE ST STE 501
SAN FRANCISCO, CA 94104-3237

BANK OF THE WEST
90-78/1211

0460

CHECK ARMOR FRAUD PROTECTION

12/05/2018

PAY TO THE ORDER OF SAN FRANCISCO PLANNING DEPARTMENT

$ **617.00

Six hundred seventeen and 00/100********** DOLLARS

SAN FRANCISCO PLANNING DEPARTMENT
1650 Mission Street, # 400
San Francisco, CA 94103

MEMO EIR Appeal for 3637-3657 Sacramento Street

AUTHORIZED SIGNATURE

Photo Safe Deposit®
Details on Back.

ENGMANN OPTIONS INC 0460

12/05/2018 **SAN FRANCISCO PLANNING DEPARTMENT**

Date	Type	Reference	Original Amount	Balance Due	Payment
12/05/2018	Bill		617.00	617.00	617.00
		Check Amount			617.00

BOARD OF SUPERVISORS
SAN FRANCISCO
2018 DEC -7 AM 10:41
BY

1001 Cash on hand:B EIR Appeal for 3637-3657 Sacramento Street 617.00

3375

San Francisco Planning

BOARD OF SUPERVISORS
SAN FRANCISCO
2018 DEC -7 AM 10:41
BY

BOARD OF SUPERVISORS APPEAL FEE WAIVER
FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: Brandon Ponce

Address: 3550 California St., Apt. 9, San Francisco, CA 94118

Email Address: brandonponce@yahoo.com

Telephone: 415-407-2775

Neighborhood Group Organization Information

Name of Organization: California-Locust Block Neighbor's Group Association

Address: 3550 California St., Apt. 9, San Francisco, CA 94118

Email Address: brandonponce@yahoo.com

Telephone: 415-407-2775

Property Information

Project Address: 3637-3657 Sacramento Street

Project Application (PRJ) Record No: 2007.1347.E

Building Permit No:

Date of Decision (if any): 11-8-18

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.	✓	
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	✓	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.	✓	
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	✓	

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Submission Checklist:

☐ APPELLANT AUTHORIZATION ☐ CURRENT ORGANIZATION REGISTRATION ☐ MINIMUM ORGANIZATION AGE

☐ PROJECT IMPACT ON ORGANIZATION

☐ WAIVER APPROVED ☐ WAIVER DENIED

From:	BOS Legislation, (BOS)
To:	brandonponce@yahoo.com
Cc:	GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Wong, Lana (CPC); Woods, Mary (CPC); Lewis, Don (CPC); Ionin, Jonas (CPC); Rosenberg, Julie (BOA); Cantara, Gary (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS); ggee@garygee.com; Anna Hill; Scott Emblidge
Subject:	PLANNING APPEAL RESPONSE: Appeal of CEQA Exemption Determination - 3637-3657 Sacramento Street - Appeal Hearing on January 15, 2019
Date:	Monday, January 07, 2019 1:22:29 PM

Greetings,

Please find linked below an appeal response brief received by the Office of the Clerk of the Board from the Planning Department, regarding the appeal of the Categorical Exemption Determination for the proposed project at 3637-3657 Sacramento Street.

Planning Appeal Response Letter - January 7, 2019

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on January 15, 2019, at 3:00 p.m.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

Board of Supervisors File No. 181233

Best regards,
Jocelyn Wong
San Francisco Board of Supervisors
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SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Categorical Exemption Appeal

3637-3657 Sacramento Street

DATE: January 7, 2019
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
Don Lewis – (415) 575-9168
RE: Planning Case No. 2007.1347E
Appeal of Categorical Exemption for 3637-3657 Sacramento Street
HEARING DATE: January 15, 2019
ATTACHMENT: A – Air Quality Memorandum
B – Review of Historic Resource Determination

PROJECT SPONSOR: Annie Chen, Litke Properties, Inc., (415) 922-0178

APPELLANT: Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann, on behalf of the California-Locust Neighbors' Association

INTRODUCTION

This memorandum is a response to the original appeal letter (dated December 7, 2018) and the supplemental appeal letter (dated January 4, 2019) from the appellant to the board of supervisors (the board) regarding the planning department's (the department) issuance of a categorical exemption under the California Environmental Quality Act (CEQA determination) for the proposed 3637-3657 Sacramento Street project.

The department, pursuant to article 19 of the CEQA Guidelines, issued a categorical exemption for the project on September 20, 2018 finding that the proposed project is exempt from CEQA as a class 32 categorical exemption for infill development.

The decision before the board is whether to uphold the department's decision to issue a categorical exemption and deny the appeal, or to overturn the department's decision to issue a categorical exemption and return the project to department staff for additional environmental review.

SITE DESCRIPTION AND EXISTING USE

The project site is located on the south side of Sacramento Street on the block surrounded by Sacramento, Spruce, Locust, and California streets in the Presidio Heights neighborhood. The site is comprised of two lots. Lot 012, located at 3657 Sacramento Street, contains a single-story, 12,250-square-foot, 75-space parking garage that was constructed in 1920. Lot 020 contains two structures: 3637 Sacramento Street, a two-story,

5,523-square-foot medical office building with three surface parking spaces (constructed in 1966); and 3641 Sacramento Street, a three-story, 7,615-square-foot office building (constructed in 1974).

PROJECT DESCRIPTION

The project sponsor proposes the demolition of three existing buildings and construction of a 40-foot-tall, four-story, 45,233-square-foot mixed-use building.[1,2] The building would contain approximately 6,500 square feet of retail use on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 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 (13 retail spaces and 32 medical spaces) and 18 long-term residential parking spaces.

The garage would also provide 21 class 1 bicycle parking spaces and family amenity lockers. The project would provide 14 class 2 bicycle parking spaces on Sacramento Street. The residential lobby and commercial entrances would be accessible via Sacramento Street. The project would remove three existing curb cuts along Sacramento Street and the parking garage would be accessed from a new approximately 21-foot-wide curb cut on Sacramento Street. The three existing trees on the project site would be removed and four new trees would be planted. The project proposes approximately 2,800 square feet of open space, including 2,390 square feet of common open space at the ground floor and 400 square feet of private open space. The project would require 18,000 cubic yards of soil removal with approximately 45 feet excavation below ground surface. Construction is anticipated to last up to 20 months. During construction the project may include sidewalk, parking, and travel lanes closures along Sacramento Street. Underpinning and temporary shoring would be required during the proposed excavation operations and construction of the subsurface garage level retaining walls. The proposed building would be supported by a reinforced mat foundation.

BACKGROUND

On November 20, 2007, Gary Gee Architects, Inc. (hereinafter "project sponsor") filed an application with the planning department (hereinafter "department") for CEQA determination for the project described above.

On September 20, 2018, the department determined that the project was categorically exempt under CEQA Guidelines section 15332 (Class 32: in-fill development), and that no further environmental review was required.

On November 8, 2018, the planning commission approved the proposed project by granting a conditional use authorization. As a condition of project approval, the project sponsor agreed to remove one underground parking level or approximately 14 spaces of the 64 proposed spaces described in the Class 32 exemption.

On December 7, 2018, Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann, on behalf of the

[1] The building would include a 9-foot-tall elevator penthouse and a 4-foot-tall parapet.
[2] The total gross square footage of the proposed building, which includes the underground levels, would be 71,398 square feet.

California-Locust Neighbors' Association (hereinafter "appellant"), filed an appeal of the CEQA determination. The appeal letter was dated and filed with the Clerk of the Board on December 7, 2018.

On January 4, 2018, the appellant filed a supplemental appeal letter with the Clerk of the Board.

CEQA GUIDELINES

Categorical Exemptions
In accordance with CEQA section 21084, CEQA Guidelines sections 15301 through 15333 list classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

CEQA Guidelines section 15332, or Class 32, consists of in-fill development projects that meet the conditions described in that section:

(a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

(b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

(c) The project site has no habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

Additionally, CEQA Guidelines section 15300.2 establishes exceptions to the application of a categorical exemption. When any of the below exceptions apply, a project that otherwise fits within a categorical exception must undergo some form of environmental review.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic

highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

In determining the significance of environmental effects caused by a project, CEQA Guidelines section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA Guidelines section 15064(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts."

PLANNING DEPARTMENT RESPONSES

The concerns raised in the appeal letters are addressed in the responses below.

Response 1: The proposed project is appropriately exempt from environmental review, none of the exceptions apply, and mitigation is not required.

As discussed above, the Class 32 exemption applies to projects characterized as in-fill developments that are: (a) consistent with the general plan; (b) occur within City limits on a site no larger than five acres that is substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare or threatened species; (d) would not result in significant traffic, noise, air quality, or water quality effects; and (e) can be adequately served by all required utilities and public services.

The proposed project demonstrates each of the required factors for a Class 32 exemption: (a) the proposed four-story building with medical, residential, and retail uses on the project site is entirely consistent with the general plan; (b) the project site is less than five acres and is located in an urban setting; (c) the project site is not valued habitat for endangered, rare, or threatened species; (d) the proposed project would not result in any significant impact to traffic, noise, air quality, or water quality; and (e) the proposed project would be served by existing utilities and public services. As discussed in the CEQA determination, the proposed project is eligible for an infill exemption, and potential impacts would be addressed by the project's adherence to normal requirements for San Francisco construction projects, including the San Francisco Building Code, the San Francisco Municipal Transportation Agency's (SFMTA) Regulations for Working in San Francisco Streets, the Noise Ordinance, the Dust Control Ordinance, the Maher Ordinance and Bay Area Air Quality Management District regulations.

The CEQA Guidelines include exceptions to the applicability of categorical exemptions. When any of the enumerated exceptions apply, a project that otherwise fits within a categorical exemption must undergo

some form of environmental review. As discussed below, none of the exceptions to the categorical exemptions apply to the proposed project.

Location
Certain classes of exemptions may not be applied "where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." Because the department did not issue a class 3, 4, 5, 6, or 11 exemption for this project, this exception does not apply.

Cumulative Impacts
An exemption may not be applied "when the cumulative impact of successive projects of the same type in the same place, over time is significant." This exception applies when a project, in combination with other projects in the same place over time, could create significant environmental impacts. The proposed project does not present the possibility of cumulative impacts. See Responses 2, 3, 4, and 5 below for more details.

Significant Effect Due to Unusual Circumstances
A categorical exception may not be applied for activities that create a reasonable possibility of having a significant effect on the environment due to unusual circumstances. This exception is only invoked when both: (1) unusual circumstances exist; and (2) as a result of these unusual circumstances, a project could create significant environmental impacts. The proposed project presents no "unusual circumstances" that would subject it to this exception. The proposed project would demolish three existing structures and construct a new four-story, mixed-use building in an urban setting. The proposed building would contain uses that are permitted by the planning code, and the proposed subsurface parking immediately adjacent to existing structures is a common condition in San Francisco. The alleged issues raised by the appellant are typical of those encountered in San Francisco during project development, are not unusual, and are addressed by existing legal requirements applicable to all similar projects. The use of the Class 32 exemption is entirely appropriate for the proposed project.

Scenic Highways
Categorical exemptions may not be applied to projects that "may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway." The project site is not located near a designated state scenic highway.

Hazardous Waste
A project that is located on a site that is listed as a hazardous waste site pursuant to Section 65962.5 of the California Government Code may not be categorically exempt. The project site is not listed as a hazardous waste site by the state.

Historical Resources
A categorical exemption cannot be applied to a project that "may cause a substantial adverse change in the significance of a historical resource." As discussed in the CEQA determination and in Response 8 below, the proposed project would not cause a substantial adverse change in the significance of a historical resource.

In light of the above, the proposed project fits within the Class 32 categorical exemption and none of the exceptions are triggered. As such, the project is not required to undergo further environmental review. Moreover, since the proposed project qualifies for an exemption, mitigation measures cannot be applied to the project. Should the Board deny the appeal of the CEQA determination, the Board could decide to apply conditions of approval on the conditional use authorization. The appellant has not demonstrated that the department's CEQA determination for the proposed project is not supported by substantial evidence in the record.

Response 2: The proposed project would not result in a project-specific or cumulative construction transportation impact.

Construction of the proposed project would be similar to other infill development that occurs in the urban setting of San Francisco.

Construction of the proposed project is expected to occur over the course of 18 to 20 months. During construction, the project may include sidewalk, parking, and travel lane closures along Sacramento Street. To stem any potential vehicle-pedestrian conflicts during construction, the following steps would be taken to ensure safe vehicle and pedestrian travel within the vicinity of the project site. Any pedestrian walkways fronting construction areas would be covered, and temporary fencing would be installed as needed. The impact of construction truck traffic would be a temporary lessening of the capacities of Sacramento Street due to the slower movement and larger turning radii of trucks, which may block travel lanes, and affect both traffic and Muni operations during project construction. It is anticipated that the addition of the worker-related vehicle- or transit-trips would not substantially affect transportation conditions.

Prior to construction, as part of the building permit process, the project sponsor and construction contractor(s) would be required to meet with public works and municipal transportation authority (SFMTA) staff to develop and review truck routing plans for demolition, disposal of excavated materials, materials delivery and storage, as well as staging for construction vehicles. Construction activities in San Francisco that have the potential to affect the transportation network are subject to SFMTA's Regulations for Working in San Francisco Streets, also known as the "blue book," as well as the public works code and public works department orders.[3] The blue book is a manual for City agencies (public works, SFMTA, public utilities commission, the port, etc.), utility crews, private contractors, and others doing work in San Francisco's public right-of-way, and it establishes rules for working safely and in a manner that will cause the least possible interference with people walking, bicycling, taking transit and/or transit operations, as well as people driving. Therefore, there would not be an unusual circumstance. Based on the above, there would be no significant construction impact on transportation in the project area as a result of the proposed project, and mitigation would not be required.

[3] San Francisco Municipal Transportation Agency, *City and County of San Francisco Regulations for Working in San Francisco Streets, 8th Edition*, January 2012, accessed June 12, 2018 at: https://www.sfmta.com/sites/default/files/reports-and-documents/2017/10/blue_book_8th_edition_pdf.pdf.

Construction of the proposed project may overlap with construction of other reasonably foreseeable future developments, including the 3700 California Street project[4] and the 3333 California Street project.[5] The 3700 California Street project site is approximately 430 feet away from the 3637-3657 Sacramento Street project while the 3333 California Street project is approximately 720 feet away. Construction of the 3333 California Street project is expected to start spring 2020 with an estimate duration of approximately 7 to 15 years since this project is anticipated to be constructed in phases (start/stop construction). Construction of the 3700 California Street project is expected to begin January 2021 with an estimated duration of 41 months. Construction of the proposed 3637-3657 Sacramento Street project anticipates a construction start date of May 2019 with a completion date of November 2020. Due to the limited construction overlaps, the distances between these cumulative nearby projects, different construction intensity by phase, and the potential for construction vehicles to use different immediate travel routes in the project vicinity, the 3637-3657 Sacramento Street project would not combine substantially with the construction of the 3700 California Street and 3333 California Street projects to create a significant cumulative construction-related transportation impact. Additionally, these reasonably foreseeable construction projects would also have their own construction management plans to minimize impacts.

Construction of the reasonably foreseeable future projects in the vicinity of the project site could temporarily generate increased traffic at the same time and on the same roads as the proposed project. In the event that the construction timeframes of the proposed project and other development projects overlap, the project sponsor would be required to work with the transportation advisory staff committee (TASC), the SFMTA, and the adjacent developers to minimize any potential overlapping construction transportation impacts. As part of the construction permitting process and similar to the requirements for the proposed project, each development project would be required to work with the various city departments to develop detailed and coordinated construction logistics and contractor parking plans, as applicable, that would address construction vehicle routing, traffic control, transit movement, pedestrian movement issues, and bicycle movement adjacent to the construction area. The proposed construction activities of the cumulative projects would, to the maximum extent feasible, accommodate construction and staging activities on their respective project sites, and would also be required to conduct construction in accordance with City requirements. Project mitigation would not be required.

Response 3: The proposed project would not result in a project-specific or cumulative significant air quality impact.

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. The Bay Area Air Quality Management District in its CEQA Air Quality Guidelines, has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively

[4] The existing California Pacific Medical Center campus spans 14 parcels on three blocks. Sutter Health is expected to vacate the campus and move to a new location by 2020. The 3700 California Street project would demolish five buildings and construct 31 new buildings. In total, the project would result in 273 dwelling units, requiring excavation of approximately 61,800 cubic yards of soil to a maximum depth of 75 feet.

[5] The project site is currently occupied by the University of California San Francisco. The project would demolish an existing annex building, surface parking lots, and circular garage ramp structures. Thirteen new mixed-use buildings would be constructed on the site. In total, the project would result in 558 dwelling units, 49,999 square feet of office floor area, 54,117 square feet of retail floor area, and a 14,690-square-foot child care center.

considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds.

Criteria air pollutant screening sizes for a low-rise apartment building is 451 dwelling units for operation and 240 dwelling units for construction.[6] For a medical office use, it is 117,000 square feet for operation and 277,000 square feet for construction. For a free–standing discount store it is 76,000 square feet for operation and 277,000 square feet for construction.[7] The proposed project, which would construct approximately 18 dwelling units, 10,000 square feet of medical office use, and 6,500 square feet of retail, would not exceed the criteria air pollutant screening levels for operation or construction.

Additionally, the air district provides another screening criteria for projects that propose extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export). Projects requiring more than 10,000 cubic yards of soil import/export would have considerable haul truck activity that could potentially generate substantial construction-related criteria air pollutants. The proposed project would exceed this screening criteria since the project proposes 18,000 cubic yards of excavation.[8] However, based upon experience of the planning department conducting and reviewing detailed air quality assessments, projects with similar amounts of excavation would not exceed the air district's recommended significance thresholds for daily project construction emissions.[9]

Nonetheless, the planning department quantified the proposed project's construction-related criteria air pollutants using the California Emissions Estimator Model (CalEEMod).[10,11] A 409-day project completion period was assumed, which includes the demolition of the existing structures on-site, excavation and grading of the project site, building construction, and architectural coating phases.[12] The project sponsor provided the durations for each construction phase. The CalEEMod results were converted from tons to pounds and divided by the assumed number of working days (409) to yield average daily construction emissions calculation. The project-related average daily emissions were then compared to the air district's recommended thresholds of significance for construction criteria air pollutants. As shown below in table 1, the proposed project's daily construction-related criteria air pollutants emissions would not exceed the thresholds of significance. Therefore, the proposed project would not exceed any of the air district's recommended significance thresholds for criteria air pollutants and would not result in significant impacts with respect to criteria air pollutants.

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[6] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2017.

[7] Free-standing discount store was used as this is the most similar use to commercial.

[8] The approved project, which eliminates one underground parking level, would require 15,261 cubic yards of excavation.

[9] The air district has recommended significance thresholds for average daily emissions (pounds per day). For reactive organic gases (ROG) and nitrogen oxides (NO_X), it is 54 lbs/day; for inhalable coarse particulate matter (PM_{10}) it is 82 lbs./day; and for fine particulate matter ($PM_{2.5}$) it is 54 lbs./per day.

[10] CalEEMod is a statewide model that assists project proponents, land use jurisdictions, consultants, and air districts in complying with CEQA by estimating emissions of criteria pollutant emissions from land use development projects. The model was developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts. CalEEMod version 2013.3.2, available online at http://www.caleemod.com. CalEEMod was used to estimate CAP emissions from construction vehicle activity.

[11] San Francisco Planning Department, *Air Quality Memorandum for 3637-3657 Sacramento Street, San Francisco*, December 20, 2018.

[12] The air quality analysis assumed 18,000 cubic yards of excavation. With the elimination of one underground parking level, the approved project would result in 2,739 fewer cubic yards of excavation. Therefore, the air quality analysis is conservative

Table 1: Construction Criteria Air Pollutants Emissions

Pollutant[13]	**Construction Thresholds**[14] Average Daily Emissions (lbs./day)	**Proposed Project Construction Emissions** Average Daily Emissions (lbs./day)
ROG	54	2.66
NO_x	54	5.74
PM_{10}	82 (exhaust)	0.25
$PM_{2.5}$	54 (exhaust)	0.23
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	San Francisco Construction Dust Control Ordinance (Ordinance No. 176-08) applies to the proposed project

The contribution of a project's individual air emissions to regional air quality impacts is, by its nature, a cumulative effect. Emissions from past, present, and future projects in the vicinity also have or will contribute to adverse regional air quality impacts on a cumulative basis. No single project by itself would be sufficient in size to result in non-attainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality conditions. Therefore, if a project's emissions are below the project-level thresholds, such as the proposed project, the project would not be considered to result in a considerable contribution to cumulative regional air quality impacts. Project mitigation would not be required.

Response 4: The CEQA determination correctly relies on established regulatory framework that addresses potential impacts related to asbestos-containing materials and lead-based paint.

Asbestos-containing materials must be removed in accordance with local and state regulations, the air district, the California Occupational Safety and Health Administration (Cal OSHA), and California Department of Health Services requirements. This includes materials that could be disturbed by the proposed demolition and construction activities.

Specifically, California Health and Safety Code section 19827.5 requires that local agencies not issue demolition permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The California legislature vests the air district with the authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and the air district is to be notified 10 days in advance of any proposed demolition work. Any asbestos-containing material disturbance at the project site would be subject to the requirements of air district Regulation 11, Rule 2: Hazardous Materials—Asbestos Demolition, Renovation, and Manufacturing. The local office of Cal OSHA must also be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in Title 8 of California Code of Regulations section 1529 and sections 341.6 through 341.14, where there is asbestos related work involving 100 square feet or more of asbestos-containing material. The owner of the property where abatement is to occur must have a hazardous waste generator number assigned by and registered with the Office of the California Department of Health Services. The contractor and hauler of the material are required to file a hazardous waste manifest that details the hauling of the material from the

[13] ROG: reactive organic gases; NO_x: nitrogen oxides; PM_{10}: inhalable coarse particulate matter; $PM_{2.5}$: fine particulate matter.
[14] Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, May 2017.

site and the disposal of it. Pursuant to California law, the department of building inspection (DBI) would not issue the required permit until the applicant has complied with the requirements described above.

Work that could result in disturbance of lead paint must comply with San Francisco Building Code Section 3426, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb lead paint on the exterior of any building built prior to 1979, Section 3426 requires specific notification and work standards, and identifies prohibited work methods and penalties.[15]

Section 3426 applies to the exterior of all buildings or steel structures on which original construction was completed prior to 1979. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the U.S. Department of Housing and Urban Development Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbances or removal of lead-based paint. Any person performing work subject to the ordinance shall, to the maximum extent possible, protect the ground from contamination during exterior work; protect floors and other horizontal surfaces from work debris during interior work; and make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work. Clean-up standards require the removal of visible work debris, including the use of a High Efficiency Particulate Air Filter (HEPA) vacuum following interior work.

The ordinance also includes notification requirements and requirements for signs. Prior to the commencement of work, the responsible party must provide written notice to the Director of DBI, of the address and location of the project; the scope of work, including specific location within the site; methods and tools to be used; the approximate age of the structure; anticipated job start and completion dates for the work; whether the building is residential or nonresidential, owner-occupied or rental property; the dates by which the responsible party has fulfilled or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. Further notice requirements include a posted sign notifying the public of restricted access to the work area, a notice to residential occupants, availability of pamphlet related to protection from lead in the home, and notice of early commencement of work (by owner, requested by tenant), and notice of lead contaminated dust or soil, if applicable. Section 3426 contains provisions regarding inspection and sampling for compliance by DBI, as well as enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

Demolition would also be subject to the Cal OSHA Lead in Construction Standard (8 CCR Section 1532.1). This standard requires development and implementation of a lead compliance plan when materials containing lead would be disturbed during construction. The plan must describe activities that could emit lead, methods that will be used to comply with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities.

In light of the above, the proposed project would not result in unusual circumstances or a significant hazard to the public or the environment involving the release of hazardous materials into the environment. Project mitigation would not be required.

[15] Notices are commonly placed on residential and other buildings in San Francisco that are undergoing re-painting. These notices are generally affixed to a drape that covers all or portions of a building and are a required part of the Section 3426 notification procedure.

Response 5: The proposed project would not result in a project-specific or cumulative significant noise impact.

Project Operational Noise

The appellant states that the project's mechanical equipment could produce operational noise that would disturb nearby sensitive receptors. As stated in the CEQA determination, noise is regulated by the San Francisco Noise Ordinance, which is codified in article 29 of the San Francisco Police Code. Article 29 establishes property line and other limits for fixed noise sources. Under section 2909(b), fixed noise sources (e.g. mechanical equipment) from commercial properties are limited to 8 dBA[16] above ambient noise levels and section 2909(d) also establishes that such noise not exceed an interior daytime (7 a.m. to 10 p.m.) noise limit of 55 dBA or nighttime noise limit (10 p.m. to 7 a.m.) of 45 dBA at the nearest residential receptor. The requirements of the Noise Ordinance are designed to prevent sleep disturbance, protect public health, and prevent the acoustical environment from progressive deterioration. The project would comply with applicable requirements of the Noise Ordinance (Section 2909). The Noise Ordinance provides adequate assurance that noise generated from project-related mechanical equipment would not adversely affect sensitive receptors. The CEQA determination for the proposed project correctly relies on the Noise Ordinance to address potential noise impacts of the project. Therefore, the project would not result in unusual circumstances or a significant impact related to project operational noise.

Project Construction Noise

The proposed project would involve demolition of three structures on-site and construction of a four-story building with two underground levels. The proposed building would be supported by a shallow building foundation consisting of a reinforced mat slab; no pile driving is required or proposed. The project site consists of two lots and is surrounded by commercial and residential uses. Construction of the proposed project would be similar to other infill developments that occur in the urban setting of San Francisco. There are no unusual circumstances related to the proposed development on the project site.

The appellant states that during excavation, groundwater would need to be pumped out during the nighttime and weekend, and that this noise could result in sleep disturbance. The proposed project does not involve nighttime or weekend construction noise. If dewatering activities are needed at nighttime, the water pumps would be electrical and would not generate noise that is greater than five dBA over ambient noise levels. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line. Therefore, the use of electrical water pumps would not have the potential to result in sleep disturbance.

Cumulative Construction Noise

The appellant states that construction noise of the proposed project could combine with the construction noise from the 3333 California Street and 3700 California Street projects to create a construction noise impact that is cumulatively significant**.** During construction of the 3637-3657 Sacramento Street project, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that may be considered an annoyance by occupants of nearby properties; however, this noise is typical in an urban setting. Construction noise is regulated by

[16] The standard method used to quantify environmental noise involves evaluating the sound with an adjustment to reflect the fact that human hearing is less sensitive to low-frequency sound than to mid-and high-frequent sound. This measurement adjustment is called "a" weighting, and the data are reported in A-weighted decibel (dBA). A -10dB (decibel) increase in noise level is generally perceived to be twice as loud.

the Noise Ordinance. Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted dBA at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature.

Construction activities for the 3333 California Street and the 3700 California Street projects would also be required to comply with the Noise Ordinance requirements. Project construction noise would be temporary, intermittent and localized, and would be limited to a few hundred feet from the project site. Construction noise would attenuate due to distance and the presence of barriers, such as intervening buildings and structures. There are no development projects planned in the project vicinity that are close enough to have the potential to result in cumulative construction noise contributions. Both the 3700 California Street project and the 3333 California Street project are separated from the proposed project by multiple buildings that would provide shielding of construction noise and would be unlikely to noticeably combine with the proposed 3637-3657 Sacramento Street project construction noise at the nearest sensitive receptor locations, even if they were to be constructed simultaneously. Department staff do not anticipate a cumulative significant impact related to construction noise.

The appellant questions why the CEQA determination did not provide an analysis to determine if the project could result in a persistent construction-related increase of 10 decibels or more over ambient levels. This type of analysis was not required for the proposed project for the following reasons. First, the project's construction activities are typical of infill projects in San Francisco and not unusual. While the project involves excavation, although less than originally anticipated in the exemption due to the removal of one underground parking level, the project site is underlain with surficial fills, native dune sands, native sand-clay soil mixtures, and potentially deeper Franciscan bedrock. Project construction would not require a substantial amount of rock fragmentation. Since the project would not require a substantial amount of bedrock excavation, it is anticipated that impact equipment use during project construction would be limited to the sporadic use of a jackhammer. Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted dBA at a distance of 100 feet from the source. Impact tools (such as jackhammers) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Other impact tools such as a pile driver or a hoe ram are not proposed or required. Project construction would also use a concrete saw, which is a non-impact piece of equipment that may exceed the Noise Ordinance standard. Concrete saws are generally used for relatively detailed demolition work, such as opening up a specific area of roadway or sidewalk. Similar to the jackhammer, the project's use of a concrete saw would be sporadic in frequency and limited in duration. Additionally, it is anticipated that the jackhammer and concrete saw, the project's two loudest pieces of equipment, would not operate simultaneously. Therefore, the proposed project would not have the potential to result in a substantial temporary increase in ambient noise levels.

The appellant questions why a similar construction noise mitigation measure from the 3333 California Street draft environmental impact report would not apply to the proposed project. The 3333 California project is a substantially larger development with a substantially longer construction duration that involves substantially more excavation. The 3333 California Street project site is significantly larger (10.25 acres in

size compared to the proposed project's 0.33 acres in size) and the project proposes four below-grade garages, requiring approximately 288,300 cubic yards of excavation.[17] Unlike the 3637-3657 Sacramento Street project, the 3333 California Street project would be constructed in four overlapping development phases, with full build-out expected to take seven to fifteen years (compared to the proposed project's less than two year construction duration). The 3333 California Street project would also require an extensive amount of excavation (including considerable rock fragmentation) and heavier construction equipment (e.g. excavator with hoe ram) with greater potential to create a substantial temporary or periodic increase in ambient noise levels. Therefore, the 3333 California Street DEIR appropriately includes a noise mitigation measure, but a noise mitigation measure is not required for the proposed project.

In light of the above, the proposed project, in combination with cumulative projects, would not result in significant cumulative impact related to construction noise and no mitigation would be required.

Response 6: The proposed project would not result in a project-specific or cumulative significant impact related to hydrology or geology.

The proposed project would not substantially deplete groundwater supplies or substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the groundwater table. The project site is entirely covered in impervious surfaces; therefore, the proposed project would not increase the amount of impervious surface and would not result in any substantial change in infiltration or runoff on the project site. Groundwater was encountered at approximately 35 feet below ground surface per the geotechnical investigation.[18] In addition, saturated soil and /or minor seepage was encountered at 27 feet. With the removal of one underground parking level, the project would necessitate ground disturbance to a maximum depth of approximately 35 feet below ground surface for construction of the foundation and the two (2) below-grade parking levels. If groundwater were encountered on-site during construction, which is likely, then temporary dewatering activities would be necessary. Groundwater dewatering does not represent an unusual circumstance but is a common requirement for construction projects in San Francisco and is regulated under existing building and public works codes. The Bureau of Systems Planning, Environment, and Compliance of the San Francisco Public Utilities Commission (SFPUC) is required to be notified of projects necessitating dewatering. The SFPUC may require water quality analysis before discharge. The proposed project would be required to obtain a Batch Wastewater Discharge Permit from the SFPUC Wastewater Enterprise Collection System Division prior to any dewatering activities. Groundwater encountered during construction of the proposed project would be subject to requirements of Public Works Code article 4.1, Industrial Waste, requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system. These measures would ensure protection of water quality during construction of the proposed project. Therefore, the proposed project would not result or in an unusual circumstance or result in a significant impact on groundwater.

[17] The 3333 California Street project would demolish an existing annex building, surface parking lots, and circular garage ramp structures. Thirteen new mixed-use buildings would be constructed on the site. The proposed project would result in 558 dwelling units, 49,999 gross square feet (gsf) office floor area; 54,117 gsf of retail floor area; and a 14,690-gsf child care center. The total size of the development would be 1,372,270 gsf.

[18] Harold Lewis & Associates Geotechnical Consultants, *Preliminary Geotechnical Investigation, Proposed Mixed-Use Building at 3637 Sacramento Street, San Francisco, California*, July 15, 2009.

The project site is underlain by San Francisco's Los Lobos Groundwater Basin, which covers approximately 2,400 acres.[19] Recharge to the Los Lobos Groundwater Basin was estimated at 1,570 acre-feet per year, half of which was accounted for by leakage from municipal water and sewer pipes. This basin is not part of San Francisco's Groundwater Management Program and does not contribute to San Francisco's municipal water supply. The appellant claims that the use of a permanent perforated pipe subdrain would result in the substantial loss of groundwater to the Lobos Groundwater Basin as rainwater would be directed to city storm drainage facilities Based on the recommendations of the geotechnical investigation, the proposed project would include a subdrain system beneath the mat slab foundation.[20] To provide adequate drainage, the subdrain system would consist of either permeable material and weep holes spaced at a maximum of four feet or four-inch diameter perforated pipes bedded in permeable material. Considering the 2,400 acres of the Los Lobos Groundwater Basin relative to the size of the project site (14,580 square feet or 0.33 acres), the proposed subdrain system on the project site would not be substantial enough to considerably affect the groundwater basin. Furthermore, the proposed project would not extract any underlying groundwater supplies. There is nothing unusual about a project proposing a subdrain system to direct surface water runoff away from a building foundation to a discharge facility.

Nearby cumulative development projects would be subject to the same water conservation, stormwater management, and wastewater discharge ordinances applicable to the proposed project. As with the proposed project, compliance with these ordinances would reduce the effects of nearby cumulative development projects to less-than-significant levels. For these reasons, the proposed project would not combine with nearby cumulative projects to create a significant impact related to hydrology and water quality.

The appellant states that the project could overburden the existing sanitary sewer system if "clean" groundwater from the project site is unnecessarily discharged to the sanitary system.[21] The project site is in an urban area where all required utilities and public services are available. The proposed project would be connected to existing wastewater services. Prior to receiving a building permit, the project would be reviewed by the department of building inspection (DBI), SFPUC, and public works (DPW) to ensure compliance with city and state regulations concerning building standards, sewer connections, and hydrology. The proposed project would be adequately served by all required utilities and public services. Therefore, the proposed project would not result in an unusual circumstance or a significant impact on utilities and service systems.

The proposed project would not be located on a geologic unit or soil that is unstable or that could become unstable as a result of the proposed project. A preliminary geotechnical investigation[22] was conducted for the proposed project. It is anticipated that the proposed excavation for the project would encounter thin surficial fills, native dune sands, underlying native sand-clay soil mixtures, and potentially Franciscan bedrock; groundwater is also likely to be encountered. The geotechnical investigation recommends that the proposed building be supported on a reinforced mat foundation. Underpinning and temporary shoring would be required during the proposed excavation operations and construction of the garage-level

[19] SFPUC, Groundwater Management Program, *http://sfwater.org/index.aspx?page=194*, accessed December 20, 2018.

[20] Harold Lewis & Associates Geotechnical Consultants, *Preliminary Geotechnical Investigation, Proposed Mixed-Use Building at 3637 Sacramento Street, San Francisco, California*, July 15, 2009.

[21] As discussed in the CEQA determination, the department of public health reviewed the project site and subsurface investigations and found that no further action is required under the voluntary remedial action program.

[22] Harold Lewis & Associates Geotechnical Consultants, *Preliminary Geotechnical Investigation, Proposed Mixed-Use Building at 3637 Sacramento Street, San Francisco, California*, July 15, 2009.

retaining walls. To ensure settlement of adjacent structures does not occur, the geotechnical investigation recommends that the dune sand underlying the adjacent building foundations and any slabs-on-grade be chemically grouted prior to installation of the underpinning. Additionally, it was recommended that the immediately adjacent buildings should be surveyed and monitored prior to and through-out construction. The project sponsor has agreed to implement the recommendations of the geotechnical investigation for the design and construction of the proposed project.

The geotechnical investigation concludes that the site is suitable for the proposed construction, provided that a final foundation investigation is performed to develop the detailed geotechnical engineering recommendations required for the final design and construction of the proposed building. In 2018 a geotechnical memorandum was proposed for the proposed project by a different geotechnical consultant.[23] The memorandum's findings concur with the recommendations of the preliminary geotechnical investigation and concludes that the proposed development's structural design and construction plan are feasible.

Final plans for the proposed building would be reviewed by DBI for conformance with recommendations in the site-specific design-level geotechnical investigation. The building department would also review the proposed building permit applications for compliance with the 2016 San Francisco Building Code and California Building Code. In particular, California Building Code Chapter 18, Soils and Foundations, provides the parameters for geotechnical investigations and structural considerations in the selection, design, and installation of foundation systems to support the loads from the structure above. Adherence to building code requirements would minimize any risk of damage to onsite or offsite structures and adjacent sidewalks. Therefore, the proposed project would not result in an unusual circumstance or have significant impact related to geology and soils.

Geology and soil impacts are generally site specific and localized. The San Francisco Building Code regulates construction in San Francisco, and all development projects would be required to comply with its requirements to ensure maximum feasible seismic safety and minimize geologic impacts. Compliance with the seismic safety standards and the design review procedures would ensure that the effects from nearby cumulative projects would be reduced to less-than-significant levels. Therefore, in combination with nearby cumulative projects, the proposed project would result in a less-than-significant cumulative impact, nor would it contribute considerably to any significant cumulative impacts.

In light of the above, there are no unusual circumstance related to the project site or the proposed construction activities that could result in a significant impact related to hydrology or geology. The appellant has not demonstrated that the department's determination is not supported by substantial evidence.

Response 7: Construction of the proposed project does not involve pile driving or other construction methods that have the potential to create excessive groundborne vibration levels.

The proposed project involves the demolition of three structures on-site and the construction of a four-story building with two underground parking levels in an urban setting. Excavation near adjacent

[23] Murray Engineers Inc., *Memorandum, New Engineer-of-Record Preliminary Geotechnical Feasibility Review & Update, New Mixed-Use Building 3637-3657 Sacramento Street, San Francisco, California*, June 6, 2018.

structures does not represent an unusual circumstance but is a common occurrence for construction projects in San Francisco and is regulated under the building code.[24]

The appellant questions why a vibration mitigation measure from the draft environmental impact report (DEIR) for the 3333 California Street project does not apply to the proposed project. As discussed above, the 3333 California project is a substantially larger development with a substantially longer construction duration that involves substantially more excavation. The 3333 California Street project, unlike the proposed project, would require extensive amount of excavation (including considerable rock fragmentation) and heavier construction equipment (e.g. excavator with hoe ram) with greater potential to result in in groundborne vibration. Considering this, the DEIR for the 3333 California Street project conservatively applied a vibration monitoring program as a mitigation measure to protect the immediately adjacent San Francisco Fire Credit Union building.[25]

In contrast, the proposed project at 3637-3657 Sacramento Street would use smaller equipment that would not result in vibration levels that could damage nearby buildings. Potential vibration-related impacts to structures from construction are generally limited to the use of impact equipment such as pile drivers, hoe rams, and vibratory compactors. Since the project sponsor does not propose the use of pile drivers, hoe rams, and vibratory compactors, construction of the proposed project is not anticipated to expose structures to excessive groundborne vibration. Furthermore, as discussed above, the building code would require the project sponsor's construction contractor to adequately protect adjacent structures during project construction. Therefore, the proposed project would not result in an unusual circumstance or a significant vibration impact.

Response 8. The proposed demolition of the parking garage at 3657 Sacramento Street would not result in a project-specific or cumulative significant impact related to historical resources.

The appellant asserts that the parking garage at 3657 Sacramento Street is a historic resource and references a book that was published in 2013. As discussed in the CEQA determination, a property may be considered a historic resource if it meets any of the criteria related to (1) events, (2) persons, (3) architecture, or (4) information potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to an eligible historic district.

An historic resource evaluation report prepared by Kelley and Verplanck Historical Resources Consulting[26] for the parking garage located on 3657 Sacramento Street found that the garage, constructed in 1920, does not qualify for individual listing on the California Register under any of the four criteria for significance, nor is it eligible as a contributor to a historic district. The on-site garage structure was determined not to be historically significant for its minor association with the development of the Presidio Heights area, and there was no evidence of association with other historic events. A search of biographical and newspaper indexes yields no indication that the building is associated with historically important individuals. While Henry C. Smith, the design architect of the structure, was a well-known professional of the period, the on-site garage building is a distinctly minor example of his work and does not display high artistic values. In addition, there is no indication that this building is likely to yield information important in prehistoric or

[24] International Building Code, Section 3307.1: Protection of Adjoining Property.

[25] This commercial building is located at the southwest corner of California Street and Presidio Avenue.

[26] Kelley and Verplanck Historical Resources Consulting, *Historic Resource Evaluation Report for 3657 Sacramento Street, San Francisco, California*, September, 2007.

history. Planning department staff prepared an historic resource evaluation response[27] which concurred with the historic consultant's finding that the garage was not eligible for listing in the California Register as an individual resource for events, persons, architecture, and information potential or as a contributor to a historic district. Therefore, the property was found to not be an historic resource as defined by CEQA.

Planning department staff reviewed the book referenced by Appellant, Mark Kessler's *The Early Public Garages of San Francisco*, and have determined that the findings of the 2008 historic resource evaluation response remain valid.[28] The appellant has not demonstrated that the department's determination is not supported by substantial evidence in the record. For the above reasons, the proposed project would not result in a significant impact on a historic resource.

Response 9: The proposed project would comply with the City's local tree ordinance and would not result in a significant tree impact.

The proposed project would remove three existing trees on the project site and would plant four new street trees in front of the project site to meet the requirements of planning code section 138.1. There are no unusual circumstances related to the proposed development on the project site. Construction activities near adjacent trees is a common condition in an urban area. The city's urban forestry ordinance, public works code sections 801 et seq., requires a permit from public works to remove any protected trees. Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of San Francisco. The designations are defined as follows:

- A landmark tree is designated by the board of supervisors following nomination of a tree by the urban forestry council. The urban forestry council determines whether a nominated tree meets the qualification for landmark designation by using established criteria set forth in section 810(f)(4)(A)–(E) of the public works code. Special permits are required to remove a landmark tree.

- A significant tree is defined either on property under the jurisdiction of public works, or on privately-owned property with any portion of its trunk within 10 feet of the public right-of-way and that satisfies at least one of the following criteria: (a) diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet.[29] The director of public works may authorize removal of a significant tree.

- Street trees are trees within the public right-of-way or on land within the jurisdiction of public works. Their removal by abutting property owners requires a permit (section 806(b)(3)).

The proposed project would not remove any landmark, significant, or street tree. Additionally, there are no known landmark or significant trees adjacent to the project site. The existing street tree immediately adjacent to the project site would be retained. Therefore, the proposed project would not result in a significant tree impact and mitigation is not required.

[27] San Francisco Planning Department, *Historic Resource Evaluation Response 3637-3657 Sacramento Street, San Francisco, California*, July 18, 2008.
[28] San Francisco Planning Department, *Review of Historic Resource Determination, 3637-3657 Sacramento Street*, January 3, 2019.
[29] Public Works Code, Section 810A (a).

CONCLUSION

The department has determined that the proposed project is categorically exempt from environmental review under CEQA on the basis that: (1) the project meets the definition of one or more of the classes of projects that the Secretary of Resources has found do not have a significant effect on the environment, and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption are applicable to the project. The appellant has not demonstrated that the department's determination is not supported by substantial evidence in the record.

For the reasons stated above, and in the September 20, 2018 CEQA categorical exemption determination, the CEQA determination complies with the requirements of CEQA and the project is appropriately exempt from environmental review pursuant to the cited exemption. The department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

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DATE: December 20, 2018

TO: Project File 2007.1347ENV – 3637-3657 Sacramento Street

FROM: Justin Horner, Environmental Planning

RE: Air Quality Memorandum

This memorandum documents the air quality analysis performed for the project proposed for 3637-3657 Sacramento Street. This memorandum discusses the project's potential criteria air pollutant (CAP) emissions. The appendix attached to this memorandum provide further details about the air quality analysis.

PROJECT DESCRIPTION

The project site is located on the south side of Sacramento Street on the block surrounded by Sacramento, Spruce, Locust, and California Streets in the Presidio Heights neighborhood. The site is comprised of two lots. Lot 012, located at 3657 Sacramento Street, contains a single-story, 12,250-square-foot, 75-space parking garage that was constructed in 1920. Lot 020, contains two structures: 3637 Sacramento Street, a two-story, occupied medical office building with three surface parking spaces that was constructed in 1966, and 3641 Sacramento Street, an occupied three-story office building constructed in 1974. Within the existing medical office building 16 offices are present, 13 are currently occupied and three are vacant. The project proposes to demolish the existing buildings and construct a 40-foot-tall, four-story building with a 9-foot-tall elevator penthouse and 4-foot-tall parapet. The building would contain approximately 6,500 square feet of retail on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 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 parking space.

CONSTRUCTION EMISSIONS

Methodology

The total CAP emissions from construction equipment were estimated using the California Emissions Estimator Model (CalEEMod)[1] based on the construction phasing schedule provided by the project sponsor.[2] This analysis utilized CalEEMod's defaults for the types of equipment used, and the duration of their use, during each phase.

[1] CalEEMod version 2013.3.2, available online at http://www.caleemod.com. CalEEMod was used to estimate CAP emissions from construction vehicle activity.

[2] Project equipment and phasing information provided by Don Lewis, Environmental Planner, on December 17, 2018. This document is available for review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File 2007.1347ENV.

1) A 409-day project completion period was assumed, which includes the demolition of the existing structures, grading of the project site, building construction and architectural coating phases. The project sponsor provided the durations for all phases.

2) The total construction-related CAP emissions were modeled using CalEEMod.[3] The CalEEMod results were then converted from tons to pounds and divided by the assumed number of working days (409) to yield average daily construction emissions calculation. The average daily emissions were then compared to the Bay Area Air Quality Management District (BAAQMD) thresholds of significance for construction CAPs.

Results

Table 1 shows the total CAP emissions associated with unmitigated project construction and provides a comparison to the BAAQMD thresholds of significance. As demonstrated in the table, the proposed project's unmitigated daily construction-related CAP emissions would not exceed BAAQMD thresholds of significance.

Table 1 Construction CAP Emissions

Pollutant[4]	Construction Thresholds[5] Average Daily Emissions (lbs./day)	Proposed Project Construction Emissions Average Daily Emissions (lbs./day)
ROG	54	2.66
NO_x	54	5.74
PM_{10}	82 (exhaust)	0.25
$PM_{2.5}$	54 (exhaust)	0.23
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	San Francisco Construction Dust Control Ordinance (Ordinance No. 176-08) applies to the proposed project

OPERATIONAL EMISSIONS

Methodology

The total CAP emissions from operations were estimated using the California Emissions Estimator Model (CalEEMod).[6] This analysis utilized CalEEMod's defaults for the types of likely vehicle trips, energy usage and consumer goods-related emissions.

The total operations-related CAP emissions were modeled using CalEEMod.[7] The CalEEMod results were then converted from tons to pounds and divided by 365 (days per year) to yield average daily operational emissions calculation. The average daily emissions were then compared to the

[3] The CalEEMod output (report) is included in Attachment A.
[4] ROG: reactive organic gases; NO_x: nitrogen oxides; PM_{10}: inhalable coarse particulate matter; $PM_{2.5}$: fine particulate matter
[5] Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, May 2011
[6] CalEEMod version 2013.3.2, available online at http://www.caleemod.com (accessed December 17, 2018). CalEEMod was used to estimate CAP emissions from construction vehicle activity.
[7] The CalEEMod output (report) is available for review.

Bay Area Air Quality Management District (BAAQMD) thresholds of significance for operational CAPs.

Results

Table 2 shows the total CAP emissions associated with unmitigated project operation and provides a comparison to the BAAQMD thresholds of significance. As demonstrated in the table, the proposed project's unmitigated daily operational-related CAP emissions would not exceed BAAQMD thresholds of significance.

Table 2 Operational CAP Emissions

	ROG	NOx	PM_{10}	$PM_{2.5}$
Project Average Daily Emissions (lbs/day)	1.94	4.23	0.05	0.05
Significance Threshold (lbs/day)	54	54	82	54
Project Maximum Annual Emissions (tpy)	0.35	0.77	0.01	0.01
Significance Threshold (tpy)	10.0	10.0	10.0	10.0

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DATE: January 3, 2019

TO: Don Lewis

FROM: Jørgen G. Cleemann

RE: 3637-3657 Sacramento Street (2007.1347APL)
Review of Historic Resource Determination

In response to the appeal of the environmental evaluation of the project at 3637-3657 Sacramento Street (2007.1347E), preservation staff is providing this memorandum to state that no new information has become available that would change the findings of the July 18, 2008 Historic Resource Evaluation Response (HRER) regarding the garage building at 3657 Sacramento Street (1018/012). The 2008 HRER, which was based on a September 2007 Historic Resource Evaluation (HRE) prepared by historic resource consultants Kelley and VerPlanck, found that the subject building is not eligible for listing in the California Register of Historical Resources, and thus is not a historical resource for the purposes of CEQA review. (Hereafter, the 2007 HRE and 2008 HRER are collectively referred to as "the original determination.") In preparing the current memorandum, preservation staff reviewed *The Early Public Garages of San Francisco: an Architectural and Cultural Study, 1906-1929*, a book written by Professor Mark D. Kessler of the University of California, Davis. Although this book was published in 2013 and was not considered at the time that the original determination was issued, the book does not contain new information that would change the 2008 findings.

The Early Public Garages does not refer specifically to the subject building. The sections of the book that pertain most directly to the subject building and that were not addressed in the original determination are the information relating to builder Joseph A. Pasqualetti of the American Concrete Company, and the detailed analysis of different garage typologies addressed in Chapter 3. Although the original determination did refer to the American Concrete Company, it did not mention Pasqualetti by name and did not include a discussion of the builder's potential status as a master in his field. Instead, the original determination focused on the subject building's architect, Henry C. Smith, who is considered a master architect. *The Early Public Garages* provides evidence for the assertion that Pasqualetti can be considered a master builder responsible for numerous accomplished commissions throughout San Francisco. Furthermore, *The Early Public Garages* calls attention to the architectural significance of another collaboration between Pasqualetti and Smith, the multi-story garage building at 265 Eddy Street. However, in reviewing Pasqualetti's oeuvre—including the buildings listed in Kessler's book as well as numerous buildings that the Planning Department has previously identified as historic resources (e.g., the Admiral Garage at 550 Turk St., the Inverness Garage at 1565 Bush St.)—it is clear that the subject building is neither an outstanding nor a particularly representative example of Pasqualetti's work. It exhibits none of the builder's characteristic attention to façade organization or ornamental embellishment. This is equally the case when comparing the subject building to Pasqualetti and Smith's collaboration at 265 Eddy Street, which successfully incorporates stylistic expression into a functional

multi-story garage building. 265 Eddy has been identified as a contributing building in the National Register-listed Uptown Tenderloin Historic District.

Chapter 3 of *The Early Public Garages* proposes a framework for classifying garage buildings by façade type. The intent of introducing such a framework is to "foster[] an awareness of the continuities and discontinuities among the examples."[1] In doing so, the author hopes to promote the preservation of modest garage buildings: "A building may merit preservation not for its individual excellence but for its continuity with other examples of the type."[2] In general the Planning Department supports this approach and finds that it can be a useful tool in identifying the historical significance of buildings that might not otherwise be recognized. Similar approaches have resulted in the identification of numerous historic resources throughout the city (e.g., many of the automotive buildings identified as significant in the Van Ness Auto Row Support Structures survey.) The subject building at 3657 Sacramento Street, however, does not fit easily into any of the different façade types proposed in the book. The closest fit is the "Narrow ABCBA" façade type, which "assembles an odd number of bays into an elaborate symmetry about a center entry bay."[3] Typical examples of this type feature facades that employ a logic in which the arrangement of openings at the ground story are somehow reflected in the organization of windows and ornament on the upper stories and parapet. While some such logic does exist at the subject building, the relationship is made awkward by the fact that the crenellated buttresses on the parapet are significantly narrower than the ground-floor openings that they cover, and the central gable is far wider than the central ground floor opening. Furthermore, the subject building lacks the expressed second story possessed by all of the examples of the type presented in the book. Therefore, the information presented in *The Early Public Garages* does not elevate the significance of the subject building by virtue of its association with other examples of the same type. If anything, it calls attention to the awkwardness of the subject building's façade design.

In sum, while *The Early Public Garages* presents some new information that was not considered at the time that the subject building's historical significance was determined in 2008, the information does not ultimately change the finding that the subject building at 3657 Sacramento Street is not eligible for listing in the California Register of Historical Resources and therefore is not a historical resource under CEQA.

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[1] Mark D. Kessler, The Early Public Garages of San Francisco: An Architectural and Cultural Study, 1906-1929, (Jefferson, N.C.: McFarland & Co., 2013), 55.

[2] Ibid., 136.

[3] Ibid., 68.

From:	BOS Legislation, (BOS)
To:	brandonponce@yahoo.com; alexwt@mac.com; Scott Emblidge
Cc:	GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Wong, Lana (CPC); Woods, Mary (CPC); Lewis, Don (CPC); Ionin, Jonas (CPC); Rosenberg, Julie (BOA); Cantara, Gary (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS); ggee@garygee.com; Anna Hill
Subject:	PROJECT SPONSOR APPEAL RESPONSE: Appeal of CEQA Exemption Determination and Conditional Use Authorization - Proposed 3637-3657 Sacramento Street - Appeal Hearing on January 15, 2019
Date:	Friday, January 04, 2019 10:27:33 AM

Greetings,

Please find linked below a response letter received by the Office of the Clerk of the Board from Scott Emblidge of Moscone Emblidge & Otis LLP, on behalf of the project sponsor, Litke Properties, regarding the CEQA Exemption Determination and Conditional Use Authorization Appeal for the proposed project at 3637-3657 Sacramento Street.

Project Sponsor Appeal Response Letter - January 4, 2019

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on January 15, 2019.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

Board of Supervisors File No. 181233
Board of Supervisors File No. 181237

Regards,
Jocelyn Wong
San Francisco Board of Supervisors
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www.mosconelaw.com

January 4, 2019

Scott Emblidge
emblidge@mosconelaw.com

Via Email

Malia Cohen, President
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA 94102

Re: Appeal of CEQA Determination and Conditional Use Authorization for Project to Create New Housing at 3637 Sacramento Street

Dear President Cohen and Members of the Board of Supervisors:

Our firm represents Litke Properties, the project sponsor, regarding a long-delayed project that will add 18 new units of residential housing in the Sacramento Street Neighborhood Commercial District (the "Project"). On September 20, 2018 the Planning Department determined that the Project was is exempt form CEQA as an infill development. On November 8, 2018 the Planning Commission approved the Project (as modified to reduce one level of underground parking) and granted the application for conditional use authorization. A group of neighbors ("Appellants") has appeal both determinations.

Because there are no valid grounds for the appeals and because this Project will replace old, non-conforming structures with a neighborhood-compatible, mixed-use development of 18 new housing units, sidewalk-activating retail uses and neighborhood serving medical/dental uses, we urge the Board to reject these appeals.

The Project

This Project has been in the works for over 11 years. It replaces three outdated and non-conforming structures – a parking garage and medical/dental office buildings -- with a sensitively designed building, preserves medical/dental uses that serve the neighborhood and others, adds neighborhood-serving retail uses, and creates new mid-block open

space. (See Attachment A.) The Project has letters of support from 187 neighbors. (See Attachment B.)

As described in addition detail below, the project sponsor modified the Project to address the concerns of neighbors who voiced opposition. In addition, the Planning Commission modified the Project by reducing the on-site, underground parking from three levels to two.

The Project site is currently occupied by three buildings: two medical/dental office buildings and a parking garage. The parking garage dates to 1920. One office building dates to 1966 and the other to 1974. The office buildings are, to put it mildly, out-of-date and the Planning Department determined that they are not historic resources under CEQA. They have three off-street parking spaces in the front, creating a pedestrian hazard, and an architectural style and layout that clashes with the other buildings on the block.

The parking garage also creates pedestrian conflicts and is an architectural eyesore. It also occupies the entire lot, with no front, side or rear setbacks.

In place of the existing buildings will be this multi-use building:

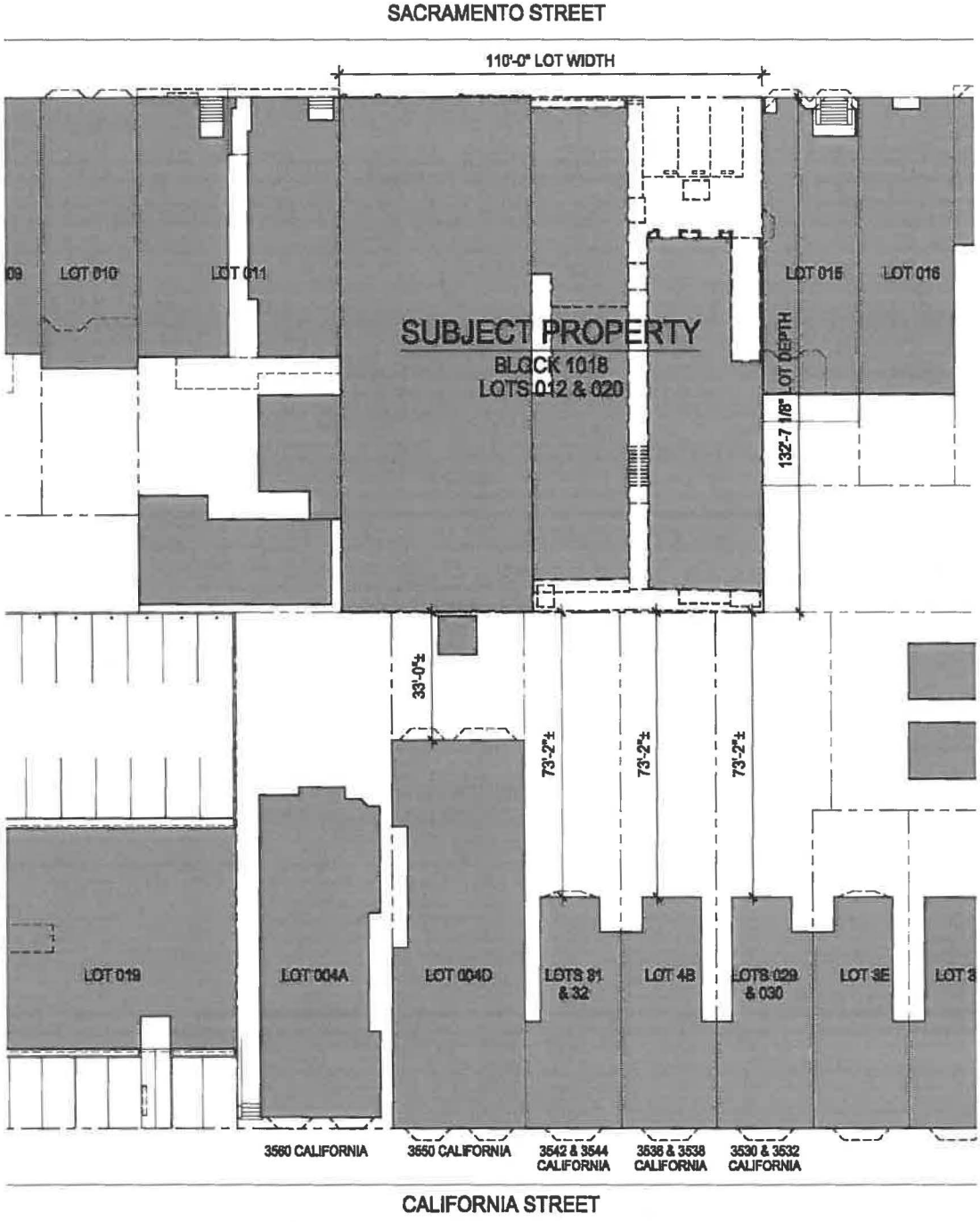
The Project provides 18 units of new housing on the third and fourth floors of the building. A mix of one and two-bedroom units will provide much needed housing in Presidio Heights, where relatively few units of new housing have been built. The Project provides ground floor retail space to enhance this commercial corridor, activate the pedestrian urban experience, and serve the neighborhood. It includes 9,976-square-feet of medical/dental space on the second floor – a use specifically sought by the neighborhood and others.

The Project replaces the existing 78 above-ground parking spaces with 50 code-required, below-ground spaces accessed by one entrance/exit. Eighteen parking spaces are for residents. The remaining 32 parking space are in/out, short-term spaces that will serve the building's businesses and customers, local merchants and customers, and residential visitors.

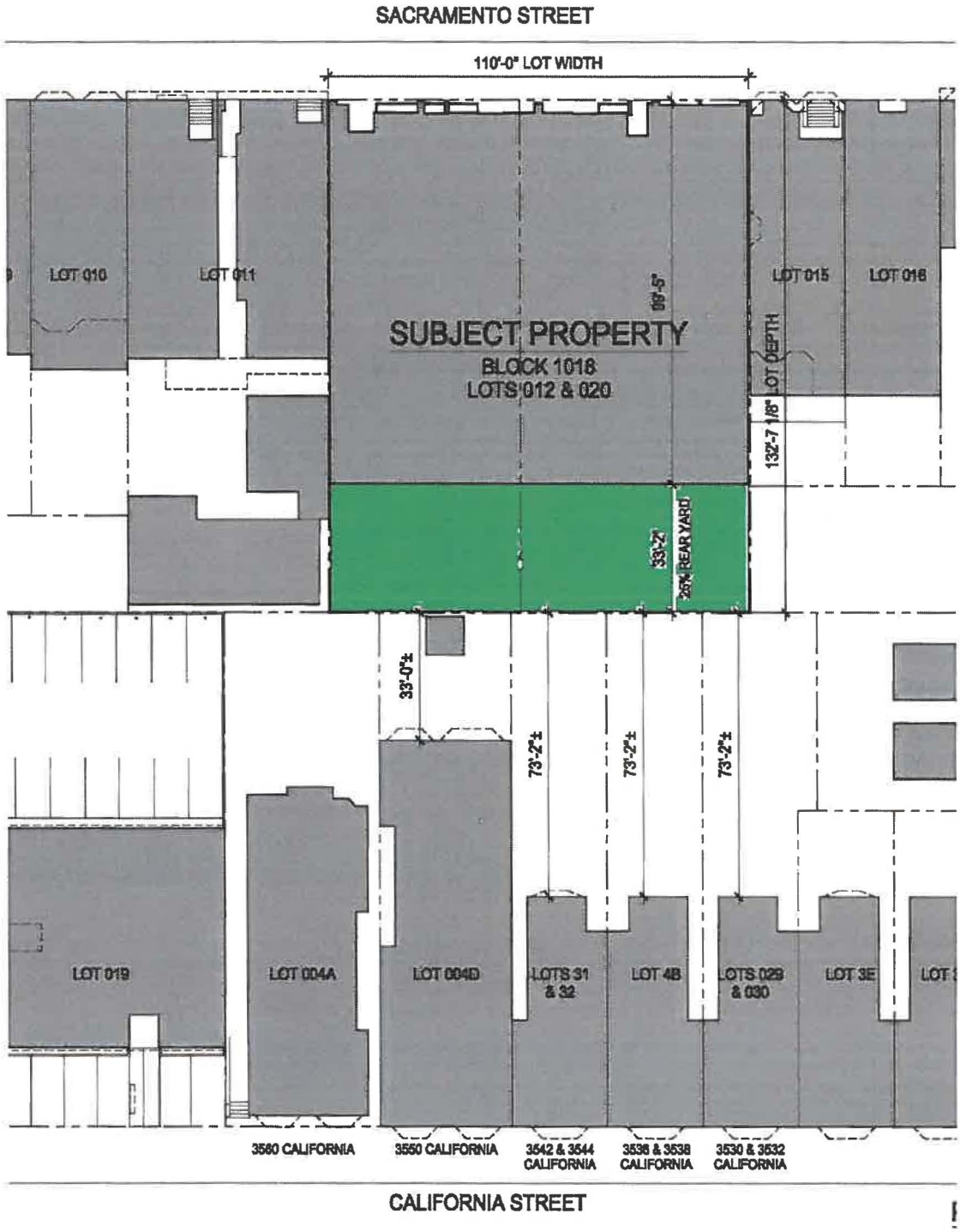
At the rear, the Project is set back over 33 feet from the rear property line, creating a new mid-block open space for the enjoyment of the Project's residents as well as the adjacent neighbors.

The next two pages show the contrast between the existing condition, with buildings taking up almost the entire lots, and the Project, which creates the new mid-block open space.

Existing Condition



Proposed Project/New Rear Yard



The exterior design of the Project is the result of lengthy collaboration between the Project's architect, Gary Gee, and Planning Department staff. At staff's request, Mr. Gee modified the Project's original design to make it more consistent with other buildings on the block. The Project's massing, like other neighborhood buildings, is at the street front, resulting in a new, compatible streetscape. The Project is composed of 25-foot segments, in character with other buildings on the block and in the neighborhood, creating separate storefront modules, and the second through fourth floors were designed to look more residential in character providing for a more consistent look. The ground floor commercial storefronts were modulated to emulate the existing 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.

While at least 187 neighbors (including residents, merchants and others) support the Project, a group of neighbors expressed concerns about the noise and disruption the Project will cause, and about the Project's size. In particular, neighbors who live to the rear of the Project site in residential buildings fronting on California Street, were concerned that a large wall would be placed at the rear property line, separating their homes from the Project site. In response to this concern, the *Project was redesigned* to eliminate the need for that wall, and to place the Project's rear open space at the level of the California Street yards, furtherenhancing the new mid-block open space element of the Project.

In granting the conditional use application, the Planning Commission determined that the Project's three levels of underground parking (including 68 parking spaces; the minimum required by Code) should be reduced to two levels. Thus, the Project will replace 78 surface and below grade parking spaces with 50 underground parking spaces serving residents, merchants and others.

The Appeals

Despite the project sponsor's extensive efforts at community outreach and the modifications to the Project to address the neighbors' concerns about the rear wall, the Appellants remain unsatisfied. As one of their leaders, Jennifer Kopczynski put it to the project sponsor's team at a neighborhood meeting, "nothing you do will satisfy me."

Appellants have challenged both the staff's CEQA determination and the Planning Commission's approval of the Project.

The CEQA appeal is baseless. The Project is an urban in-fill development categorically exempt from CEQA review under CEQA Guidelines section 15332. Case law upholds cities' findings that projects of much greater scope fall within this categorical exemption. (See, e.g., *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249 [upholding urban in-fill exemption for 14-story multi-family building with underground parking]; *Wollmer v. City of Berkeley* (2011) 193 Call.App.4th 1329 [upholding urban in-fill exemption for five-story building with 98 residential units, 7,770 square feet of ground floor commercial space, and 114 parking spaces].)

Appellants attack the Department's determination that the project fits within the urban in-fill exemption is based on one argument: that the cumulative impacts

of the project and other projects warrants greater study. There are many obvious flaws in this argument.

First, only "the cumulative impact of successive projects of the same type in the same place" need be considered. (CEQA Guidelines, § 15300.2.) Instead of pointing to similar developments proposed in the Sacramento Street Neighborhood Commercial District, Appellants cite to two massive, dramatically different projects outside the District: the proposed redevelopment of the CPMC campus at 3700 California Street and the proposed redevelopment of the UCSF campus at California and Presidio. These two proposed projects are markedly different from the Project in use and scope and are undergoing extensive environmental review.

Moreover, as explained in the Department's letter to the Board, dated January 7, 2019, both of these projects are in the early stages of their approval processes so any significant construction activities relating to those projects (and impacts resulting therefrom) will almost certainly occur after the major construction-related activities (demolition, excavation, exterior construction) at the Project site are completed. (*Sierra Club v. West Side Irrigation Dist.* (2005) 128 Cal.App.4th 690, 701–702 [merely listing other projects occurring in the area that may cause significant cumulative impacts is not evidence that the activity at issue will have impacts or that the impacts are cumulatively considerable].)

As the Department's January 7 letter sets forth in detail, there is nothing about the Project, even when considered in conjunction with these other dissimilar projects that is likely to have a significant effect on the environment. Appellants' "argument, speculation [and] unsubstantiated opinion" cannot be considered legally significant (i.e., substantial) evidence of significant environmental effects. (*Hines. v. California Coastal Comm.* (2010) 186 Cal.App.4th 830, 856.)

Regarding Appellants' challenge to the Commission CU determination, the Commission's findings speak for themselves. Here are a few relevant excerpts:

> 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.

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 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 amid-block open space that is currently non-existent.

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.

In sum, after years of collaboration with Planning staff, the project sponsor has proposed just the right type of project for this location. It creates new housing on an underutilized site adjacent to transit on California Street. It reactivates the streetscape by adding ground floor retail uses consistent with the other buildings in this neighborhood commercial district. And it preserves neighborhood-serving dental and medical uses that the neighborhood wanted maintained at the site.

Please reject these appeals and permit this Project to move forward

Sincerely,

G. Scott Emblidge

cc: Member of the Board of Supervisors
Clerk of the Board of Supervisors
Mary Woods, Planning Department

ATTACHMENT A
3413

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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

3414

Cover Sheet

A0.0

3637 SACRAMENTO STREET - STREET VIEW

PROJECT DESCRIPTION

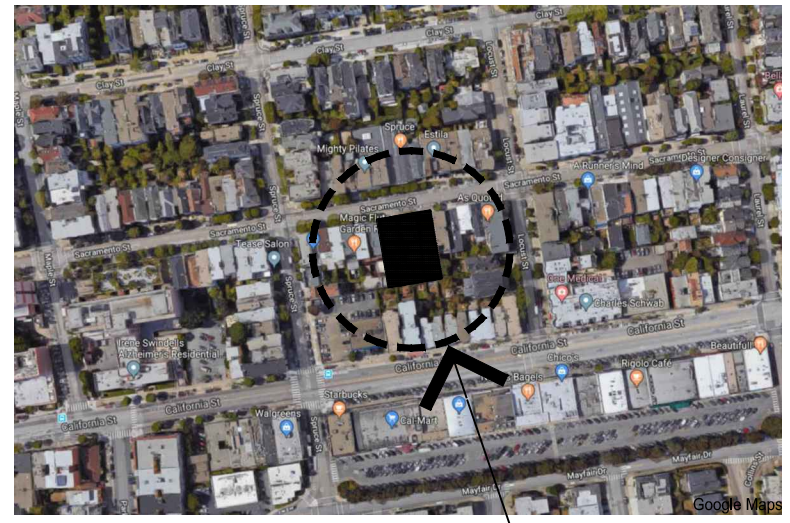
PROPOSED DEMOLITION OF EXISTING BUILDINGS.

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

LOCATION MAP



PROJECT SITE

N

DRAWING INDEX

3637
Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

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Revision
September 24, 2018
Additional Information
Requested by Planning

Revision
December 31, 2018
Revisions per Planning
Commission Approval

3415

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

San Francisco • California

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Revision
July 12, 2018
Revisions per Owner

Revision
September 24, 2018
Additional Information
Requested by Planning

Revision
December 31, 2018
Revisions per Planning
Commission Approval

3416

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.	

3637 Sacramento Street

Mixed-Use Condominium Project

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3417

Planning Department Notes

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	

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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
April 28, 2017
Additional Information
Requested by Planning

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

Revision
July 12, 2018
Revisions per Owner

Revision
September 24, 2018
Additional Information
Requested by Planning

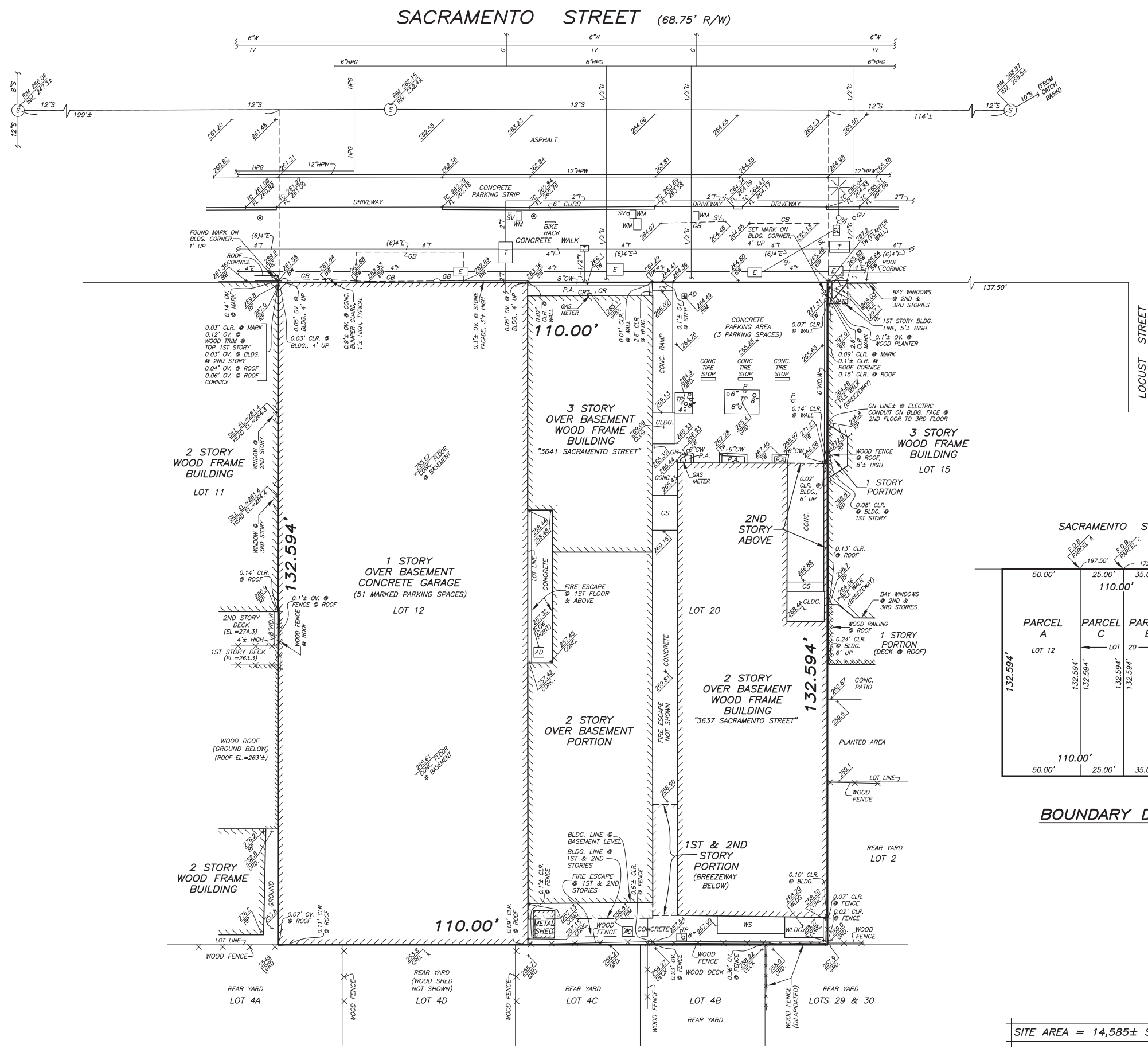
Revision
December 31, 2018
Revisions per Planning
Commission Approval

3418

Planning Department Notes

Scale: None

A0.2c



NORTH

LEGEND

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

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
JOB NO. S-6785		CHK.: BR
		REV NO.

3419

SACRAMENTO STREET

110'-0" LOT WIDTH

LOT 007A | LOT 008 | LOT 009 | LOT 010 | LOT 011 | LOT 015 | LOT 016 | LOT 017 | LOT 018 | LOT 001

SUBJECT PROPERTY
BLOCK 1018
LOTS 012 & 020

132'-7 1/8" LOT DEPTH

LOT 007

LOT 006

LOT 002

LOT 003

33'-0"±

73'-2"±

73'-2"±

73'-2"±

LOT 005A | LOT 019 | LOT 004A | LOT 004D | LOTS 31 & 32 | LOT 4B | LOTS 029 & 030 | LOT 3E | LOT 3D | LOT 3C | LOT 3B | LOT 3A

3560 CALIFORNIA | 3550 CALIFORNIA | 3542 & 3544 CALIFORNIA | 3536 & 3538 CALIFORNIA | 3530 & 3532 CALIFORNIA

SPRUCE STREET

LOCUST STREET

CALIFORNIA STREET

EXISTING BLOCK DIAGRAM
SCALE: 1/32" = 1'-0"

N

3637 Sacramento Street

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San Francisco • California

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July 31, 2018
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Revision
September 24, 2018
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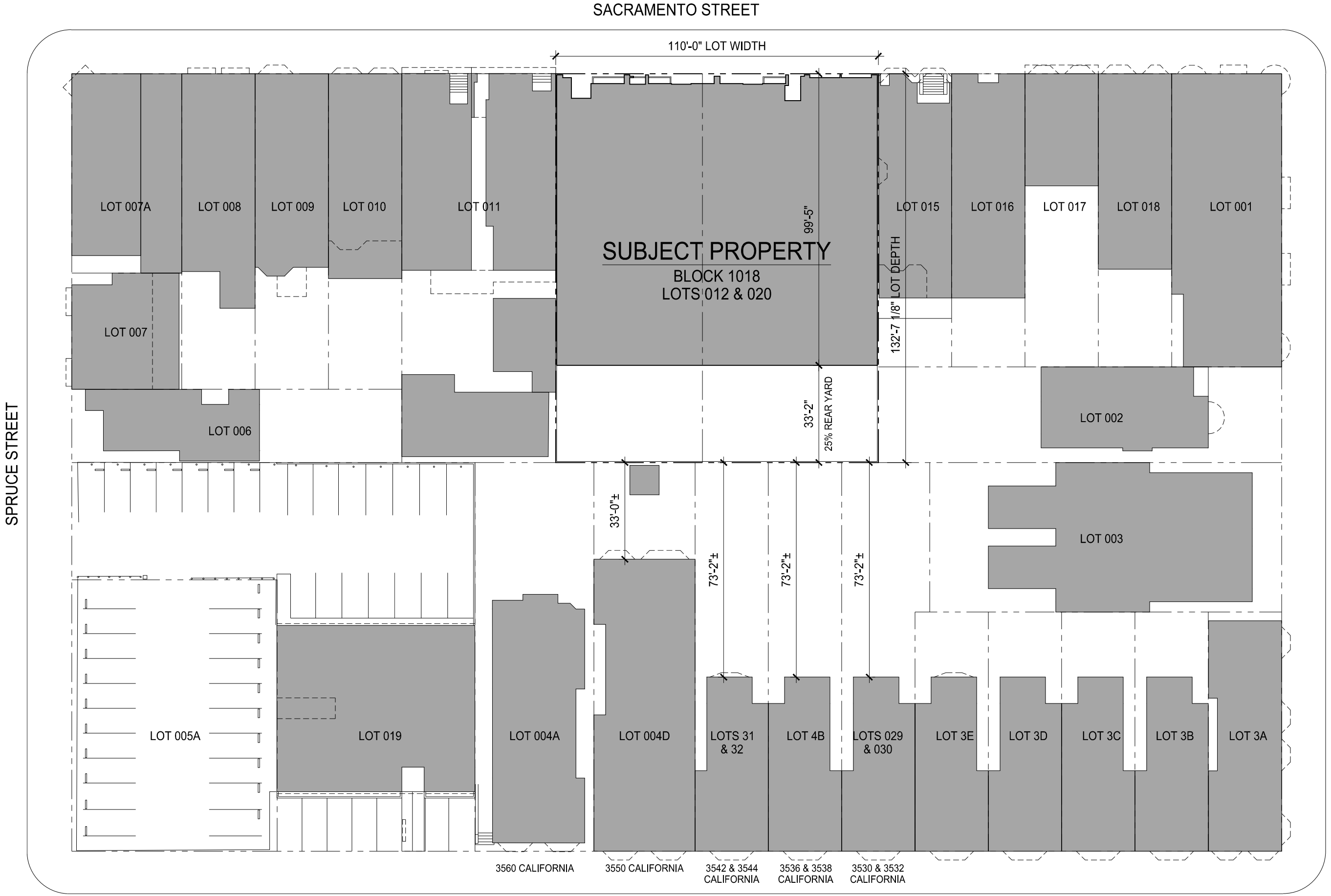
Requested by Planning

3420

Existing Block Diagram

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

A0.2d



PROPOSED BLOCK DIAGRAM

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

N

3637 Sacramento Street

Mixed-Use Condominium Project

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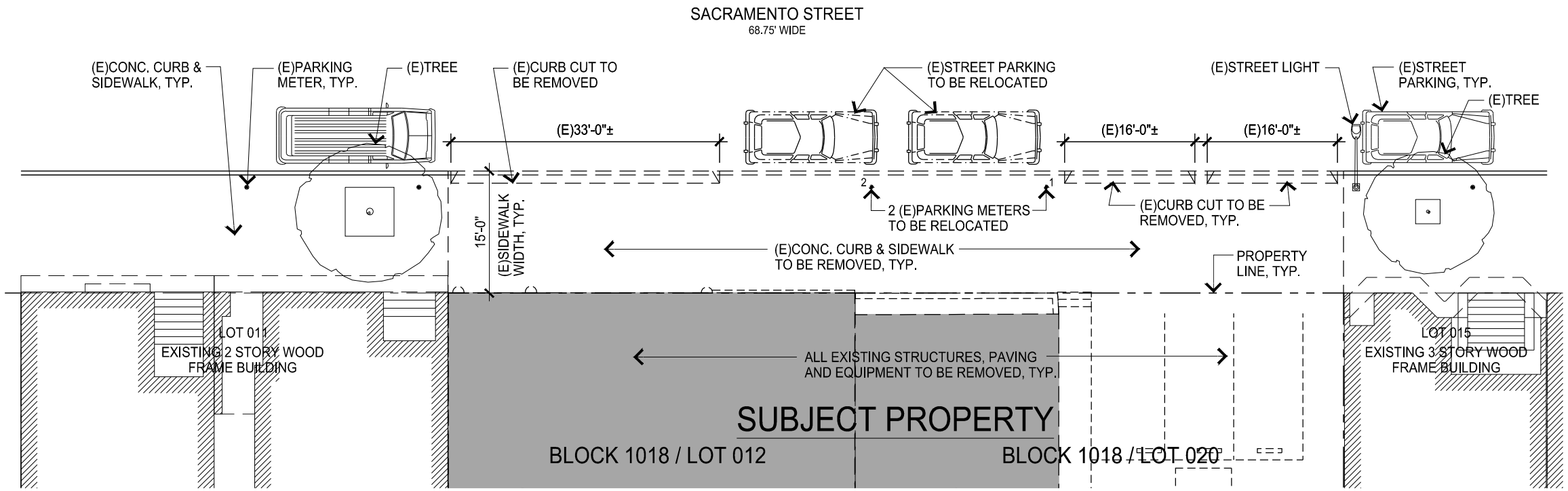
3421

Proposed Block Diagram

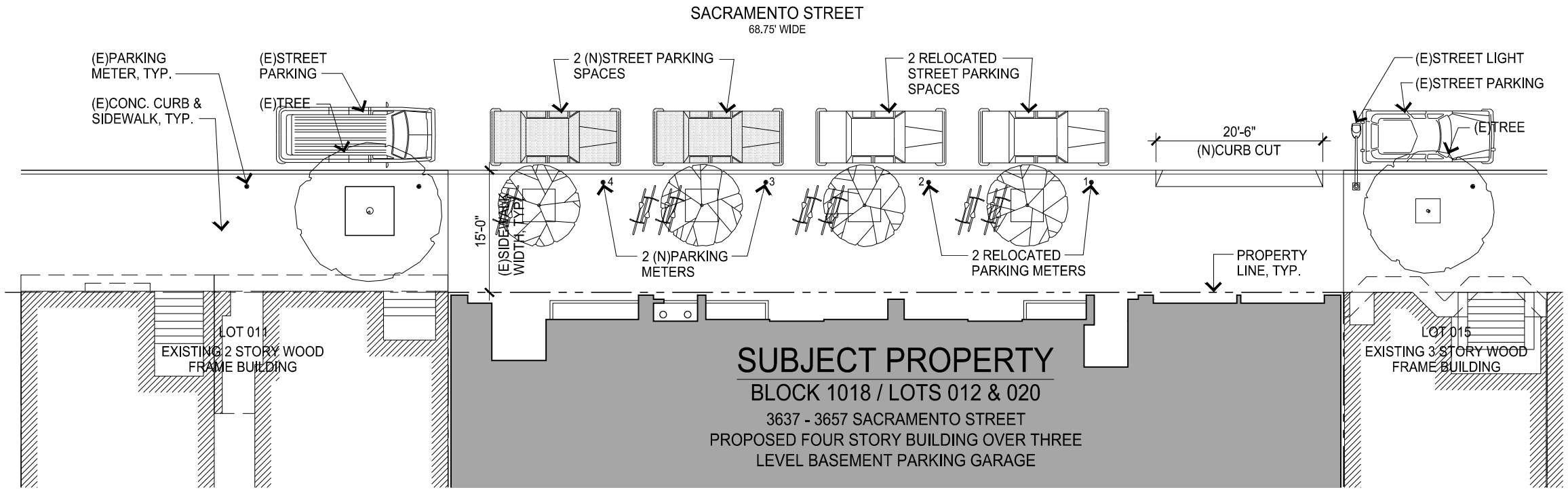
Scale: 1/32" = 1'-0"

A0.2e



EXISTING STREET PARKING PLAN

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



PROPOSED STREET PARKING PLAN

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

3637 Sacramento Street

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San Francisco • California

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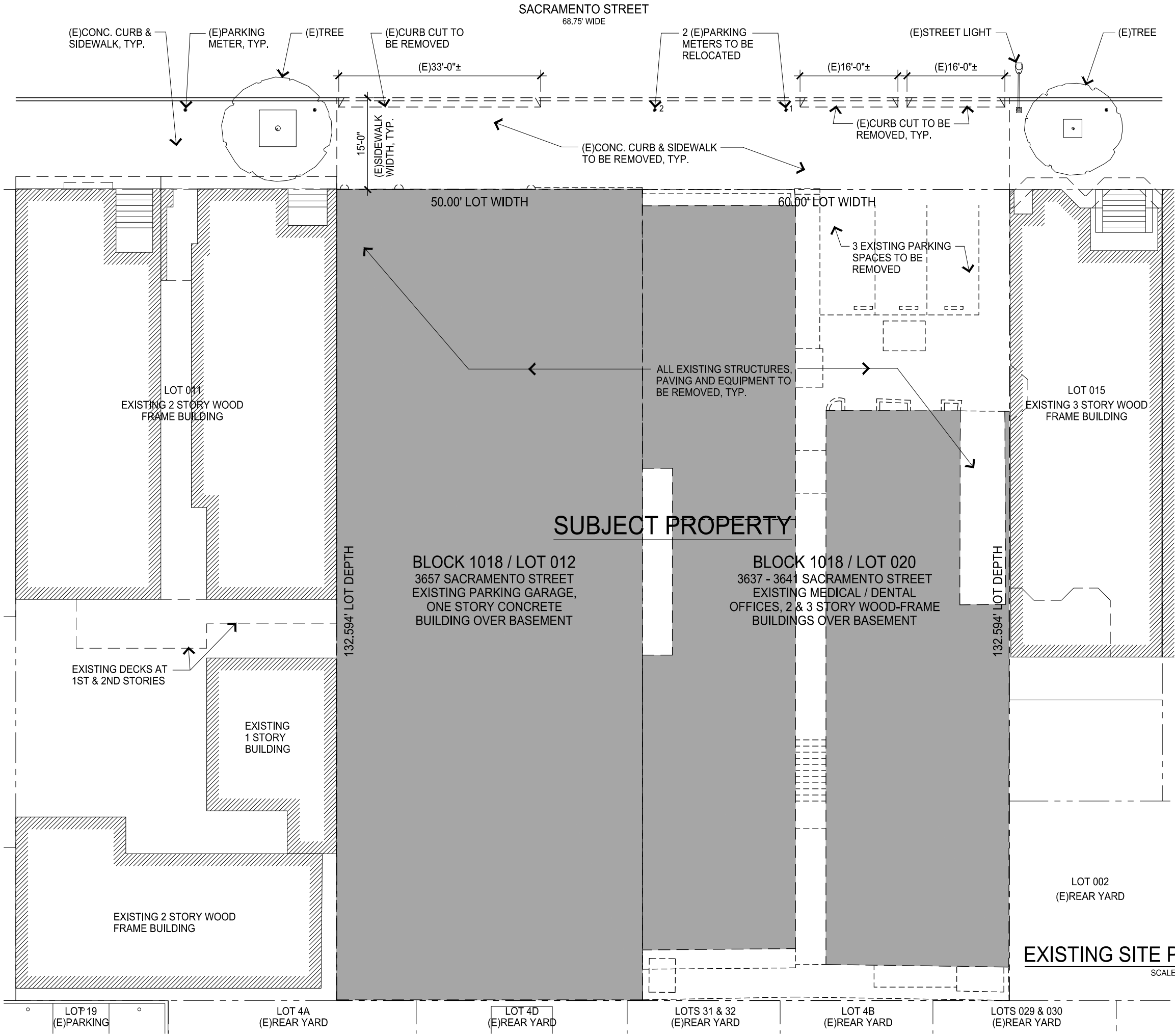
3422

Street Parking Diagrams

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

A0.2f



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

3637 Sacramento Street

Mixed-Use Condominium Project

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Revision
September 24, 2018
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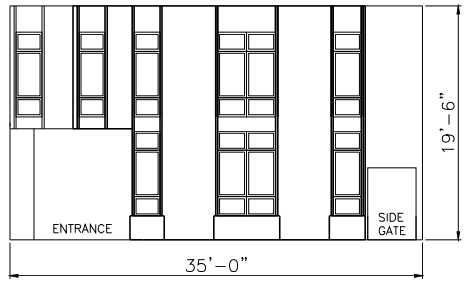
3423

Existing Site Plan

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

A1.1

SACRAMENTO STREET

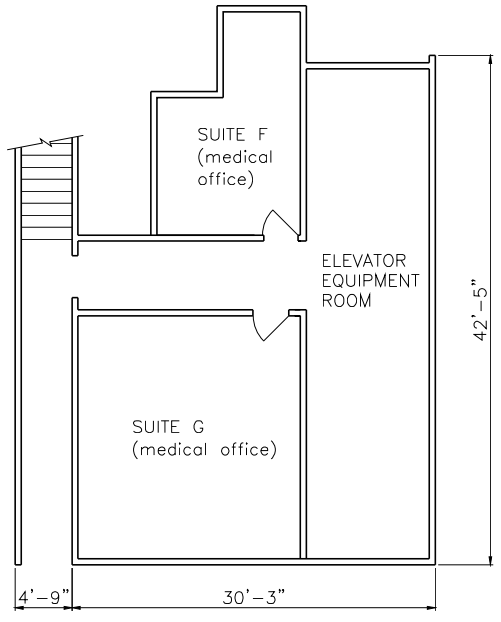


SACRAMENTO STREET FACADE

AS-BUILT ELEVATION

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

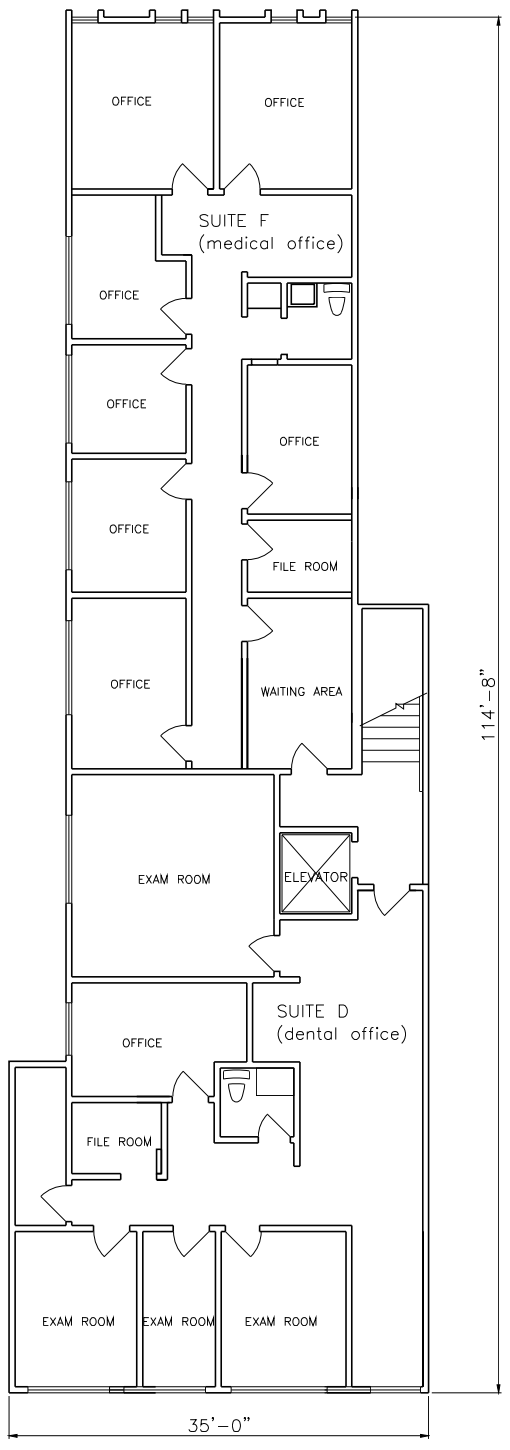
SACRAMENTO STREET



BASEMENT FLOOR
560 GSF

BASEMENT

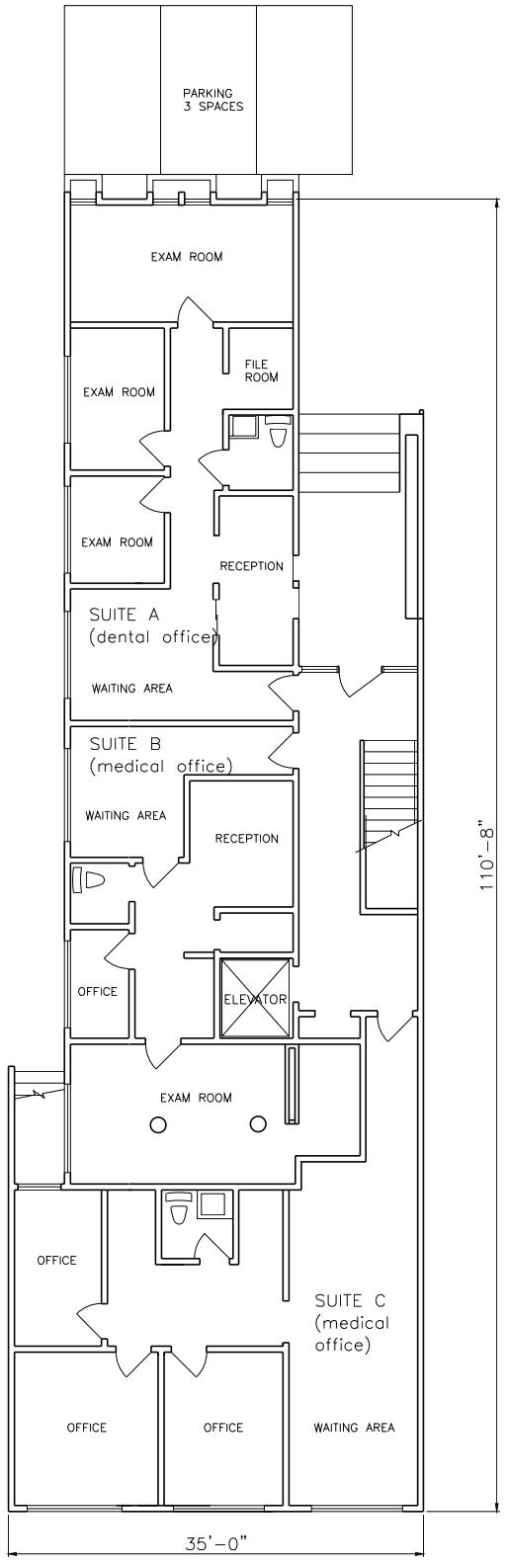
SACRAMENTO STREET



SECOND FLOOR
2,686 GSF

SECOND

SACRAMENTO STREET

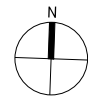


GROUND FLOOR
2,277 GSF

GROUND

AS-BUILT FLOOR PLANS

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



3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

Project No.

Date
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Revision
September 24, 2018
Additional Information
Requested by Planning

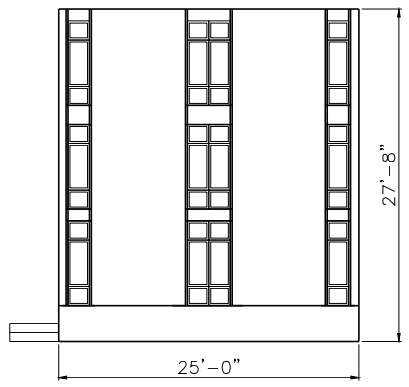
3424

As-Built Drawings: 3637 Sacramento

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

EX1.0

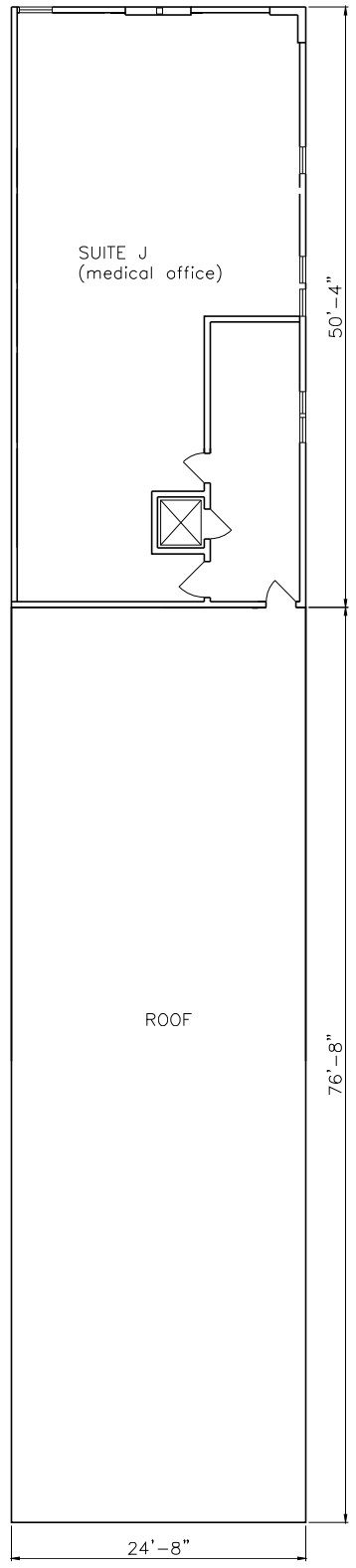
SACRAMENTO STREET



SACRAMENTO STREET FACADE

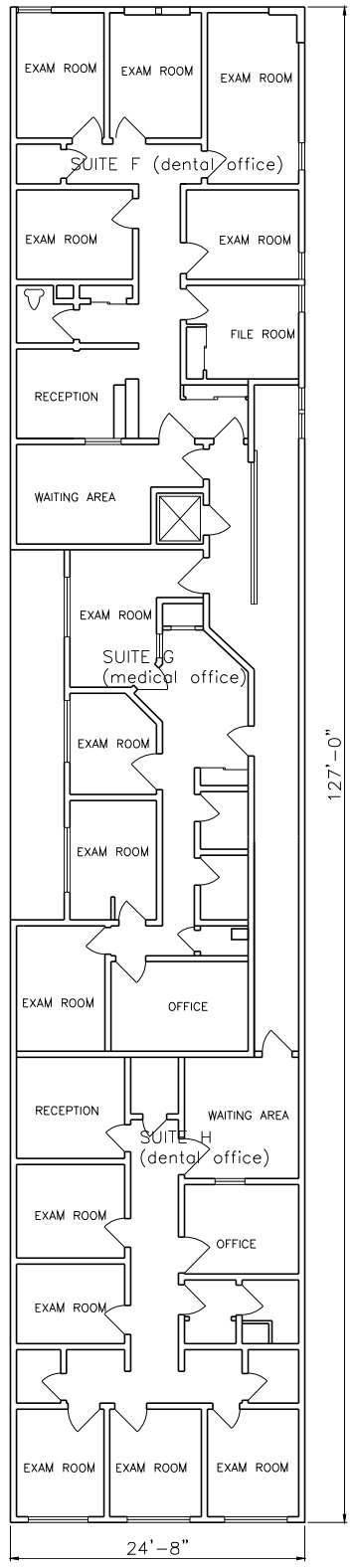
AS-BUILT ELEVATION

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



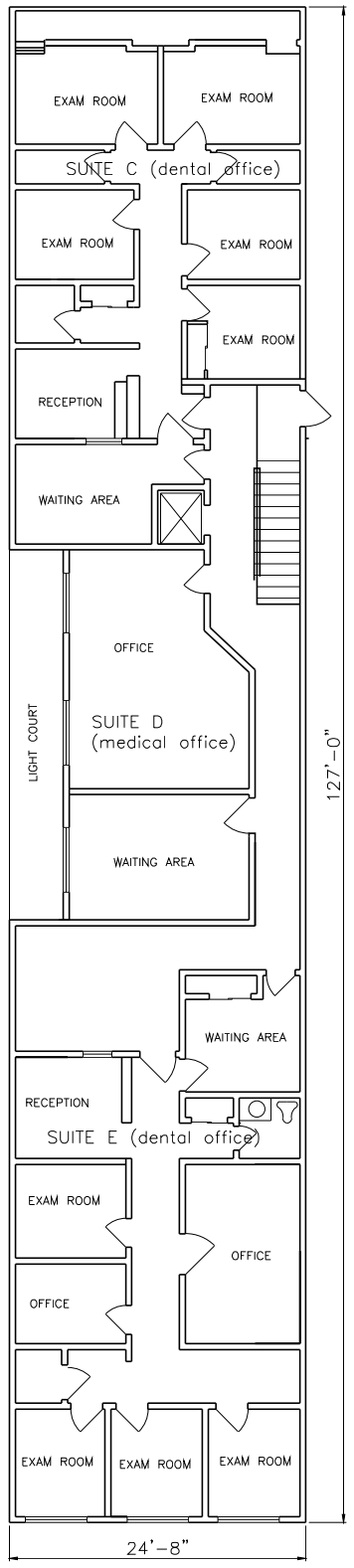
THIRD FLOOR
1,047 GSF

THIRD



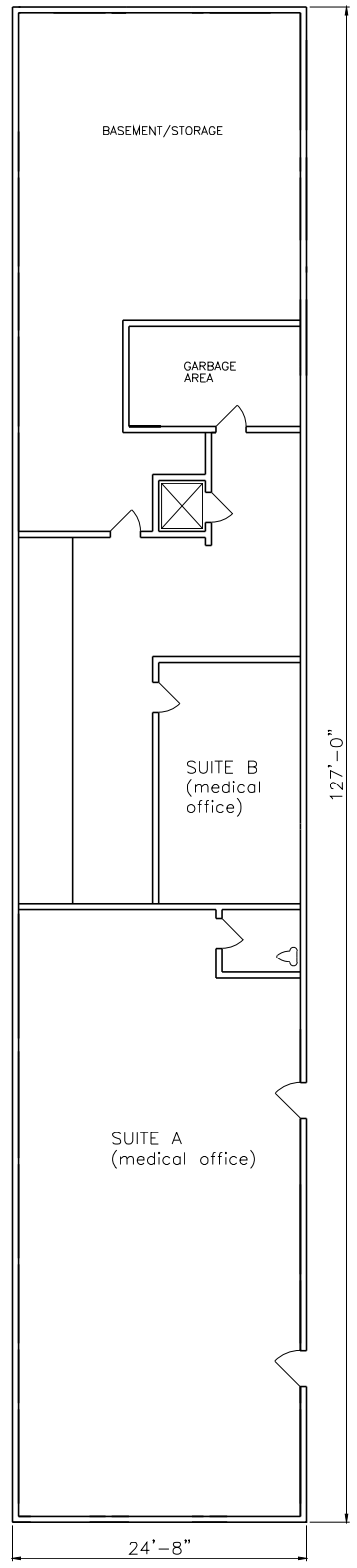
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND



BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

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

N

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

Project No.

Date
February 17, 2017

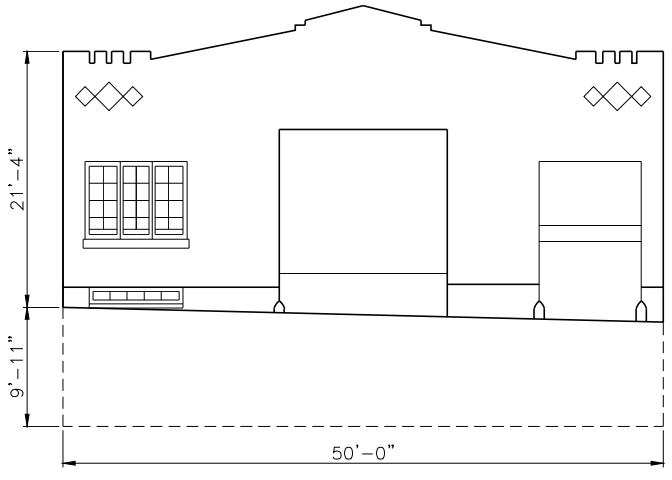
Revision
September 24, 2018
Additional Information
Requested by Planning

3425

As-Built Drawings:
3641 Sacramento

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

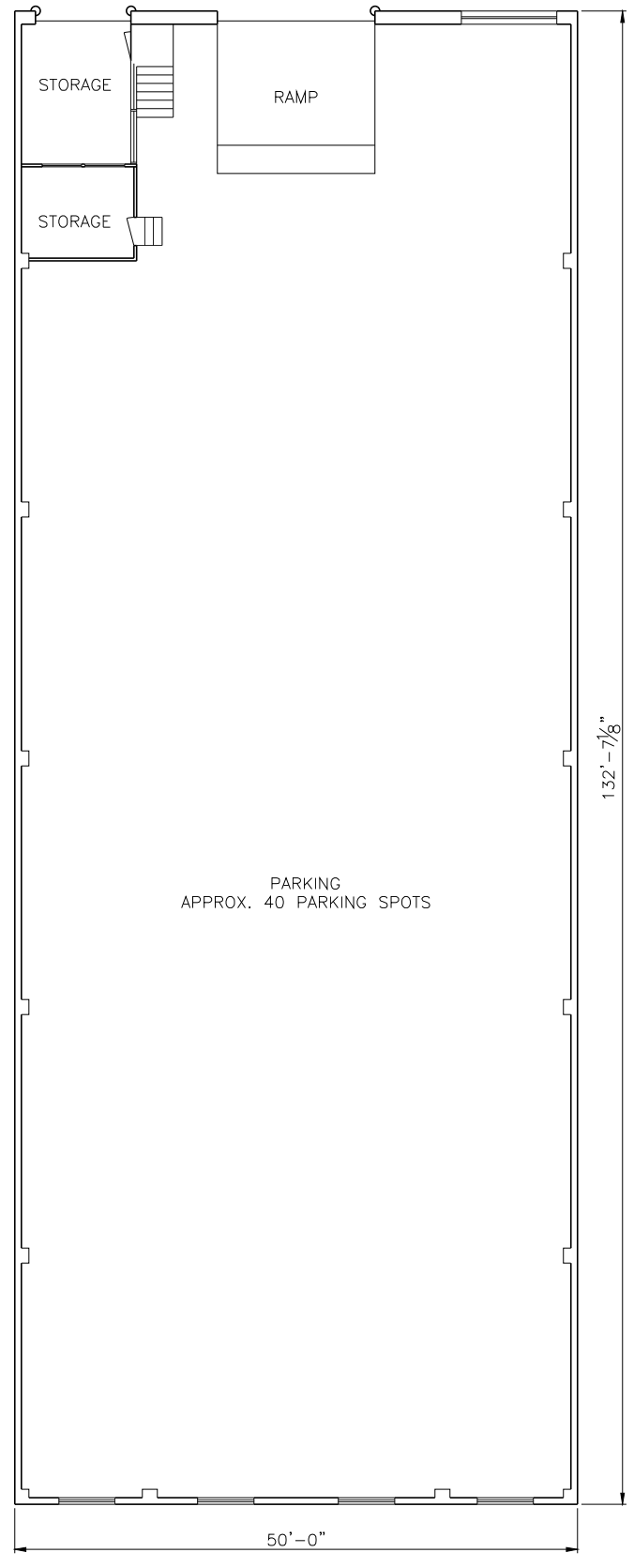
EX2.0



SACRAMENTO STREET FACADE

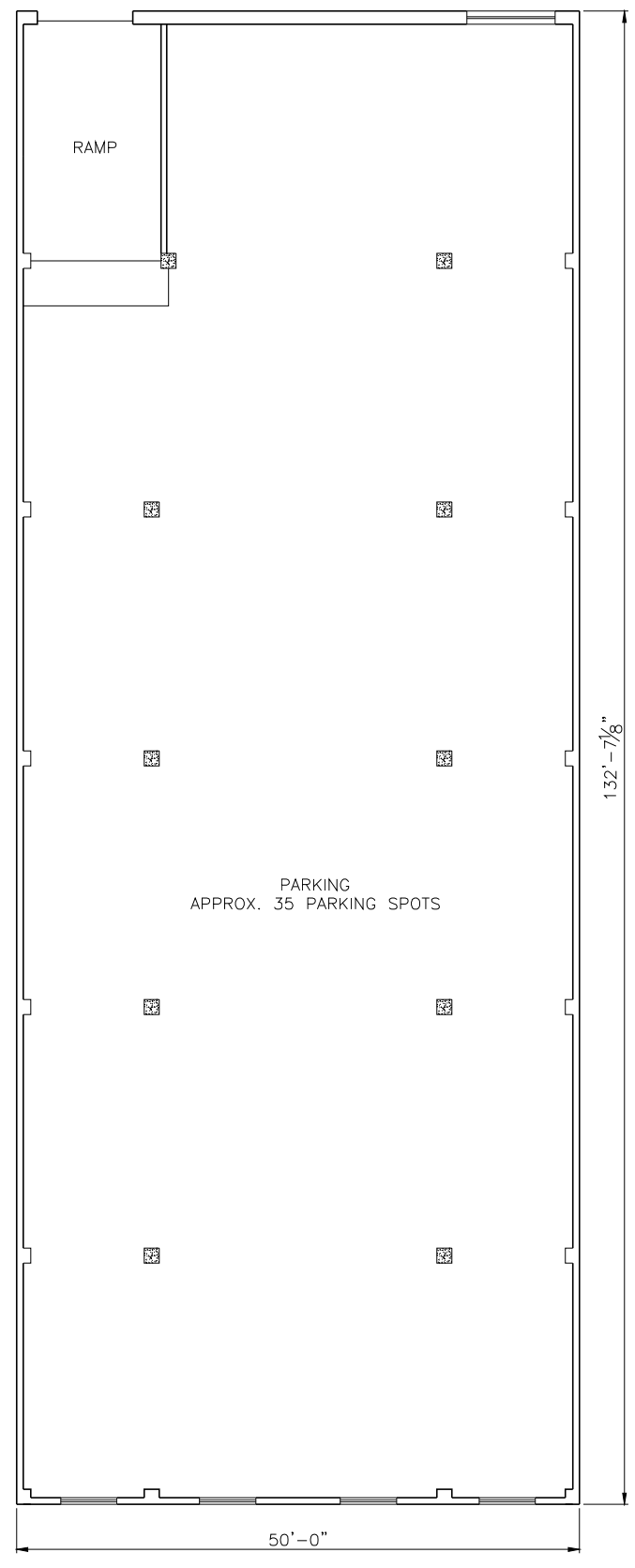
AS-BUILT ELEVATION

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

Mixed-Use Condominium Project

San Francisco • California

Project No. 3426

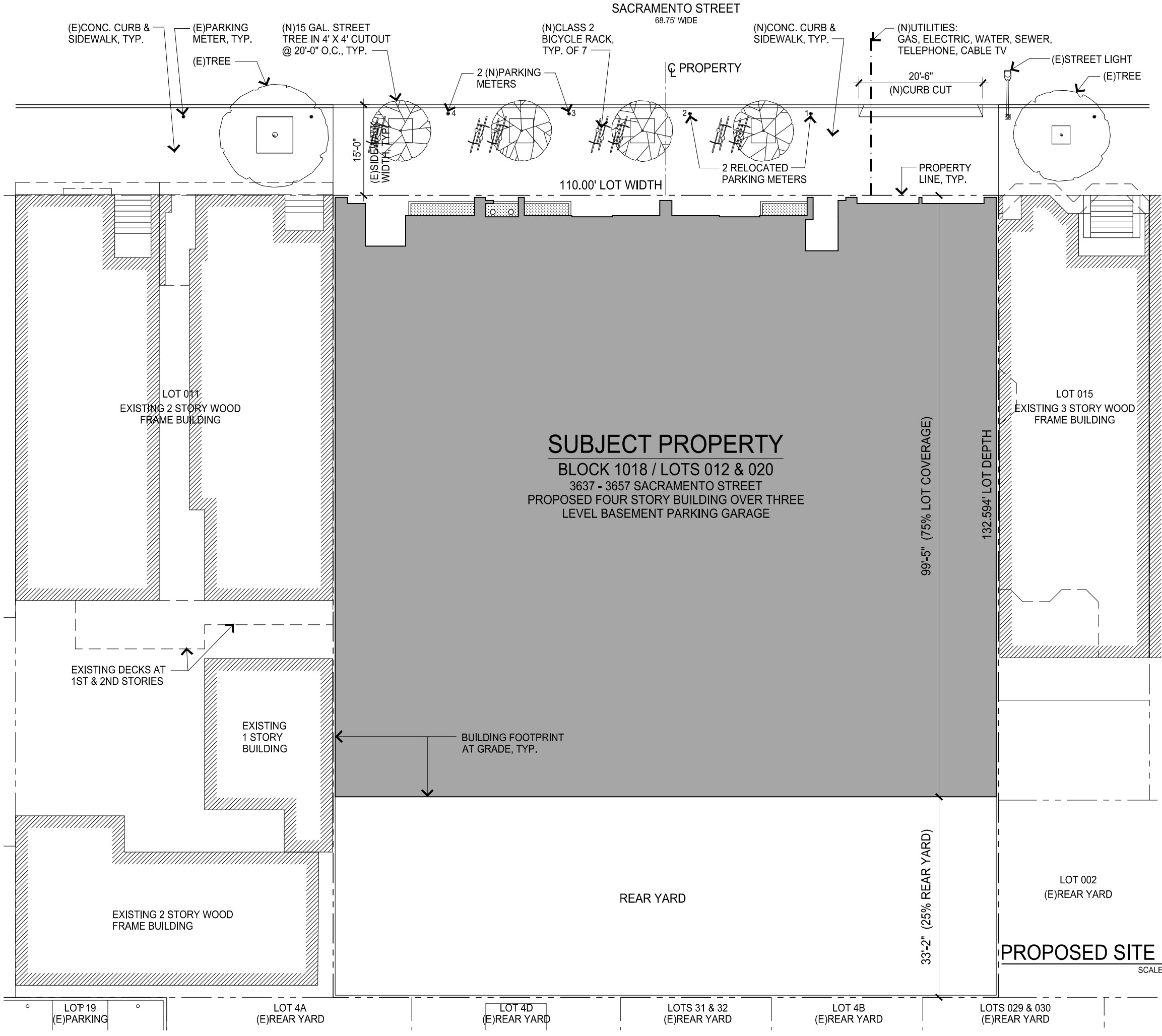
Date
February 17, 2017

Revision
September 24, 2018
Additional Information
Requested by Planning

As-Built Drawings:
3657 Sacramento

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

EX3.0



PROPOSED SITE PLAN

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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Additional Information
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Revision
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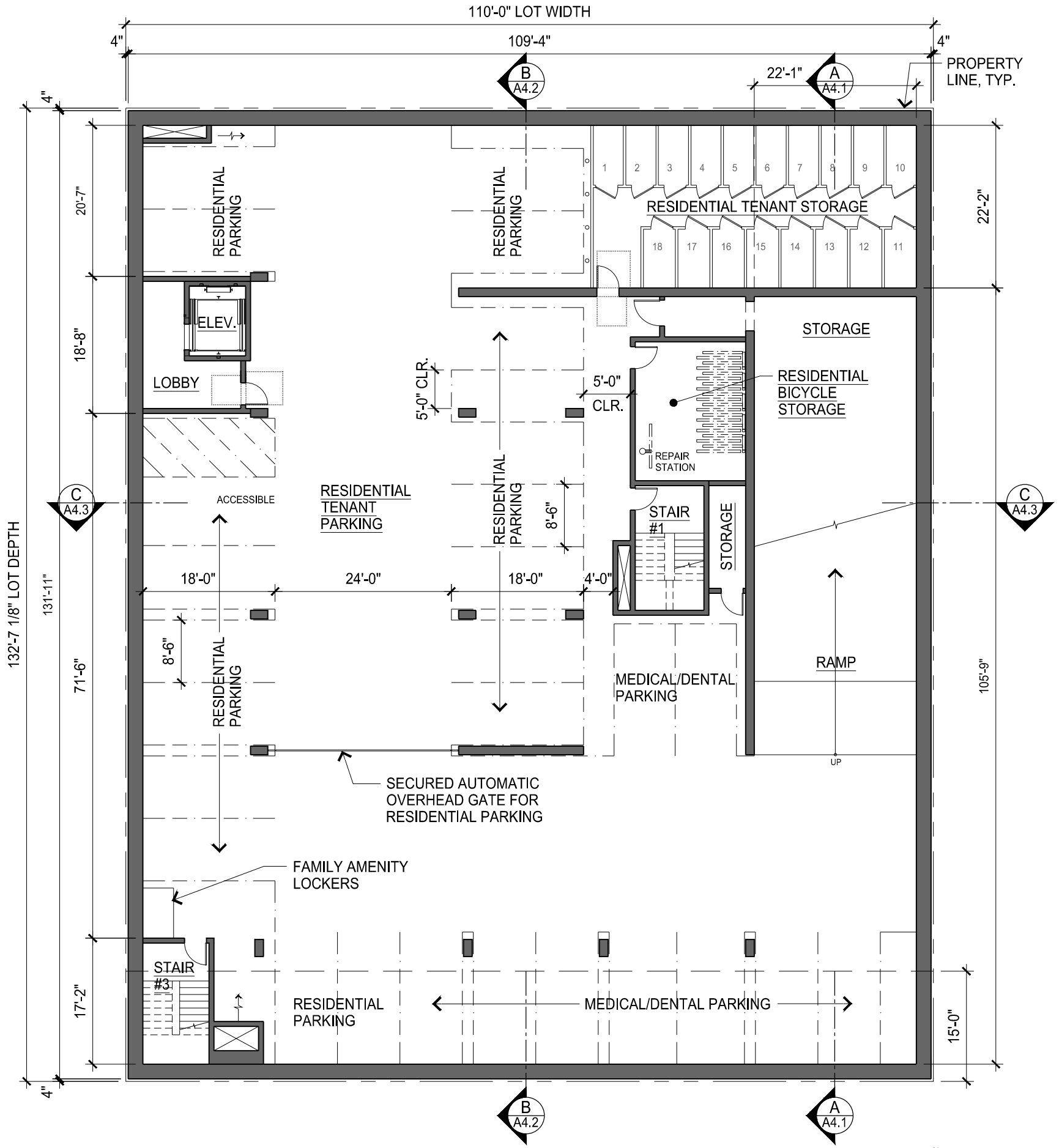
Additional Information
Requested by Planning

3427

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

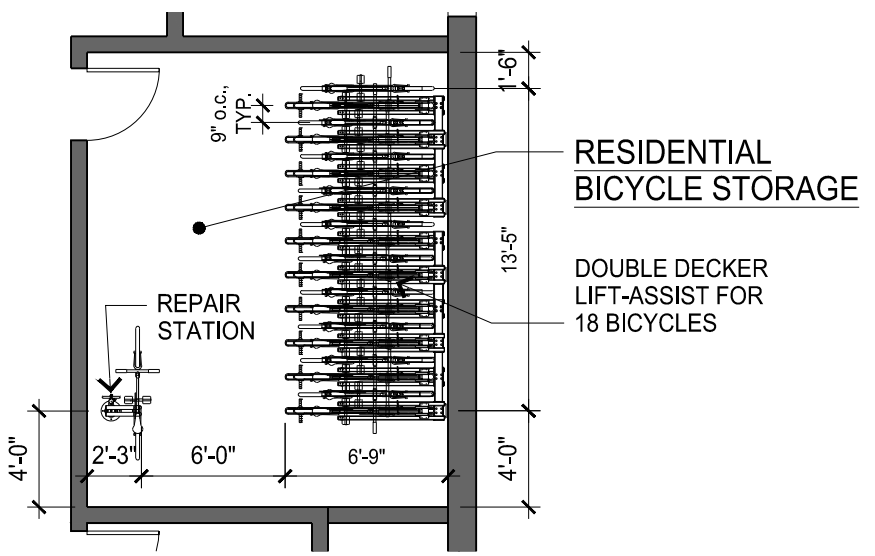
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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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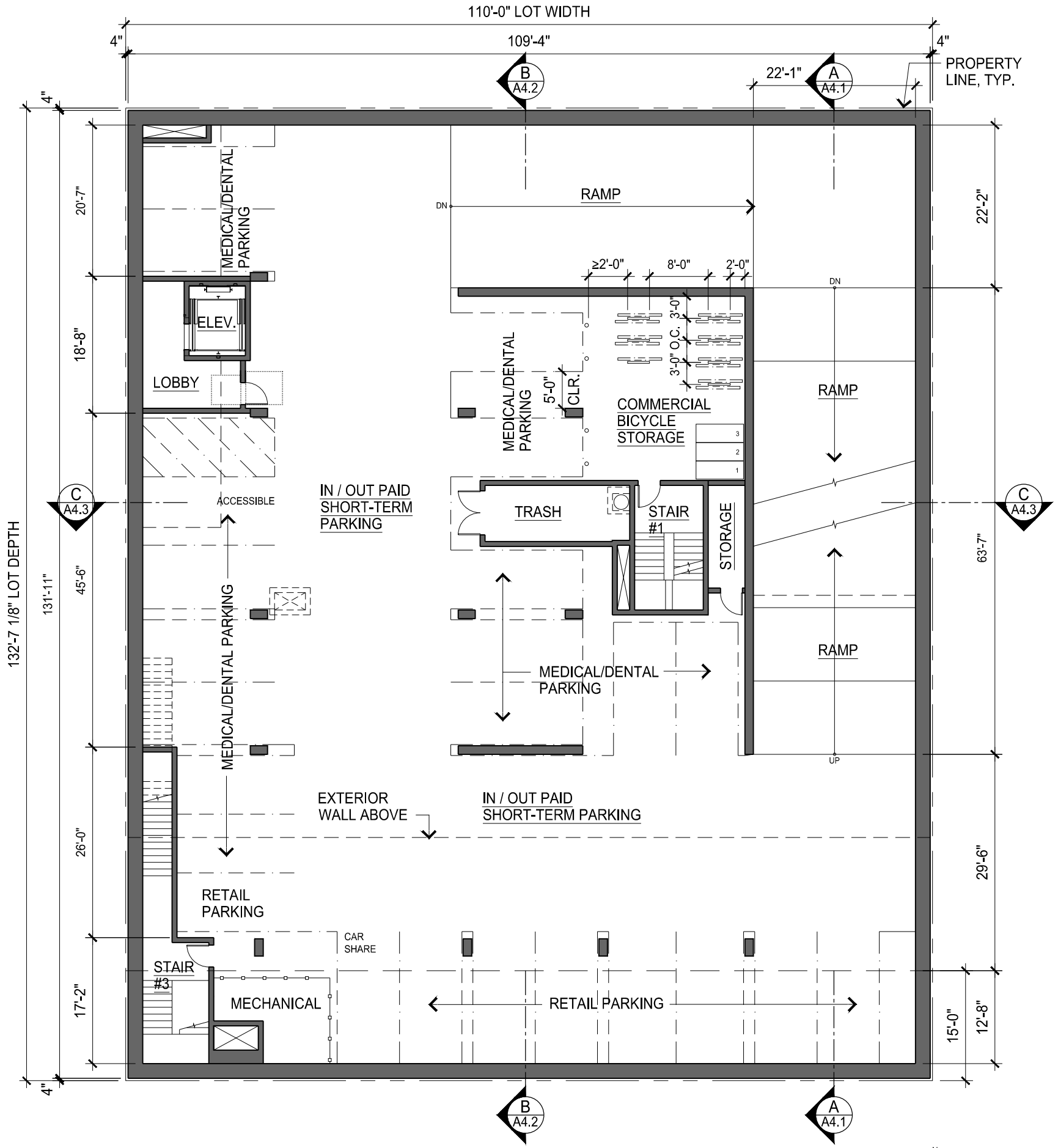
Commission Approval

Basement Parking Level P2 Floor Plan

Scale: As noted

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

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

N

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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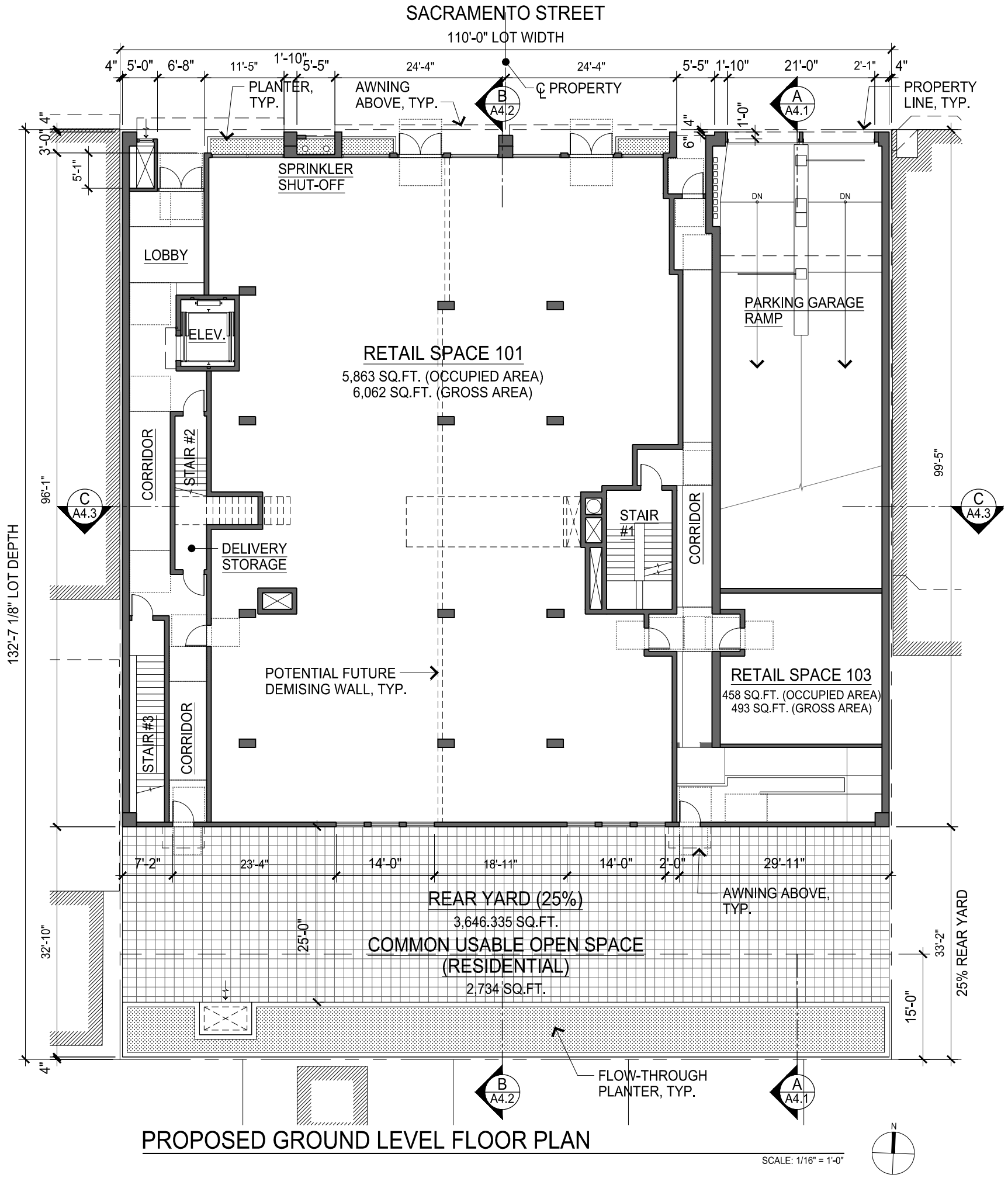
Basement Parking Level P1 Floor Plan

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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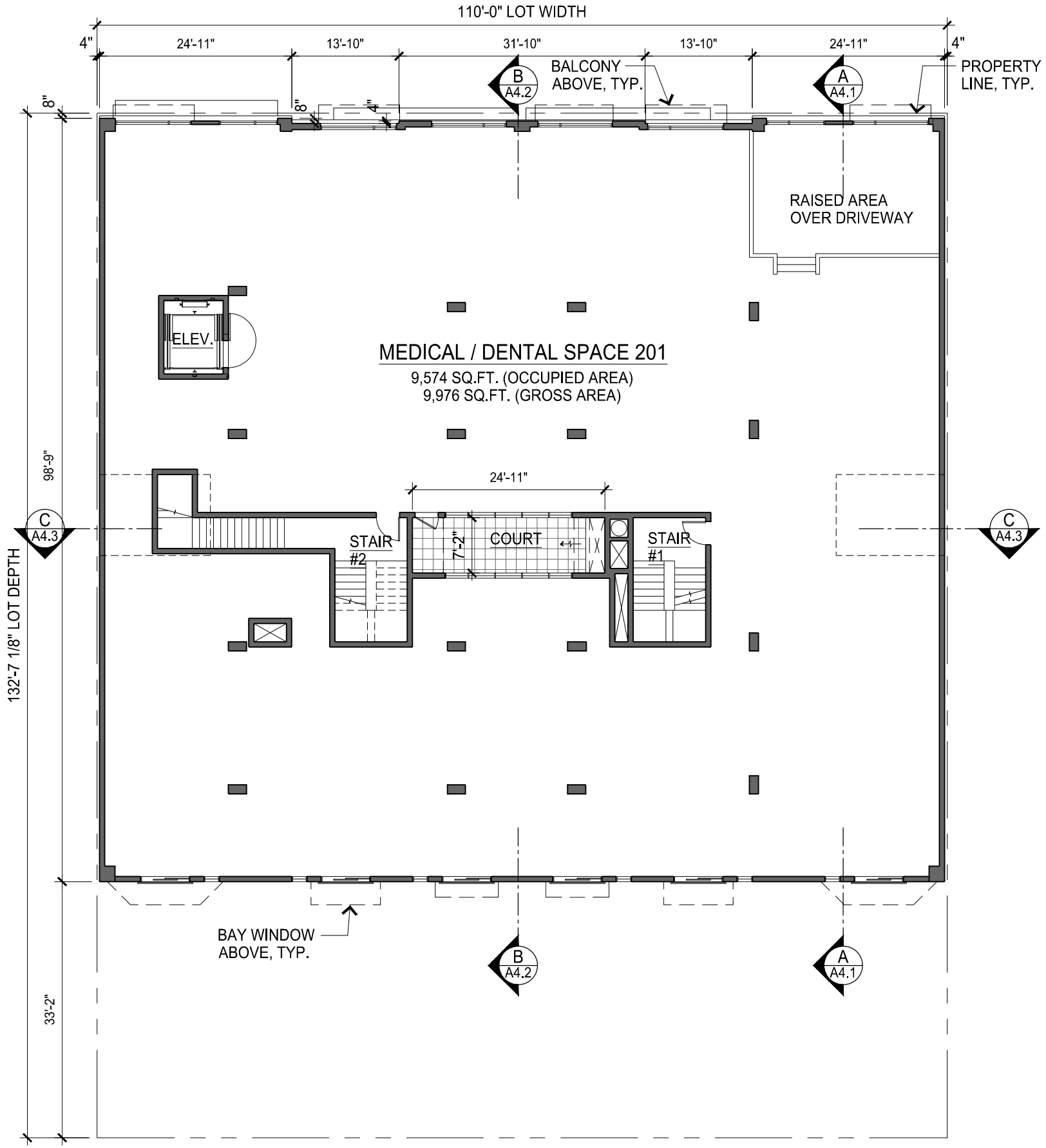
Ground Level Floor Plan

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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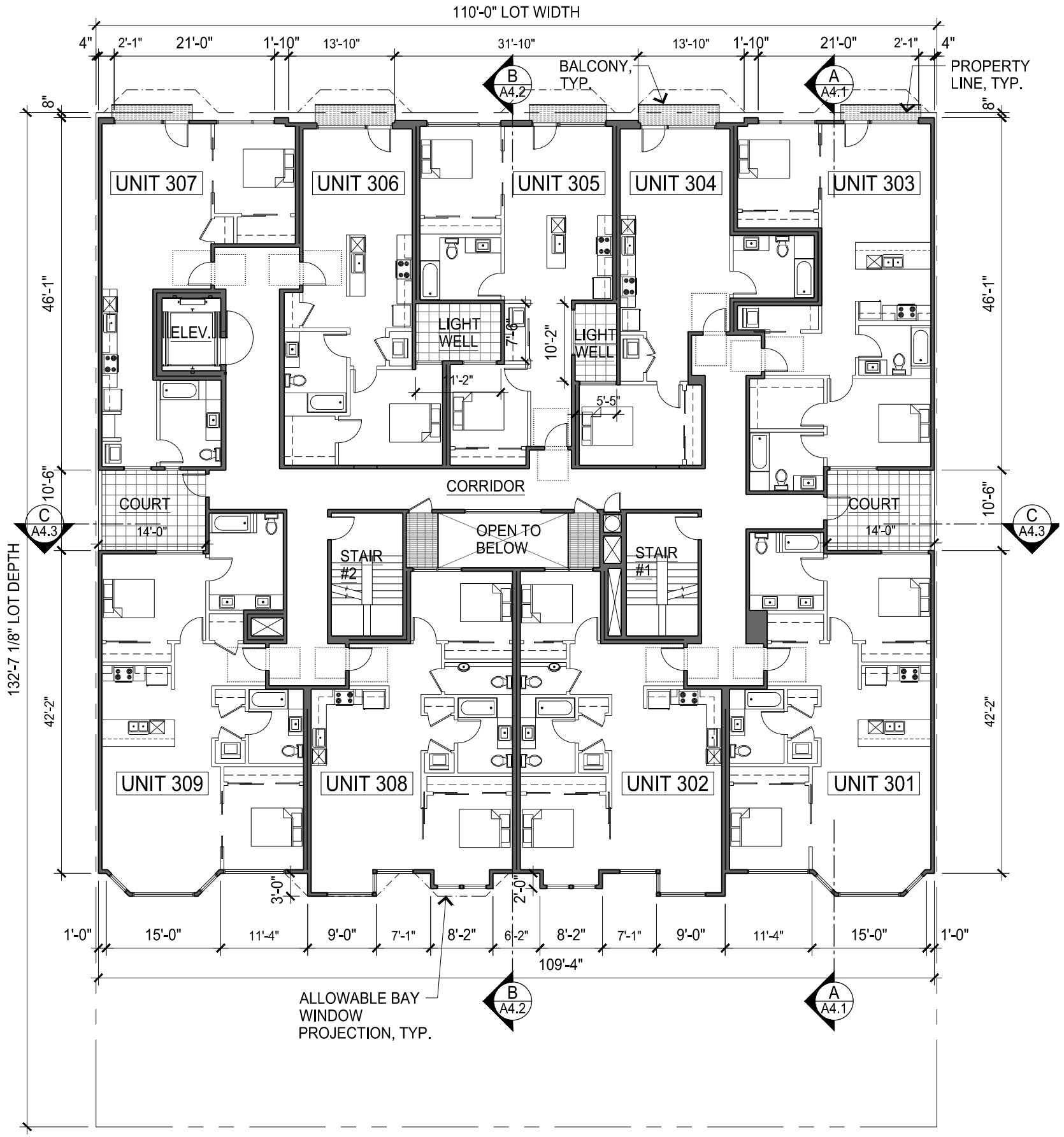
Second Level Floor Plan

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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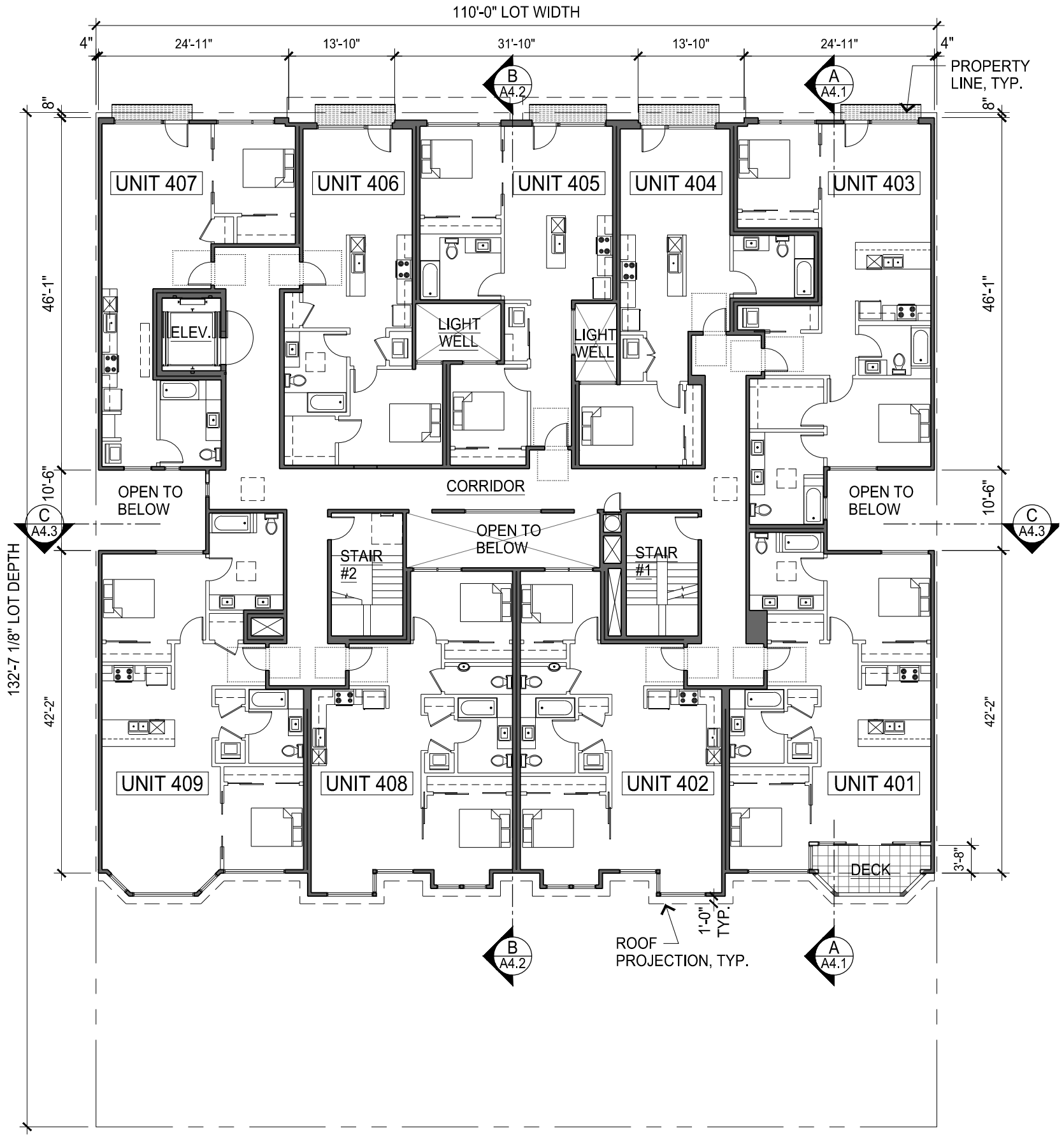
Third Level Floor Plan

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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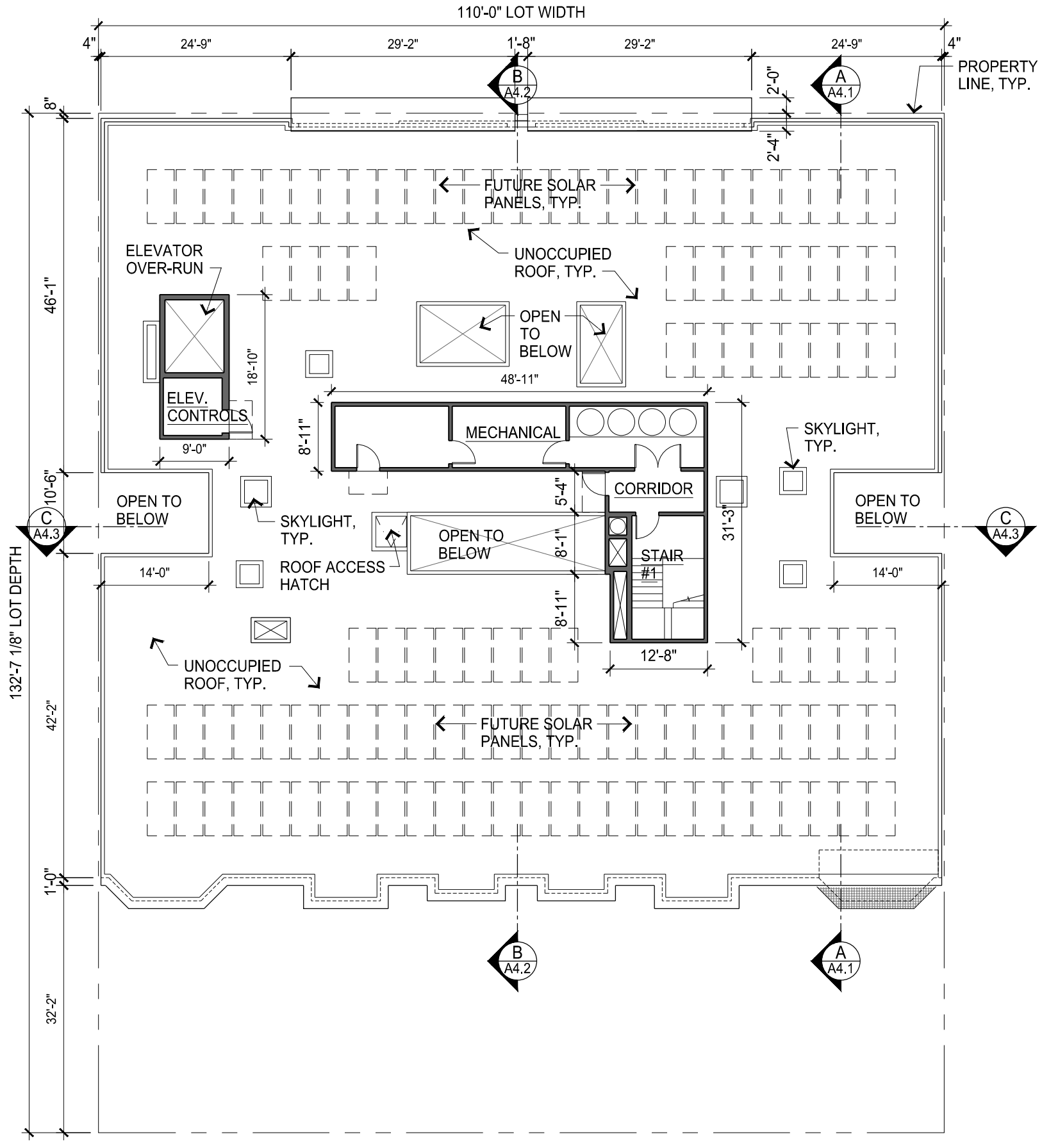
Fourth Level Floor Plan

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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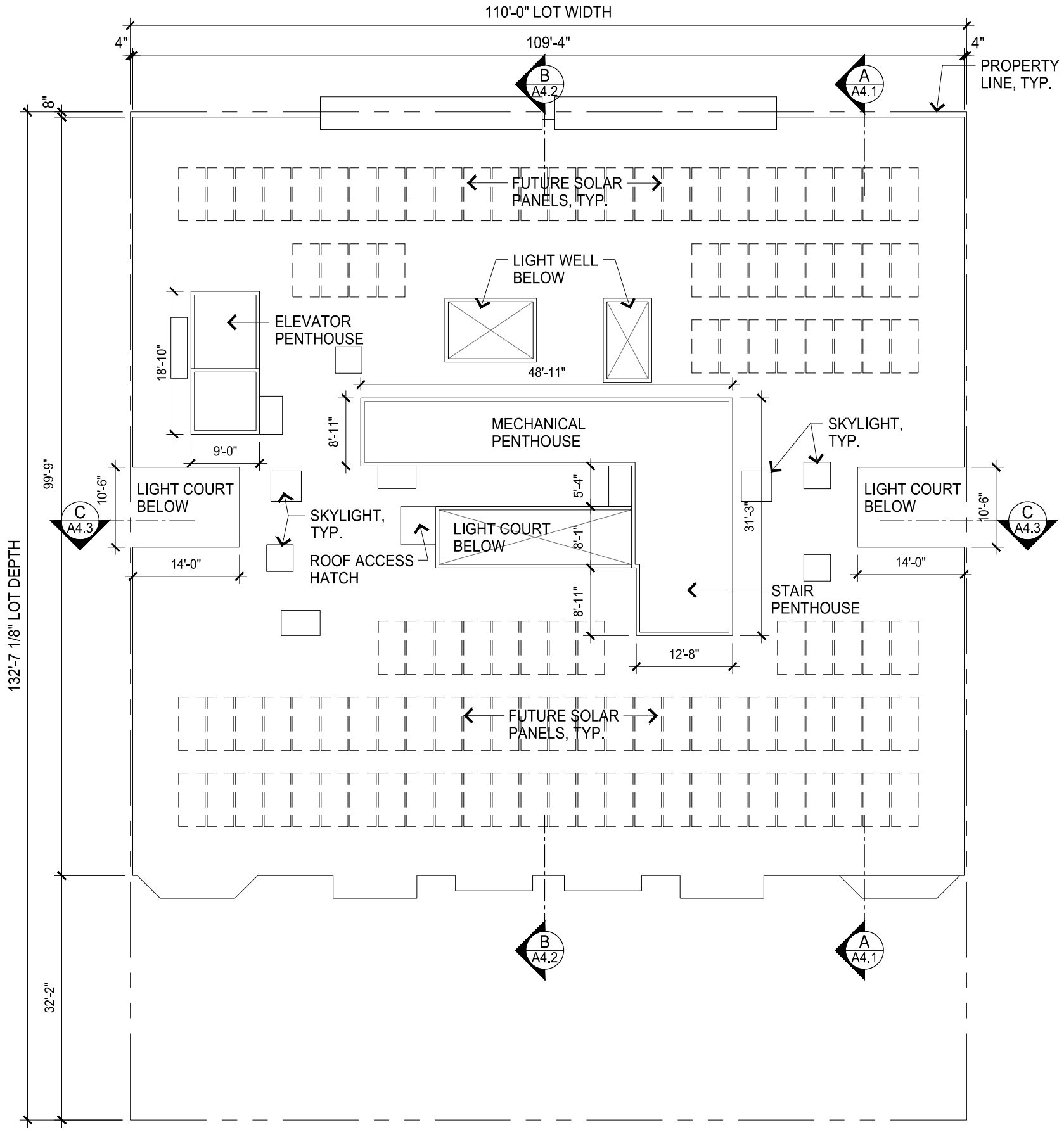
Roof Level Floor Plan

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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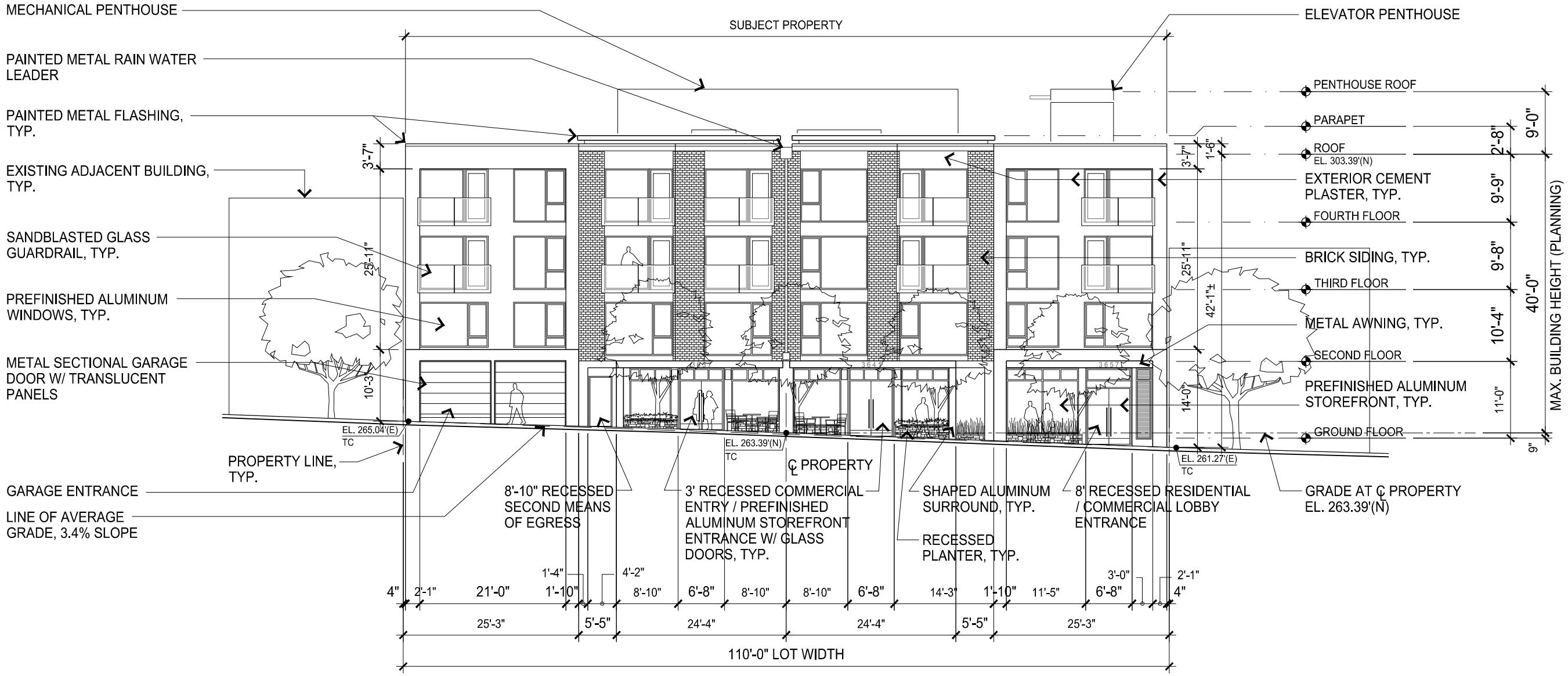
Proposed Sacramento Street View Rendering

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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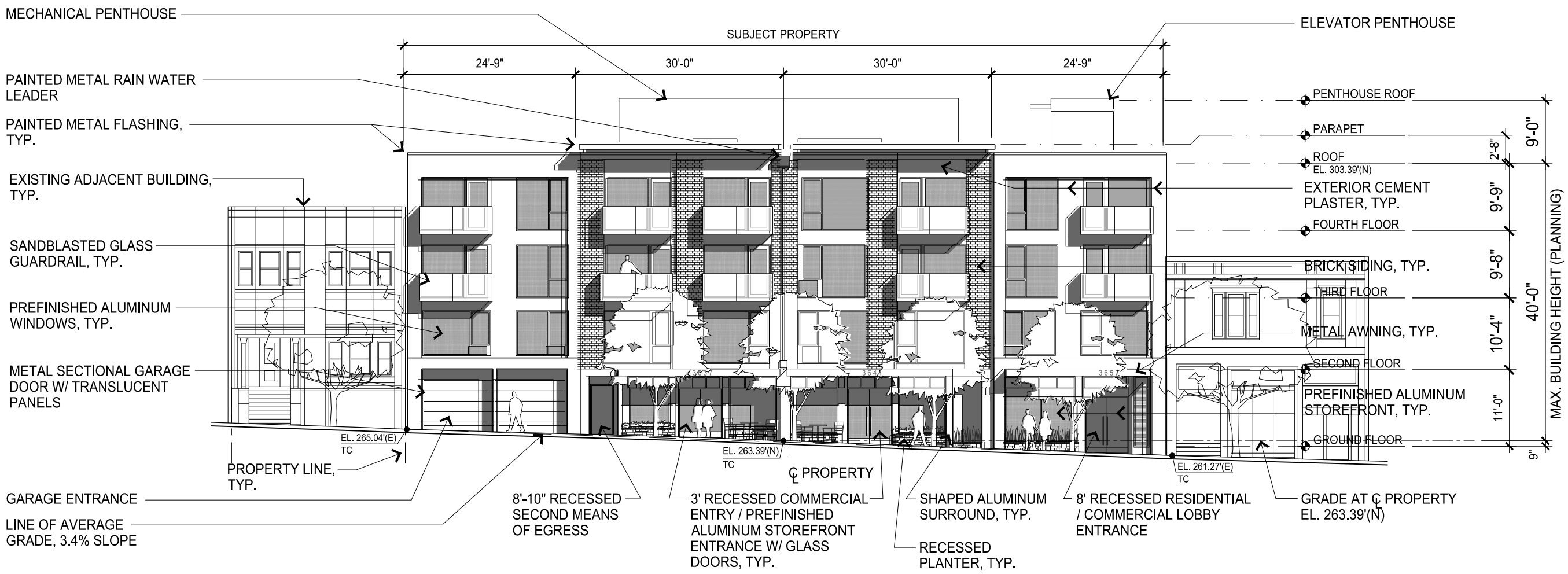
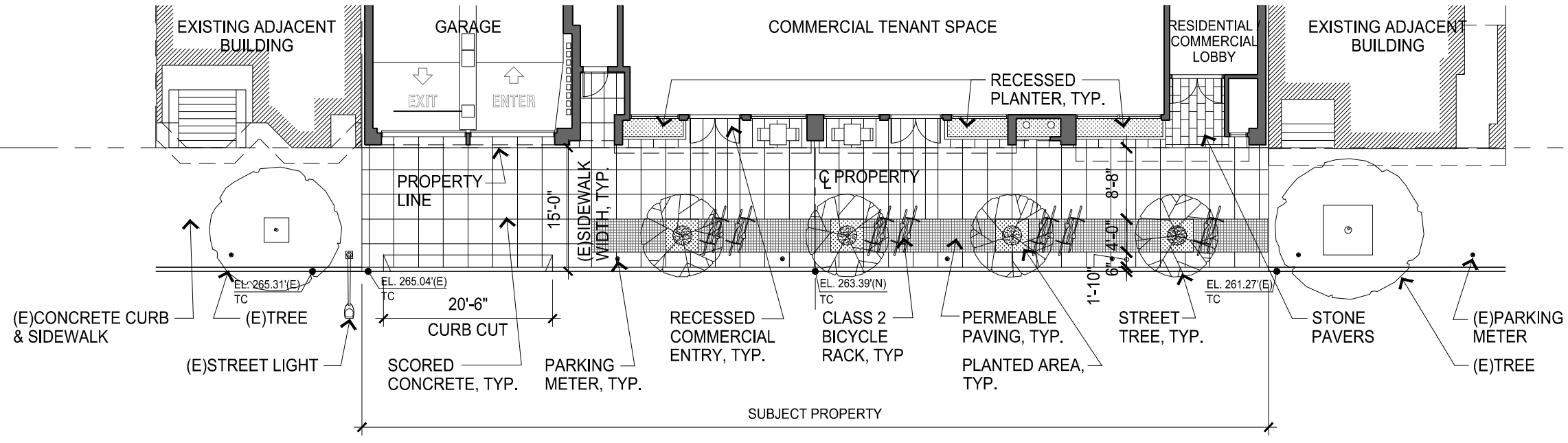
Proposed Commercial Storefront View Rendering

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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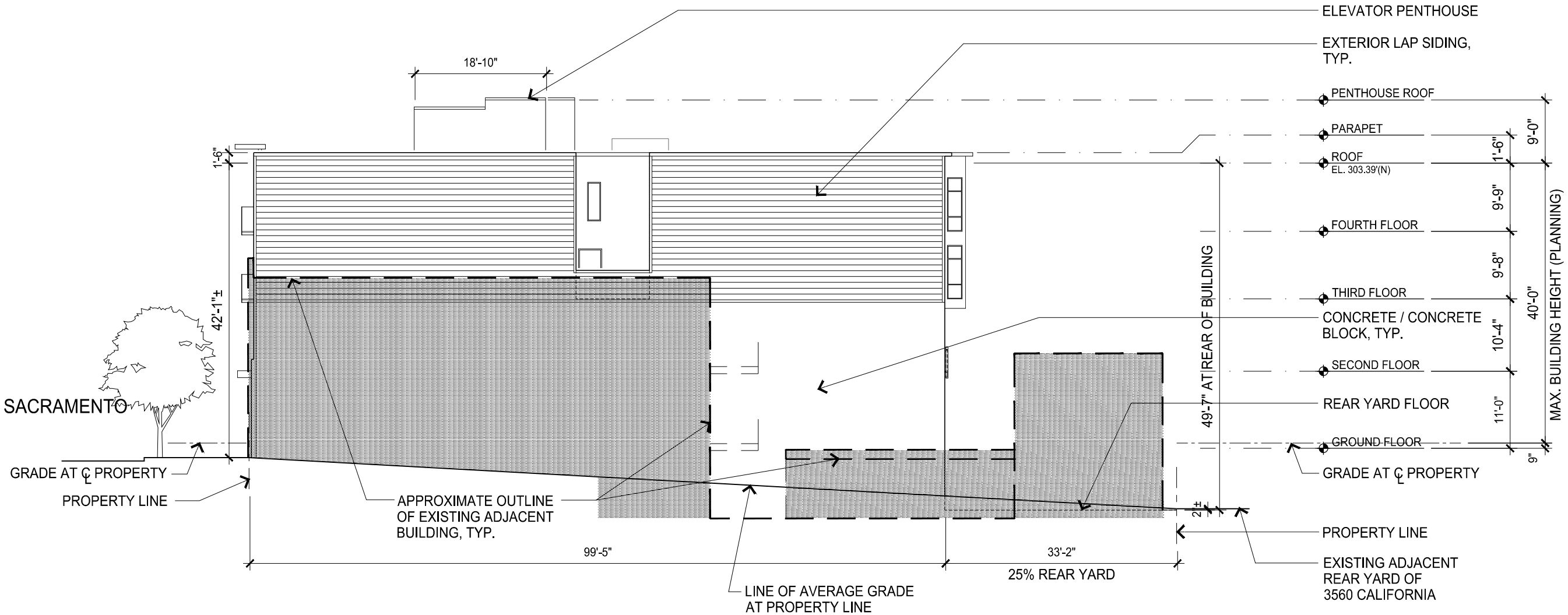
Elevation Study

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

A3.1d



PROPOSED WEST ELEVATION

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

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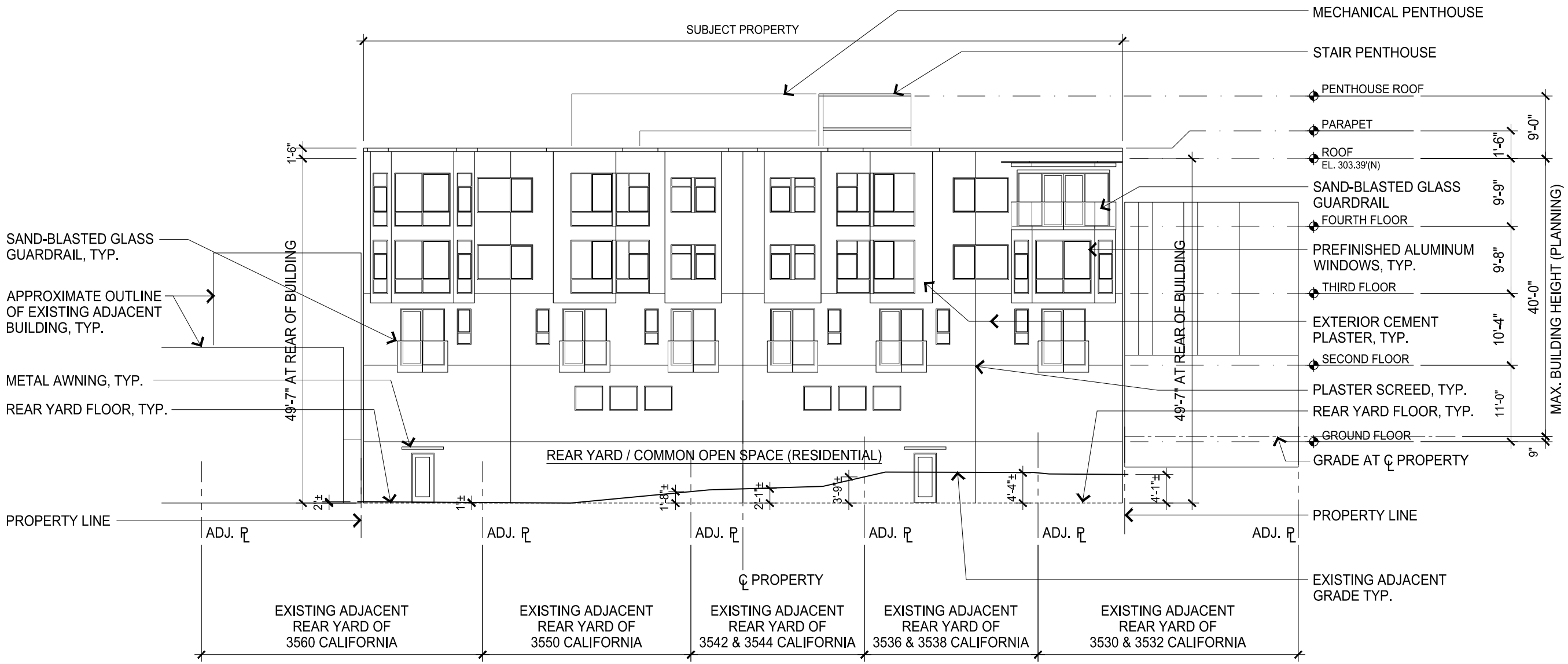
Exterior Elevation

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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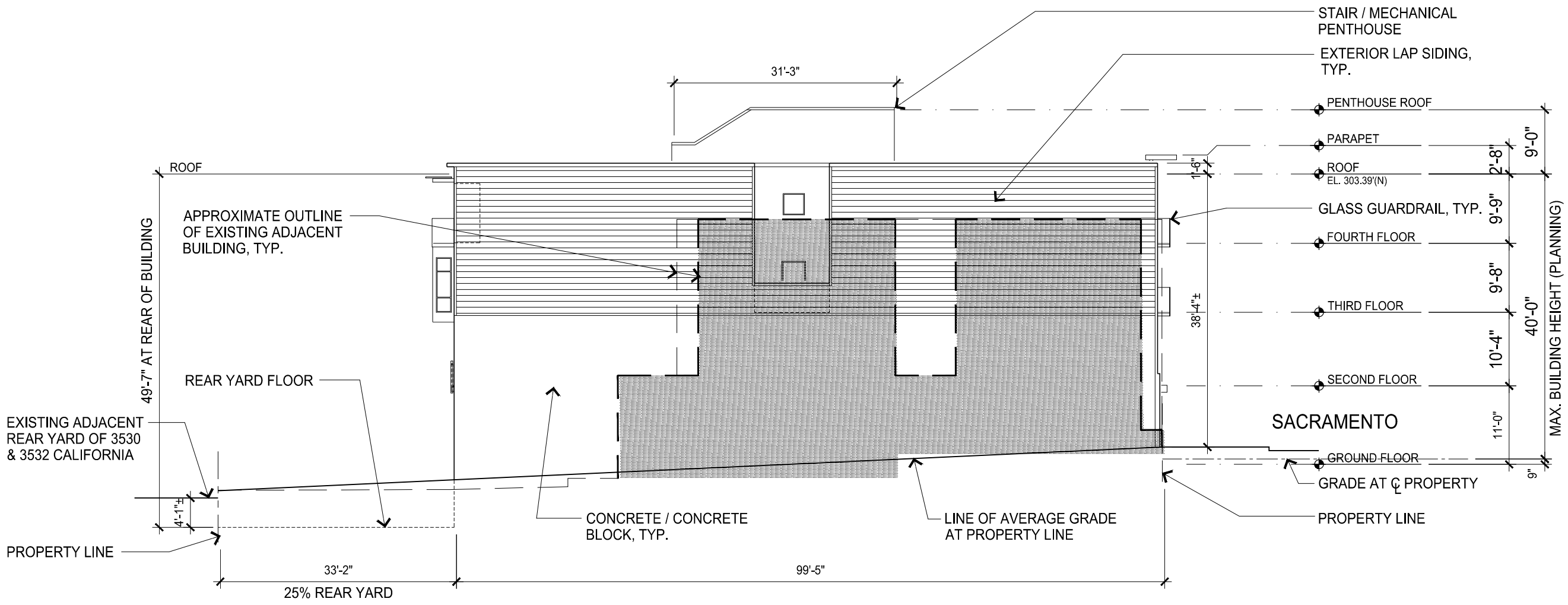
Exterior Elevation

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

A3.3



PROPOSED EAST ELEVATION

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

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San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

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 12, 2018
Revisions per Owner

Revision
July 31, 2018
Additional Information
Requested by Planning

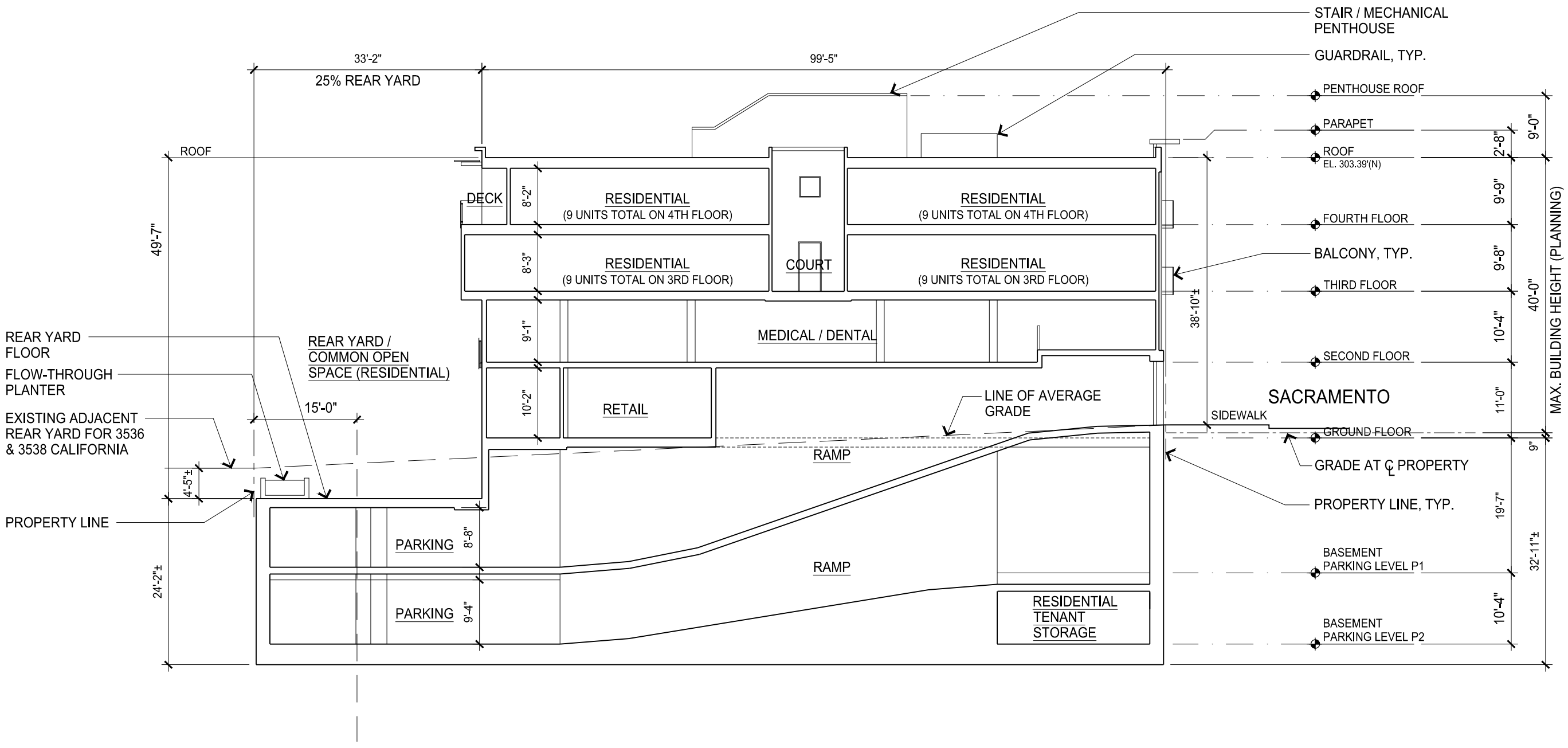
Revision
September 24, 2018
Additional Information
Requested by Planning

3442

Exterior Elevation

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

A3.4



PROPOSED BUILDING SECTION A - at AUTO RAMP

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

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3443

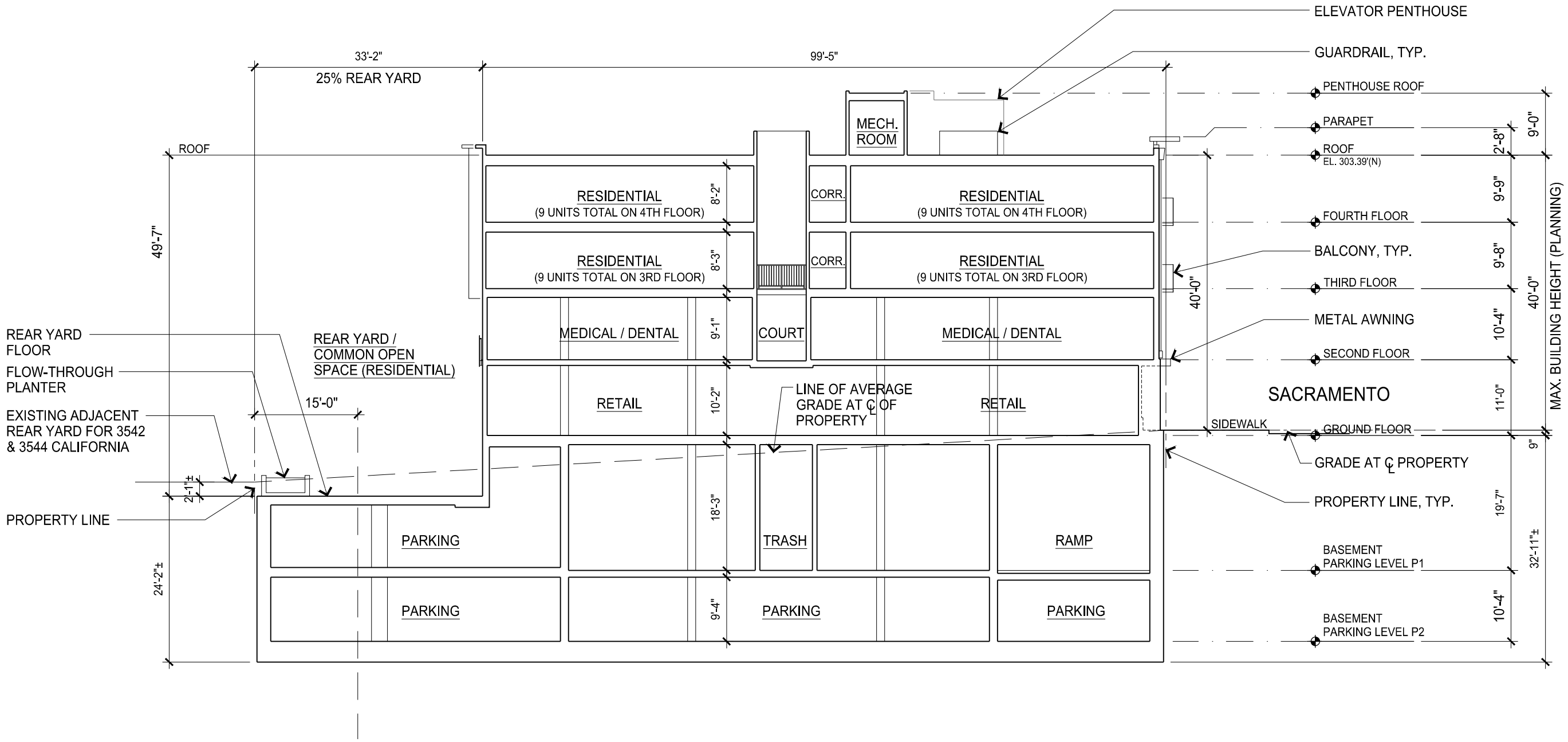
Revision
September 24, 2018
Additional Information
Requested by Planning

Revision
December 31, 2018
Revisions per Planning
Commission Approval

Building Section

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

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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3444

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September 24, 2018
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Requested by Planning

Revision
December 31, 2018
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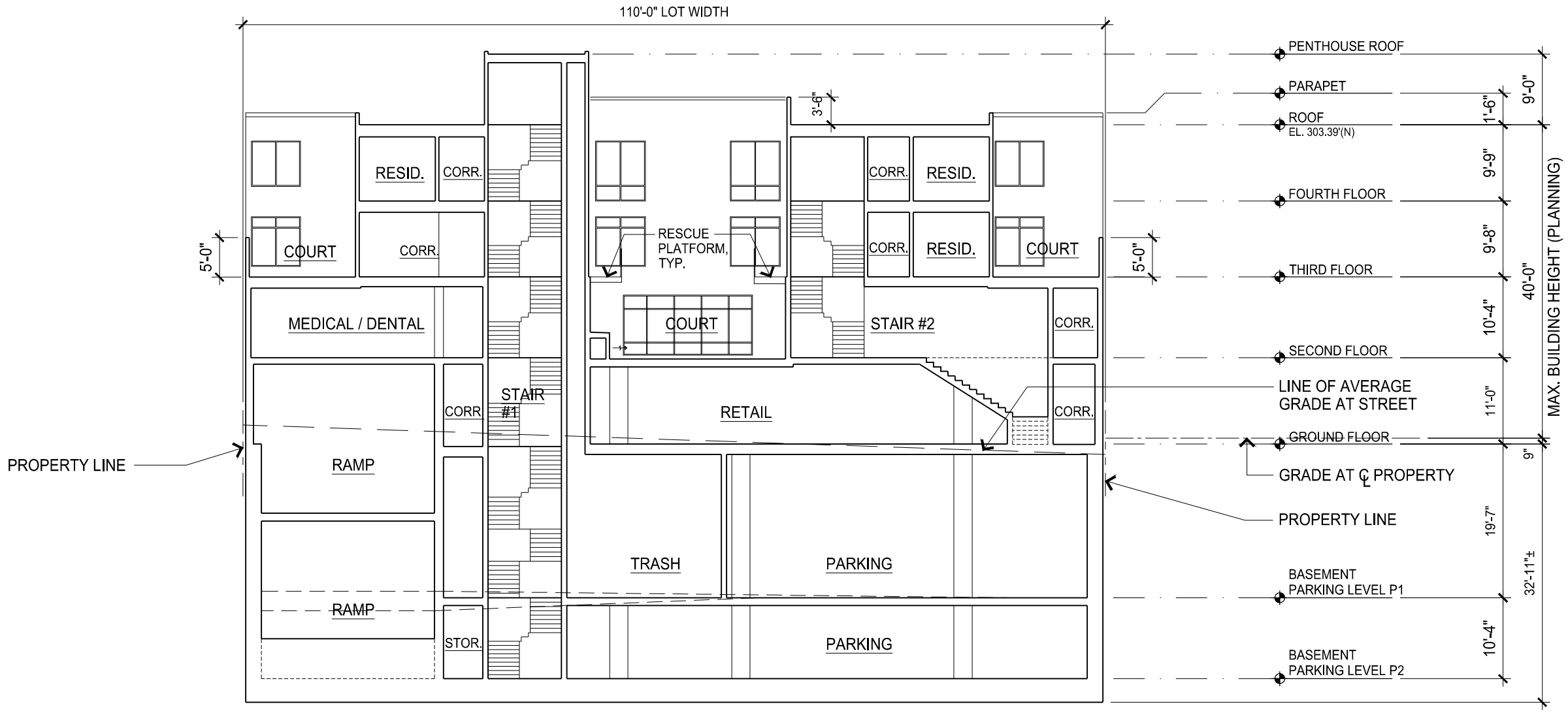
Commission Approval

Building Section

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

A4.2



PROPOSED BUILDING SECTION C - CROSS SECTION

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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3445

Building Section

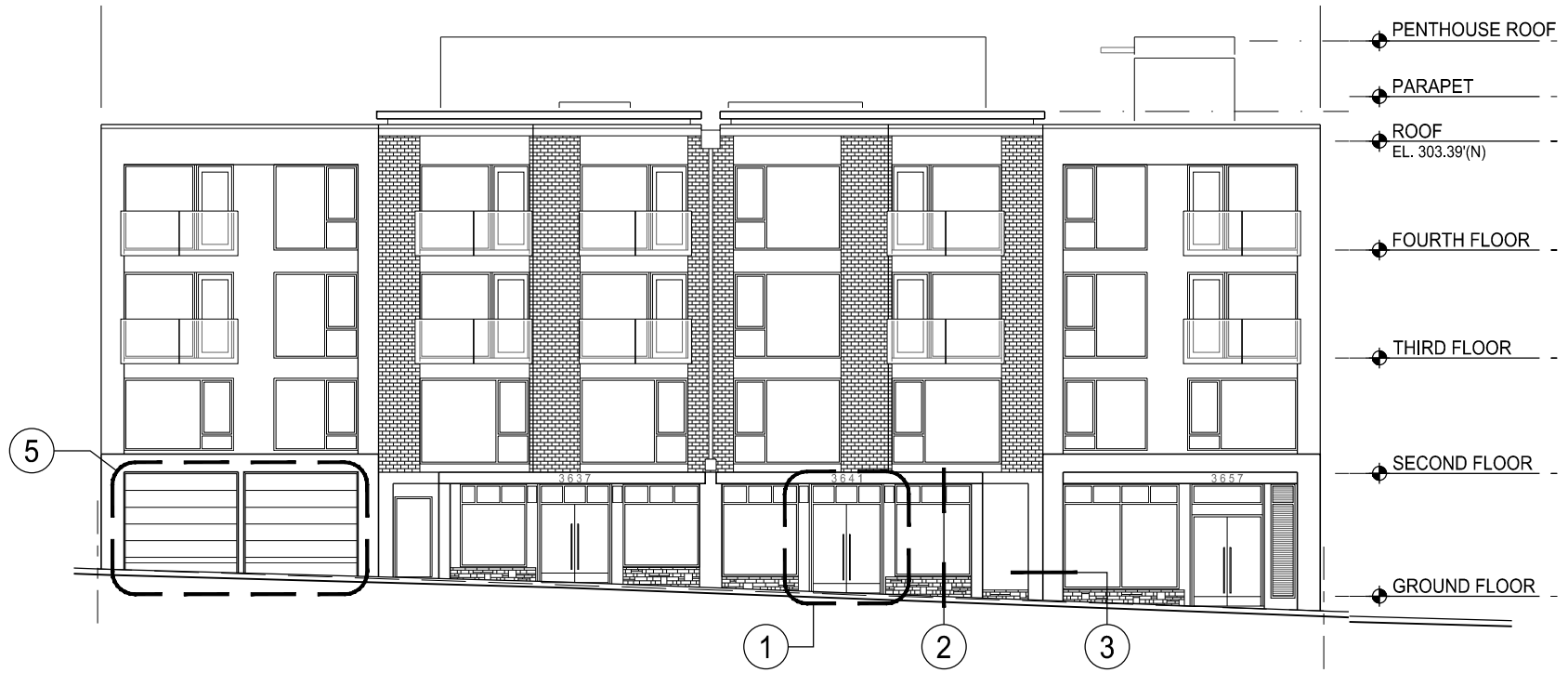
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR
WITH TRANSLUCENT PANELS, TYP.

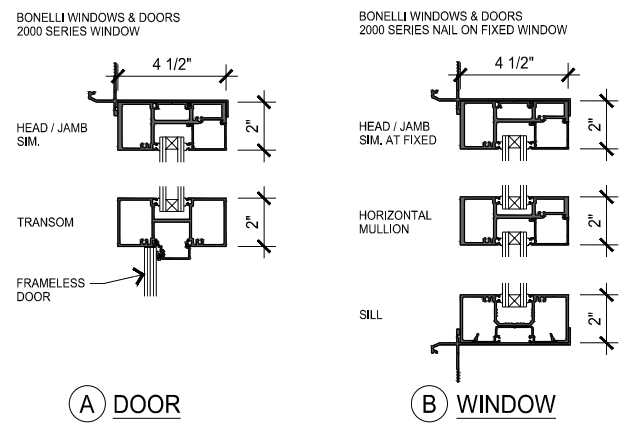
5 GARAGE DOOR CONCEPTUAL IMAGE

NO SCALE



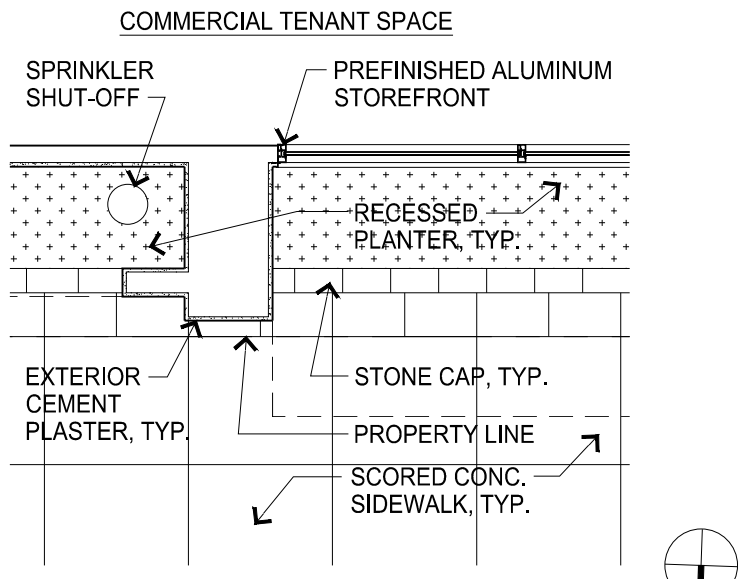
KEY ELEVATION: SACRAMENTO STREET FACADE

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



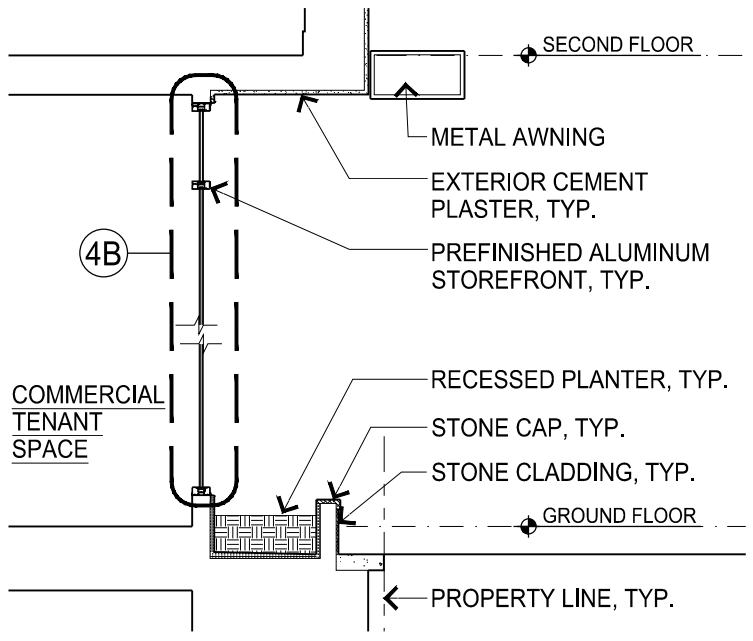
4 STOREFRONT PROFILES

NO SCALE



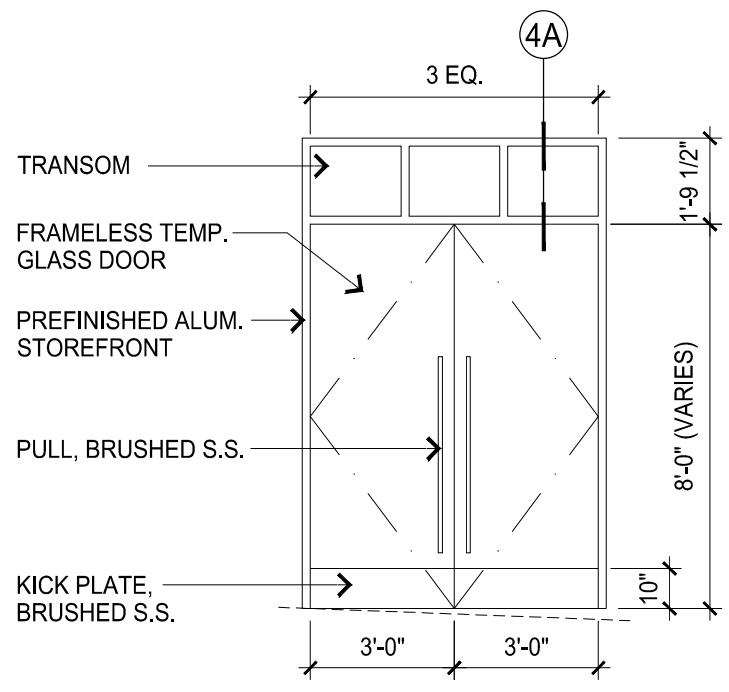
3 STOREFRONT JAMB

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



2 STOREFRONT AT PLANTER

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



1 ENTRY DOOR ELEVATION

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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98 Brady Street, #8
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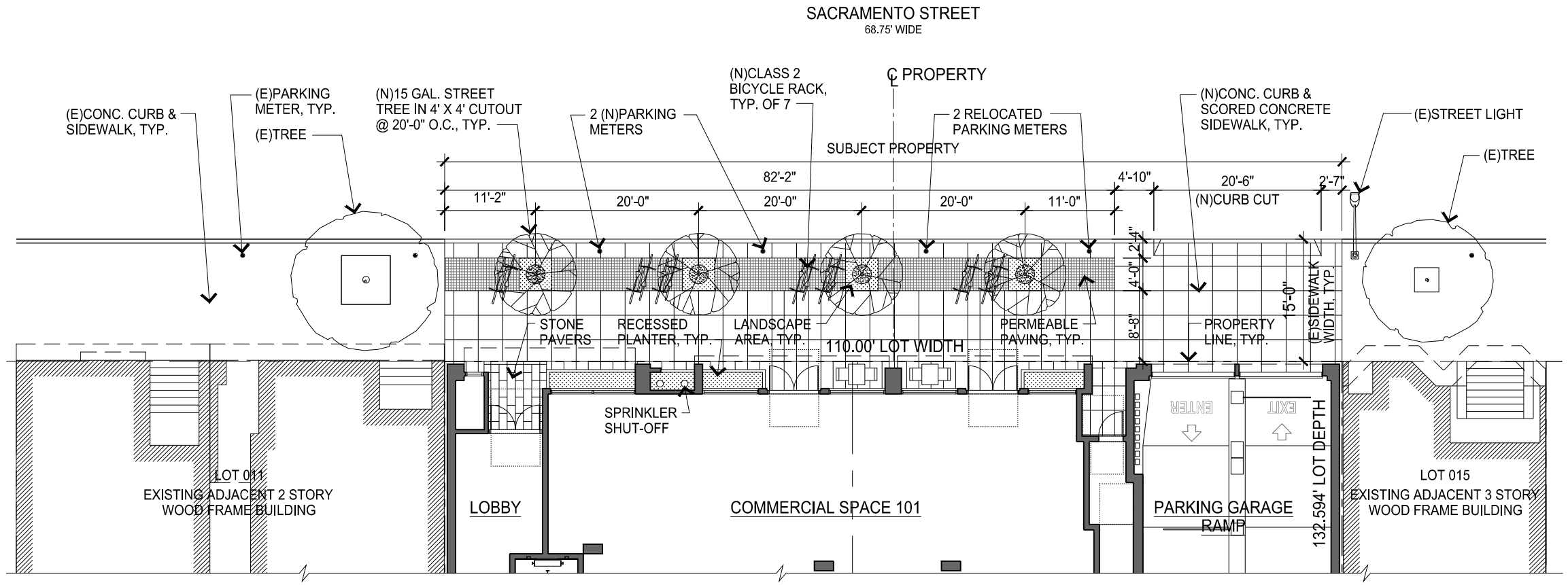
3446

Architectural Profiles

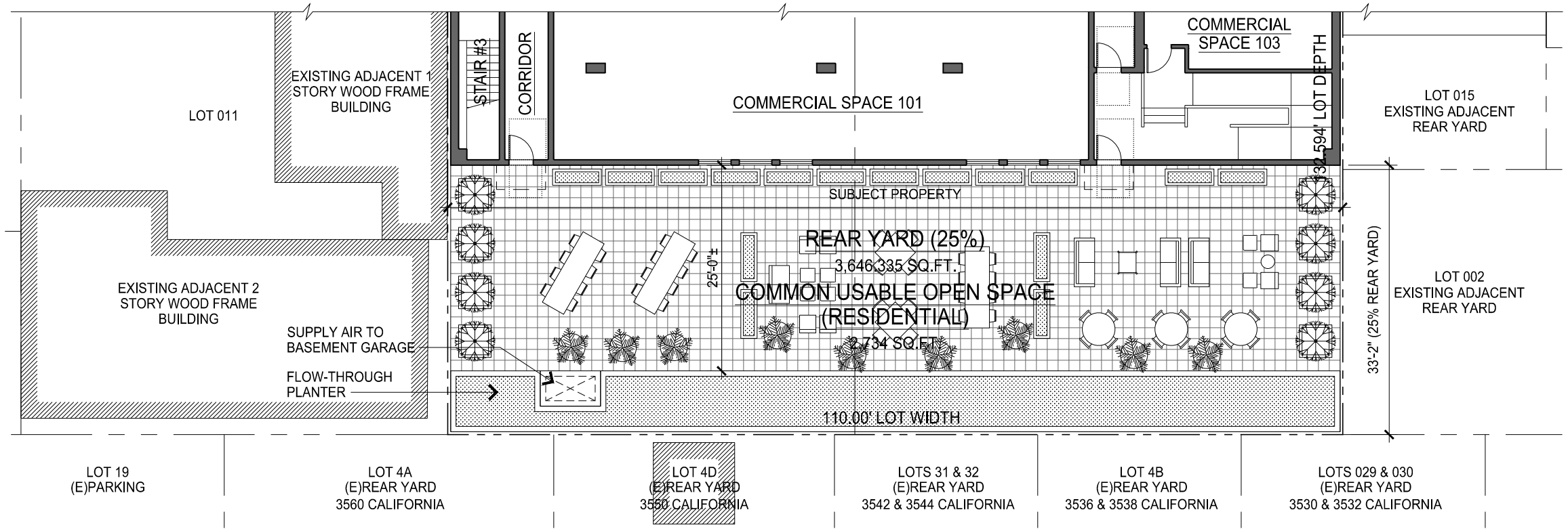
Scale: As noted

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"

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
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3447

Conceptual Landscape Plan

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

L0.1

ATTACHMENT B
3448

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: Rachel Cink

Rachel Cink 3/14/18
Signature Date

Address: 3654 Sacramento St. SF, CA 94118

Email/Telephone: (415) 440-4480

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Diana Mah

Signature 3-15-18
Date

Address: 488 Locust St #301

Business name: _____

Email/Telephone: pimm0352@comcast.net

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Victoria Hirano

Signature 4/6/2018 Date

Address: 458 Locust Apt 304 San Francisco, CA 94118

Business name: _____

Email/Telephone: victoriahirano@gmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Andrea C. Schwartz

Signature 4/5/18
Date

Address: 488 Locust St #302, SF, CA 94118

Business name: n/a

Email/Telephone: andrea.conti28@gmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Jenn Crippen

Signature 4/3/18
Date

Address: 3654 Sacramento St. SF CA 94118

Business name: Round Hill Pacific

Email/Telephone: (800) 275 3680

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: catherine Sanders

4/3/18

Signature Date

Address: 3634 Sacramento Street, San Francisco, CA 94118

Business name: Rand Hill Pacific

Email/Telephone: 415 963 9804

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: Brad Bennett

Brad Bennett 4/3/18
Signature Date

Address: 488 Locust Street, Unit 406

Business name: N/A

Email/Telephone: 6j635@hotmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: Barbara Devaney

Signature 3/30/18
Date

Address: EXPLORE & EXPRESS FAMILY COUNSELING 3637 SACRAMENTO ST., SUITE C SAN FRANCISCO, CA 94118

Business name:

Email/Telephone: 415. 267. 1831
barbara@exploreandexpress.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Carol S. Winetsky, Ph.D.

Carol S. Winetsky PhD 3/26/18
Signature Date

Address: 3637 Sacramento St, Ste H SF, Ca 94118

Email/Telephone: 415 923-9170

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 (with latest revisions dated November 21, 2017) for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: NIKLAS NORDLUND

Signature 3/27/18
Date

Address: 488 LOCUST ST, #308

Business name: _____

Email/Telephone: 415-613-9533

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: Jeff Leeper

Signature 3/26/18
Date

Address: 3545-55 California St

Business name: Standard 5710 Ace

Email/Telephone: jeff@marinace.com
415-257-5767

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Heather Mann

Signature 3/23/18
Date

Address: 488 Locust St #305 SF CA 94118

Business name: N/A

Email/Telephone: heathermann2000@yahoo.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: AEDEN MOTNYK

Signature 3/23/2018
Date

Address: 488 LOCUST # 305 SF CA 94118

Business name:

Email/Telephone: AEDENONE@YAHOO.COM

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Alfredo Hernandez

Signature 3/20/18
Date

Address: 3491 California Street

Business name: Gap Inc.

Email/Telephone: 415 386-7517

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: JESSICA REYES

Signature 3/21/18
Date

Address: 3491 CALIFORNIA ST.

Business name: GAP INC.

Email/Telephone: 415-386-7517

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: MONICA STAHMER

MR 3/21/18
Signature Date

Address: 3491 California St.

Business name: GAP INC.

Email/Telephone: 415-386-7517

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: LEONARD Ciancio DC

Signature 3/21/18
Date

Address: 3641 Sacramento St F SF CA 94118

Business name: LEONARD Ciancio DC

Email/Telephone: 415 346-2445

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: ERIK BJORN

EJB 3/15/2018
Signature Date

Address: 3634 SACRAMENTO ST.

Business name: ROUND HILL PACIFIC

Email/Telephone: (415) 922-5700

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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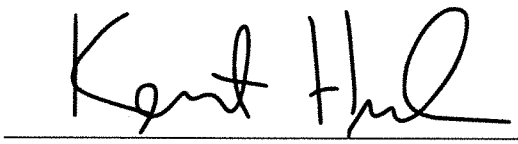
The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,
Kent Hudson



Signature

3/15/18
Date

Address: 488 Locust Street, #307, San Francisco, CA 94118

Email/Telephone: kent@onethree.org / (512) 517-1954

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern,

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the prospective architectural drawings (dated March 17, 2017) and am for the removal of the two structures and construction of one new mixed-use building.

The addition of a new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood. This helps my business and my own experience of working on this block.

Sincerely,

Jade Zapata
Printed Name

Signature

03/15/2018
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern,

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the prospective architectural drawings (dated March 17, 2017) and am for the removal of the two structures and construction of one new mixed-use building.

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Sincerely,

Nishi Bhopal
Printed Name

Nishi Bhopal
Signature

03/15/2018
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern,

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the prospective architectural drawings (dated March 17, 2017) and am for the removal of the two structures and construction of one new mixed-use building.

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Sincerely,

Maria Carretero
Printed Name

Maria Carretero
Signature

03/15/2018
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely,

Alicia Bulin
Printed Name

Alicia Bulin
Signature

03/15/2018
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern,

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the prospective architectural drawings (dated March 17, 2017) and am for the removal of the two structures and construction of one new mixed-use building.

The addition of a new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood. This helps my business and my own experience of working on this block.

Sincerely,

Jillian Janisen
Printed Name

Signature

03/15/2018
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
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Sincerely,

Laura Sturtevant
Printed Name

Signature

03/15/2018
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Diana Wang
Printed Name

D Wang
Signature

03/15/2018
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Sharon Grossman
Printed Name

Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Laura Feren
Printed Name

Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Brenda McKinley
Printed Name

Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Annmarie Hegarty
Printed Name

Ann Hegarty
Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Brian King
Printed Name

Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

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Sincerely,

Maria Jose Perry
Printed Name

Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Stephanie Lim
Printed Name

Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Mollie Lyddane
Printed Name

Mollie Lyddane
Signature

03/15/2018
Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

John Beahan
Printed Name

Signature

03/15/2018
Date

Address: 3675 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Casey Willis
Printed Name

Casey Willis
Signature

03/15/2018
Date

Address: 3675 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Katherine Ehinger
Printed Name

Signature

03/15/2018
Date

Address: 3675 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Triana Cayle
Printed Name

T Cayle
Signature

03/15/2018
Date

Address: 3641 Sacramento St, suite J, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Igor Weisz
Printed Name

Signature

03/15/2018
Date

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Sincerely,

Shelia Lastie
Printed Name

Signature

03/15/2018
Date

Address: 3641 Sacramento St, suite J, San Francisco, CA 94118

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Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Suzanne Adams
Printed Name

Signature

03/15/2018
Date

Address: 3641 Sacramento St, suite J, San Francisco, CA 94118

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Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Rachel Gotch - Strain
Printed Name

Rachel Gotch Strain
Signature

03/15/2018
Date

Address: 3641 Sacramento St, suite J, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

John Schick
Printed Name

John Schick
Signature

03/15/2018
Date

Address: 3611 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Alan Su
Printed Name

Alan Su
Signature

03/15/2018
Date

Address: 3611 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Stanley Terman
Printed Name

Signature

03/15/2018
Date

Address: 3611 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Sharon Lee
Printed Name

Signature

03/15/2018
Date

Address: 3611 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Sabina Baltasi Sbrence
Printed Name

Signature

03/15/2018
Date

Address: 3611 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Joy C. Duffy

Signature 3.15.2018
Date

Address: ~~3683~~ 3535 California Street, San Francisco

Business name: Peninsula Beauty

Email/Telephone: ~~(650)~~ (415) 876-0322

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Charles Watts

Signature 4/15/18
Date

Address: 488 Locust Street CA 94118

Business name: _____

Email/Telephone: chwatts12@gmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: SEAN GALLAGHER

Sean Gallagher 4-12-18
Signature Date

Address: 488 Locust St Apt 306, SF, CA 94118

Business name: _____

Email/Telephone: GALLAGHERSRYAN@GMAIL.COM

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **"No Opposition"** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

Very truly yours,

Name: Jimmy Phan

Signature 4/13/18
Date

3701 SACRAMENTO ST.
SAN FRANCISCO, CA 94118

Address:

Business name: LPH Shipping and Business Services

Email/Telephone: (415) 221-9817

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Alfredo Hernandez

Signature 3/15/2018 Date

Address: 3491 California St. S.F. CA 94118

Business name: Gap Inc.

Email/Telephone: (415) 386-7517

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Laura Richard

Laura Richard 3-15-18
Signature Date

Address: 3535 California St.

Business name: Peninsula Beauty

Email/Telephone: 415-876-0322

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Cynthia Bahmani

Cynthia J. Bahmani 3/14/18
Signature Date

Address: 3556 Sacramento St.

Business name: Synergy

Email/Telephone: 415 519.5926

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Swati Reichmuth

Swati P Reichmuth 3/2/2018
Signature Date

Address: 488 Locust St. #407 S.F. CA 94118

Email/Telephone: swatipunatar@hotmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Michael Reichmuth

3/2/18
Signature Date

Address: 488 Locust St Apt. 407 San Francisco, CA 94118

Email/Telephone: Fish4boy@yahoo.com / 415-673-1988

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: P. GUETTIER

Signature 8/21/17 Date

Address: 3654 SACRAMENTO ST. S.F.

Email/Telephone: _____

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City & County of San Francisco
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San Francisco, CA 94103

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Very truly yours,

Name: Akira Kurihara

3/7/18
Signature Date

Address: 3654 Sacramento St., SF 94118

Email/Telephone: akira@skurman.com.

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: SUZETTE SMITH

Signature Suzette Smith Date 3-2-2018

Address: 3654 Sacramento St SF CA 94118

Email/Telephone: suzette@skurman.com
415 706 8470 (C)
415 440 4480 (W)

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: Jovany Romero

Signature 8/21/17
Date

Address: 3533 California St SF, CA 94118

Email/Telephone: jovanyromero22@gmail.com (209)648-0630

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Norma Lee

Signature Date

Address: 3533 California St

Email/Telephone: 415 831 6611

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Clifton Tam

Signature 8/21/17
Date

Address: 671 38th Ave, SF CA 94121

Email/Telephone: cliftontam@sbcglobal.net

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jovany Romero

Signature 03/02/2018
Date

Address: 3533 California St SF, CA 94118

Email/Telephone: jovanyromero22@gmail.com / 209-648-0630

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City & County of San Francisco
1650 Mission Street, Suite 400
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San Francisco, CA

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Very truly yours,

Name: C. NICHOLAS SIMPSON

Signature Date

Address: 3333 CALIFORNIA ST SF CA 94118

Email/Telephone: 650 333 7830

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Natalie DeLeon

Natalie D 8/21/17
Signature Date

Address: ~~237 Cl 2H~~ 3468 California St. SF CA

Email/Telephone: natmdeleon89@yaloo.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: ROBERT M. DONATELLO, JR.

Signature 8/21/17
Date

Address: 3468 CALIFORNIA ST, SF CA

Email/Telephone: rmdonatello@gmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Sarika nand

Sarika nand 8/21/19.
Signature Date

Address: 3408 California Street. SF 94118.

Email/Telephone: [redacted] nands1@sutterhealth.org.

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jennifer Exley

Signature 8 March 2018
Date

Address: 3408 California St, SF, CA

Email/Telephone: 415.345.0100

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Christen Geradas

Signature 3/8/18
Date

Address: 3468 California St. SF CA 94118

Email/Telephone: (415) 345-0100

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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San Francisco, CA

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Very truly yours,

Name: Nicole Ward

NW 3/9/18
Signature Date

Address: 3466 California St.

Email/Telephone: 415-~~354~~ 345 · 0100

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Celyte Martin

Signature 3/9/18
Date

Address: 3468 California St SF CA

Email/Telephone: 415.345.0100

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Wei Ann Hsueh

3/12/18

Signature Date

Address: 3468 California St.

Email/Telephone: 7187532953

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Jamie Gamble

Signature 3/9/18
Date

Address: 3468 California St.

Email/Telephone: (p)gamble@yahoo.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: DOUGLAS MATHIEUX

Signature 3/13/18
Date

Address: 3465 CALIFORNIA ST, S.F. CA 94118

Business name: RIGOLO CAFE

Email/Telephone: DOUG@RIGOLOCAFE.COM
415-595-0803

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Najib El Ferroui

Signature 3/13/18
Date

Address: 3415 California St, San Francisco CA 94118

Business name: Artesano

Email/Telephone: elnaj92@yahoo.com
415-992-2730

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Very truly yours,

Name: STEPHEN C. PARDYS M.D.

Signature 2/28/18
Signature Date

Address: 3641 Sacramento Street, Suite E, San Francisco, CA 94118

Email/Telephone: SPARDYSMD@GMAIL.COM

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Hope Selinger

Signature 8/23/17
Date

Address: 3529 Sacramento Street

Email/Telephone: (415) 923-0143

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Bonnie Waters

Bonnie Waters 8/23/17

Signature Date

Address: 3490 California St Ste 201 SF, CA 94118

Email/Telephone: BW 415-440-2972

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Jenine Baca

Signature 8/22/17
Date

Address: 500 Spruce St. #204, SF 94118

Email/Telephone: JVDeguz739@yahoo.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Jillian Janisen

Signature 8/21/2017
Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Email/Telephone: 415·410·3393

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Carmen Elena Siu

Carmen E. Siu 8/21/17
Signature Date

Address: 3680 Sacramento St SF 94118

Email/Telephone: 650-580-6492

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: William Ly

Signature 9/1/17
Date

Address: 3490 California St #203 San Francisco, CA 94118

Email/Telephone: willjlu@gmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: _____

_____
Signature Date

Address: _____

Email/Telephone: _____

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Very truly yours,

Name: Peter Klos

Signature 3/13/18
Date

Address: 488 Locust Apt. 405 SF, CA

Email/Telephone: pklos01@gmail.com 415-264-1969

Planning Department
City & County of San Francisco
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Very truly yours,

Name: Jennifer Suffini

Signature 3/14/17 Date

Address: 3548 Sacramento Street - Day One Baby

Email/Telephone: jenn@carcinthecurve.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Margarita Talorda

Signature 3/14/18
Date

Address: 3468 California St

Email/Telephone: (415) 345-0100

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Very truly yours,

Name: Rajat Sharma

Signature

13 March 2018
Date

Address: 488 Lowell Street SAN FRANCISCO

Email/Telephone: RJT8MORMA@GMAIL.COM

Planning Department
City & County of San Francisco
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Very truly yours,

Name: Mylene Ramirez

Signature 3-14-18
Date

Address: 3628 Sacramento St.

Email/Telephone: maryramirez904@gmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Very truly yours,

Name: JASMINE FREI

Signature 3/14/18
Date

Address: 3654 SACRAMENTO STREET, 94118

Email/Telephone: [redacted] JASMINE@SKURMAN.COM

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Megan Leicht

Megan Leicht 3/14/18
Signature Date

Address: 3654 Sacramento St.

Email/Telephone: 415-440-4480

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: William Hull

William Hull 3/14/18
Signature Date

Address: 3654 Sacramento St., San Francisco, CA 94121

Email/Telephone: whull@skurman.com ; (415) 440-8024 x107

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Very truly yours,

Name: GAYAN HETTIPOLA

Signature 3.14.18
Date

Address: 3634 SACRAMENTO STREET

Email/Telephone: 415-440-4480 GAYAN@SKURMAN.COM

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Very truly yours,

Name: Andrew Skurman

03/14/2018
Signature Date

Address: 3654 Sacramento St. SF CA 94118

Email/Telephone: andrew@skurman.com / 415-440-4480

Planning Department
City & County of San Francisco
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San Francisco, CA 94103

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Very truly yours,

Name: Cienna Patmont

Signature 03/14/2018
Date

Address: 2654 Sacramento St. SF CA 94118

Email/Telephone: cienna@skurman.com / 415-440-4480

Planning Department
City & County of San Francisco
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Very truly yours,

Name: Patrick Maher

Signature 3/14/18
Date

Address: 3654 Sacramento St, San Francisco, CA, 94118

Email/Telephone: Patrick@Skurman.com

Planning Department
City & County of San Francisco
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Very truly yours,

Name: ED WATKINS

Signature 3/14/18
Date

Address: 3654 SACRAMENTO ST SF, CA. 94118

Email/Telephone: ewatkins@SKIDMAN.COM

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Very truly yours,

Name: David Hayes

Signature 3/14/18
Date

Address: 3654 Sacramento St. San Francisco, CA 94118

Email/Telephone: dhayes@skurman.com

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Very truly yours,

Name: WILHELM NOTHNAGEL

Wilhelm Nothnagel 03/14/18
Signature Date

Address: 3654 SACRAMENTO ST, SAN FRANCISCO CA 94118

Email/Telephone: wilhelm@skurman.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: PAIGE MARIUCCI

Paige Mariucci 03/14/2018
Signature Date

Address: 3654 SACRAMENTO STREET

Email/Telephone: paige@skurman.com / 415-440-4480

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Carolina Mendy

Carolina Mendy 3/14/18
Signature Date

Address: 3654 Sacramento Street, San Francisco, CA 94118

Email/Telephone: 415-440-4480

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Nicole Ryan

Signature 8/23/17 Date

Address: 390 Laurel St, Ste 310 · SF CA 94118

Email/Telephone: Nicolep458@gmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Ludmilla Fox

Ludmilla Fox
Signature Date

Address: 2635 California ST SF

Email/Telephone: _____

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Sukee Bennett

Sukee Bennett 9/22/17
Signature Date

Address: 3333 California St. San Francisco

Email/Telephone: Sukee.bennett@ucsf.edu

Received at CPC Hearing 11/8/18
M. Woods.

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Karen Duong-Yuen

Signature 11/8/2018
Date

Address: 3475 California Street

Business name: Chandler Properties

Email/Telephone: kdy@chandlerproperties.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: CarolynChandler

CarolynChandler 11/8/2018
Signature Date

Address: 3475 California Street

Business name: Chandler Properties

Email/Telephone: cc@chandlerproperties.com
415-509-6230

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: MARY JO CANAVAN

Signature 11/8/18 Date

Address: 1340 SCOTT ST A S.F. CA 94115

Business name: CHANDLER PROPERTIES

Email/Telephone: MC@ChandlerProperties.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Roxanne Mein

Signature 11/8/18
Date

Address: 3435 Sacramento Street

Business name: Theoni Collection

Email/Telephone: roxanne@theonicollection.com (415)447-0503

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Ronald Giampaoli

Ronald Giampaoli 11/5/18
Signature Date

Address: 3585 California

Business name: Cal Mart

Email/Telephone: 415 221 1818 calmart@hotmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Lam Lee

Signature 11/7/18
Date

Address: 1690 Washington St. #204 San Francisco CA 94109

Business name: CM manner, INC

Email/Telephone: leejames935@gmail.com (415)-517-8032

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: JIECHANG HUANG

Jiechang Huang 11/7/18.
Signature Date

Address: 137 Bernard Street. San Francisco. CA 94109

Business name: CAL-MONT, INC

Email/Telephone: Jiechanghuang2012@gmail.com.
(415) 308-7968.

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Charles Mitchell

Charles Mitchell 11/7/18
Signature Date

Address: 3585 CALIFORNIA ST SF CA. 94118

Business name: CAL-MART INC

Email/Telephone: calmart@hotmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Robert Siluestri

Signature 11/7/18
Date

Address: 3585 CALIFORNIA ST SF CA. 94118

Business name: CAL-MART INC

Email/Telephone: Calmart@Hotmail.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: MILA VAVRIA

Signature 11/7/2018
Date

Address: 3585 CALIFORNIA ST SF CA. 94118

Business name: CAL MART INC

Email/Telephone: calmart.gmvalupia@gmail.com 415-221-1815

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: GERI LARRACAS

Geri Larracas 11/7/18
Signature Date

Address: 3585 CALIFORNIA ST SF CA 94118

Business name: CAL-MART, INC

Email/Telephone: calmartc@hotmail.com 415 751-3516

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Joseph Chu

Signature 11/7/18
Date

Address: 1320 45TH AVE SF CA 94122

Business name: CAL-MGMT, INC

Email/Telephone: Chinezee321@YAHOO.COM

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Andrew Jinkens

11/4/18

Signature Date

Address: 1788 Clay St.

Business name: Antonelli Brothers Meat Fish & Poultry

Email/Telephone: [illegible]

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Michael Ewing

Signature Date 11/7/18

Address: 1656 Jenevein ave San Bruno CA 94066

Business name: Cal mart

Email/Telephone: 415 751 3516

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Stephany Garcia

Signature 11/8/18
Date

Address: 1 Parker Ave. San Francisco, CA 94118

Business name: One Parker Dentistry

Email/Telephone: 415 668 3500

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Greg Smith Greg Smith

Greg Smith 11/8/18
Signature Date

Address: 3536 Sacramento

Business name: BoHas

Email/Telephone: 415 771 5600

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: STEVEN TSE

Signature 11/8/18
Date

Address: 3536 SACRAMENTO ST. S-F

Business name: Botta's Auto Body shop

Email/Telephone: _____

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Jimmy Eng

Jimmy Eng Nov. 8, 2018
Signature Date

Address: 3856 Sacramento St.

Business name: Bottas Auto Body

Email/Telephone: 415 771-5600

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: CARY GROSSNEY

Signature 11/16/16
Date

Address: 3536 SACRAMENTO ST

Business name: BOTTOM AUTO BODY

Email/Telephone: 415 771-5600

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Kimberly Simons

Signature 10/29/18
Date

Address: 3641 Sacramento St, Suite A

Business name: Noah Simons, MD

Email/Telephone: Kimberly.jo.simons@gmail.com 415.218.6065

NOAH SIMONS MD

3641 Sacramento St Suite A
San Francisco, CA 94118

T 415-601-1339
F 415-931-6523
noahsimonsmd@me.com

www.noahsimonsmd.com

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street

Dear Planning Dept:

I am writing this letter in support of 3637-3657 Sacramento Street project. I am a pediatrician in the building currently.

I very much look forward to being able to carry out my practice in the new modern mixed use building.

The new building will be wonderful for patients. There will be better access for handicap patients and for strollers too. We look forward to more parking too that the building will bring.

Sincerely,

Noah Simons MD FAAP

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Loren Cervantes

Signature 10/23/2018
Date

Address: 3041 Sacramento St. Ste A SF, CA 94118

Business name: noah simons inc.

Email/Telephone: noahsimonsmd@me.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Joseph Sciancalepore

Signature 10/23/18 Date

Address: 3641 Sacramento St. Ste A. San Francisco, CA 94118

Business name: Noah Simons Inc.

Email/Telephone: noahsimonsmd@me.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Maria Paula Coronado

Maria Paula Coronado 10/26/18
Signature Date

Address: 3641 Sacramento Street Suite A San Francisco, CA 94118

Business name: Noah Simons Inc.

Email/Telephone: 415-601-1339

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 (with latest revisions dated September 24, 2018) for the demolition of the two structures and construction of one new mixed-use building.

We have lived a block away from this project for over 6 years and believe that the proposed redevelopment of this property is a vast improvement and will benefit the neighborhood. The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Dean Copans

Date: October 23, 2018

Dean Copans
3737 Sacramento Street,
San Francisco, CA 94118
dean42@gmail.com
650-465-3993

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: RICHARD A LEVY

Signature 11/7/18
Date

Address: 352 California St

Business name: RICHARD A LEVY MD

Email/Telephone: 415 929 9405

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Amanda Thompson

Signature 11/07/18
Date

Address: 1 Parker Avenue 94118

Business name: One Parker Pediatric Dentistry

Email/Telephone: (415) 648-3500

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Carla Huthman

Signature 11/7/18
Date

Address: 1 Parker Ave

Business name: One Parker Dentistry

Email/Telephone: 415-668-3500

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Cayla Bros

Signature 11/7/18
Date

Address: One Parker Ave SF, CA 94118

Business name: One Parker Dentistry

Email/Telephone: 415-668-3500

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Kim Soo

Signature Date

Address: IRINA KHIDEKEL, M.D.
3635 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
Ph: (415) 752-0277
Fax: (415) 752-5333

Business name:

Email/Telephone:

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Patty Yan

Signature 11/7/18
Date

Address: 3633 California St.

Business name: Sakura Kami, U.S.

Email/Telephone: pattyfyan@yahoo.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 (with latest revisions dated September 24, 2018) for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: Simon Li

Signature 11/7/18 Date

Address: 3015 Geary

Business name: SR Weiss

Email/Telephone: (415) 298 - 9194

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: wei zheng

11-7-18.
Signature Date

Address: 3015 GEARY Blvd @ Cook S.F. CA 94118

Business name: SQwers

Email/Telephone: 415-298-4774

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: JUDY MORAL

Signature 11/07/18
Date

Address: 3601 California Street

Business name: Walgreen's

Email/Telephone: 415-668-5202

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jadine Liu

Signature 11/7/18
Date

Address: 3601 California St.

Business name: Walgreens.

Email/Telephone: 415 668-5202

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Teduan Woo

Signature 11/07/2018
Date

Address: 3601 California St. SF, CA 94118

Business name: Walgreen's

Email/Telephone: 415-668-5202 mgr.00896@store.walgreens.com.

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Vivian Guo

Signature 11/7/18
Date

Address: 3601 California St

Business name: Walgreens

Email/Telephone: (415) 668-5202

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Yen Nguyen

Signature 11/7/18
Date

Address: 3601 California St.

Business name: Walgreens

Email/Telephone: 415.668 5202

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Jonathan Ainley

11/7/18

Signature Date

Address: 3601 California st SF, CA 94118

Business name: Walgreens

Email/Telephone: (415) 668-5202

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Rosalba Sanchez

Rosalba S. 110718
Signature Date

Address: 3519 California Street

Business name: Noah

Email/Telephone: 415-387-3874

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Kirk Gee

Kirk Gee 11/7/18
Signature Date

Address: 3519 California St

Business name: Noah bagel

Email/Telephone: 415-387-3814

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Tawny Andrews

Signature 11-7-18.
Date

Address: 3519 California Street

Business name: Noah's Bagel

Email/Telephone: 415-387-3874

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Robert McQueen

Signature 11/7/2018
Date

Address: 3533 California St

Business name: _____

Email/Telephone: _____

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Vivian Zhu

Signature 11/7/18
Date

Address: 3533 California St.

Business name: First Republic Bank

Email/Telephone: vzhu@firstrepublic.com / (415) 831-6688

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jana Vovk

11/7/2018

Signature Date

Address: 3401 California St

Business name: Beautifull

Email/Telephone: (415) 728-9080 / jana@beautifull.com

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Mack Logsdon

Signature 11/7/18
Date

Address: 3401 California St.

Business name: Beautiful LLC

Email/Telephone: _____

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Fernando Miranda, MD

Signature 11-7-18
Date

Address: 3580 California Street, San Francisco

Business name: Dr. Miranda

Email/Telephone: fgmiranda md@gmail.com

April 7, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **"No Opposition"** for the propose project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

Very truly yours,

Name: Jimmy Phan

Signature 4/7/14
Date

LPH
SHIPPING & BUSINESS SERVICES
3701 Sacramento Street
San Francisco, CA 94118
(415) 221-9817

Address: _____

Email/Telephone: _____

April 15, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Kevin Travis

Signature 4/15/14
Date

Address: 488 Locust St

Email/Telephone: kevtravco@yahoo 415-867-7306

April 15, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Kari Travis

Kari Travis 4/15/14
Signature Date

Address: 488 Locust St # 305

Email/Telephone: 415-935-2505

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Nancy Held

Nancy B Held 4/8/14
Signature Date

Address: 3698 Sacramento St, SF CA 94118

Email/Telephone: Nancy@dayonebaby.com
415-309-5830

March 28, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: JOHN SCHICK

Signature 3/28/14
Date

Address: _____

Email/Telephone: 415 308-2548 johnschick@gmail.com

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: *Rhyan Politano*

Signature 4/10/14
Date

Address: Charles Schwab
Presidio Heights Branch
3478 California St.
S.F., CA. 94118

Email/Telephone: _____

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Alyssa C.

Alyssa C. 4/9/14
Signature Date

Address: 3525 California St. SF CA 94118

Email/Telephone: 415-751-1529

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: SARI SWIG

Signature 4/10/2014
Date

Address: 488 Locust St. SF. CA 94118

Email/Telephone: Sarisw19@yahoo.com 415 517-6346

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Lisle W. Payne

Signature 4/11/14 Date

Address: 3616 Jackson Street, San Francisco CA 94118

Email/Telephone: 415-981.2810

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Robt R

Robert Tandler 4.11.14

Signature Date

Address: 3490 California St. #209

Email/Telephone: Bob@FRCTY.com 415.771.0741

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Valli Beresch

Signature 4-14-14
Date

Address: 3490 Cal St #209 SF

Email/Telephone: 4157710740

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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San Francisco, CA

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Very truly yours,

Name: Kyoko Kawachi

Signature Date 4/11/14

Address: 270 Mangels Ave San Francisco, CA 94131

Email/Telephone: (415) 613-1901

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: SUSAN E. MANGIAMELI

Susan E. Mangiameli 4/9/14
Signature Date

Address: 488 LOCUST ST #306 SF 94118

Email/Telephone: 415-359-9644

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: JOSEPH L MANGIAMELI

Signature 4/9/14
Date

Address: 488 Locust ST #306

Email/Telephone: 415 359-9644

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Marjorie Afterman

Marjorie Afterman 4/9/14
Signature Date

Address: 488 Locust Apt 405

Email/Telephone: 415-771-8992

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Heather Rhyn

Heather Rhyn 4/9/14
Signature Date

Address: 488 Locust St. Apt. 408

Email/Telephone: ~~heather~~ 310-972-8786

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours, Alida G. Silverman

Name: Alida G Silverman

Alida G Silverman April 9th
Signature Date

Address: 488 Locust #49 S.F 94118

Email/Telephone: Alidas@comcast.net

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: _____

GEORGE HERBST 4/09/2014

Signature Date

Address: 401 LOCUST

Email/Telephone: 415-699-2555

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Very truly yours,

Name: Bonnie Barnett

BONNIE BARNETT 4/09/2014

Signature Date

Address: 466 Locust # 401

Email/Telephone: 415/ 699-2555

April 7, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Yvonne Chu

Signature 4/8/14
Date

Address: PO Box 1678, SF CA 94118

Email/Telephone: 415-577-8806

April 7, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Greg Kogan

Signature 4/7/14
Date

Address: 3701 Sacramento St #467 SF CA 94118

Email/Telephone: Gregcr219@yahoo.com 415-595-2273

April 7, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: Nick Simpson

Signature Date

Address: PO Box 429, EL GRANADA CA 94018

Email/Telephone: nicksimpson75@yahoo.com

April 7, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Clifton Tam

Signature 04/08/2014
Date

Address: 671 38th Ave, San Francisco, CA 94121

Email/Telephone: cliftontam@sbcglobal.net

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: VIEN HINH

Signature 4-9-14
Date

Address: 3473 CALIFORNIA ST.

Email/Telephone: N/A

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jason Howard

Signature 4-9-14 Date

Address: 3431 California St

Email/Telephone: 415-574-5074

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: DOUG MATHIEX

Signature Date

Address: 3465 CALIFORNIA ST

Email/Telephone: 415-595-0803

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Erik Bjorn

EQB 4/9/2014
Signature Date

Address: 3634 Sacramento Street, SF CA 94118

Email/Telephone: erikbjorn@roundhillpacific.com

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Sarah Lamb

S Lamb 4/9/14
Signature Date

Address: 3634 Sacramento St, SF, CA 94118

Email/Telephone: slamb@roundhillpacific.com / 415·922·5700

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Susan Magee

4-9-14
Signature Date

Address: 3634 Sacramento St. San Francisco 94118

Email/Telephone: (352)537-9831

April 9, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Joel Rubin

Signature Date 4/9/14

Address: 488 Locust St. Apt. 201

Email/Telephone: jlrocks-1@hotmail.com

April 7, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **"No Opposition"** for the propose project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

Very truly yours,

Name: Donald Louie

Signature Date

Address: LPH
SHIPPING & BUSINESS SERVICES
3701 Sacramento Street
San Francisco, CA 94118
(415) 221-9817

Email/Telephone: _____

March 28, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Molly Bosch

Signature 3/28/14
Date

Address: 3665 Sacramento St. San Francisco CA 94118

Email/Telephone: [redacted] 415.423.3694

March 28, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: Osama Metawa

Signature 3/28/14
Date

Address: 3669 - Sacramento st

Email/Telephone: 415-921-2192

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Noah Simons MD

Signature 4.9.14 Date

Address: 3641 Sacramento St Suite A
San Francisco

Email/Telephone: noahsimonsmd@me.com

415 613 4014

3632

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Margaret Lopez

Marg 4/8/14
Signature Date

Address: 3491 California St. SF CA 94118

Email/Telephone: margaret.lopez@stores.gap.com

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jeff Cambardella

Signature 4/8/14
Date

Address: 3465 California St

Email/Telephone: Jeff@Rigolocafe.com

April 8, 2014

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Tim Hudson

Tm Hudson 4/8/14
Signature Date

Address: 3465 California Street

Email/Telephone: tim@rigolocafe.com

From:	BOS Legislation, (BOS)
To:	brandonponce@yahoo.com; alexwt@mac.com
Cc:	GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Wong, Lana (CPC); Woods, Mary (CPC); Lewis, Don (CPC); Ionin, Jonas (CPC); Rosenberg, Julie (BOA); Cantara, Gary (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS); ggee@garygee.com
Subject:	SUPPLEMENTAL APPEAL LETTER: Appeal of CEQA Exemption Determination and Conditional Use Authorization - Proposed 3637-3657 Sacramento Street - Appeal Hearing on January 15, 2019
Date:	Friday, January 04, 2019 9:45:25 AM
Attachments:	image001.png

Greetings,

Please find linked below a supplemental appeal letter received by the Office of the Clerk of the Board from the Appellants, on behalf of the California-Locust Block Neighbor's Group Association, regarding the CEQA Exemption Determination and Conditional Use Authorization Appeal for the proposed project at 3637-3657 Sacramento Street.

Appellant Supplemental Appeal Letter - January 4, 2019

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on January 15, 2019.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

Board of Supervisors File No. 181233
Board of Supervisors File No. 181237

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org


Click here to complete a Board of Supervisors Customer Service Satisfaction form

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

415-346-4502

433 Locust St.
San Francisco, CA
94118

January 4, 2019

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

To Whom it May Concern,

Attached please find our submittal to the BOS for the appeal of CEQA Exemption Determination and Conditional Use Authorization - Proposed 3637-3657 Sacramento Street Project - Appeal Hearing on January 15, 2019.

If there are any issues with the attached electronic files please let us know asap so that we may get you a format that will work.

Sincerely yours,

Alex Thompson & Rachel Lewis

We feel the planning commission erred in it's approval of the proposed project at 3637 Sacramento Street.

The approved building includes too much office and retail use, creating a structure that is out of scale with the surrounding building context.

We propose that the Board of Supervisors overturn the CUA and instead adopt a special use district for the site that would allow for an increase in residential density (up to 22 units instead of 18) while calling for a reduction in the bulk of the building by having any fourth floor be inset from all sides of the structure. Ground floor retail should be limited to 5,000 occupied sf, this will avoid requiring additional parking and office use should be eliminated. Parking could be achieved in a single floor, reducing building costs, excavation volume and construction time.

Additionally we would like to see the building better comply with other guidelines the planning department has set out for residential construction in the city, as seen in the Residential Design Guidelines (Dec. 2003). Specifically:

- Modify the building design to be more responsive to the broader and immediate Neighborhood Context (Section II, p 7)
- Modify the Building Scale to be compatible with the height of surrounding buildings and existing building scale at the street (Section IV, p. 23)
- Modify the Building Form to make the facade more compatible with the scale of surrounding structures. (Section IV, p. 28)
- Modify the design so the building's Proportions are compatible with those of surrounding buildings. (Section IV, p. 29)
- Modify the design so that Architectural Details are in scale and compatible with buildings in the surrounding area, this may include the use of Bay Windows and Parapets to match the scale of surrounding buildings. (Section VI, p. 43, Section V, p. 34, Section V, p 39)
- Modify the design to better provide Light to adjacent properties. (Section III, p. 16)

We have included a proposed schematic alternative design that we feel better reflects planning department guidelines and would be a better fit to the neighborhood. We are only presenting this to show one possible way to better

reflect the scale and character of the neighborhood and would rely on the developer and their team to come up with their own design to meet these goals.

Additionally we have appealed the CEQA exemption and feel that this project in combination with the projects at 3333 California and the CPMC hospital site, which are scheduled for construction in the same time frame, will require mitigation measures to ensure that the effects of construction on adjacent residents and local businesses be minimized.

We are proposing the following as some potential measures of mitigation:

Conditions For Mitigation Pursuant To Appeal Of Environmental Decision To Grant A Categorical Exemption Rather Than Do An Evaluation With Recommendations For Mitigation As Part Of A Negative Declaration

Vibration

Prior to excavation activities, a detailed vibration assessment and monitoring plan shall be completed to ensure that construction activities and equipment are selected and designed to ensure ground borne vibration levels to adjacent neighbors do not exceed levels protective of the structural integrity of the surrounding buildings.

Retain the services of a qualified structural engineer or vibration consultant to prepare a pre-construction building assessment and vibration monitoring plan.

Noise

Implementation of a project-specific Noise Control Plan that has been prepared by a qualified acoustical consultant and approved by the Police Department. The Noise Control Plan may include, but is not limited to, the following construction noise control measures:

During the excavation component of all construction phases and during building construction, prepare and implement a daytime construction-noise monitoring program. Four monitoring stations shall be required to provide continuous noise monitoring at the nearest residential properties (on all 4 sides of the project), or locations as agreed to by the affected residents and businesses. The program shall be set up to alert the Construction Manager or other designated person(s) when noise levels exceed allowable limits (10 dB above established ambient levels). If noise levels are found to exceed applicable noise limits due to construction-related

activities, corrective action shall be taken, such as halting or moving specific construction activities, fixing faulty or poorly operating equipment, and installing portable barriers. The noise data should also be made available to the community.

No backup alarms (beeping noise) from construction equipment allowed on weekends or on weekdays before 9am or after 4pm (or whatever the hours stipulated by the BOS for demolition, excavation, drilling, shoring and concrete pouring).

Tree health

Developer to hire an arborist for tree monitoring on adjacent private property during excavation, demolition and foundation installation to monitor the health and stability of the trees during construction. If damage to trees from construction determined by Arborist, the developer to fund for replacement of the tress

Adjacent Structures

Developer to provide full pre-construction survey of adjacent structures including survey of all floor levels. If approved by adjacent property owners, monitoring of existing structures for movement, cracking during demolition, excavation and foundation installation.

Dust

Require that the project provide a Site-Specific Dust Control Plan per Article 22B section 1242, even though the site is below the 1/2 acre threshold [which requires dust monitoring, record keeping, independent inspections, requirements for shut down of operations, limit of 25mph winds, cleaning of streets, etc.]

Developer to shrink wrap the site/new building when framed to reduce dust, noise and unsightly views

CU Conditions already agreed to by the developer AT THE Planning Commission hearing, or imposed in the Planning Commission resolution.

CU conditions

Community liaison to be appointed by the developer.

Hours of construction 7-6pm weekdays and 8-5 on Saturday (only inside work on weekends, no demo, no excavation on weekends).

Proposed by the developer but not in PC conditions

Free parking for patrons of merchants at nearby garage; parking for construction workers at his garage.

Construction hours 9-4 Monday-Saturday. And only inside work on Saturdays.

Proposal for Condition Imposed by the BOS to Allocate Funds to Neighborhood Association to mitigate impacts and promote merchants during construction

Allocate 2% of proposed cost of construction (about $300,000) to the following purposes (Expenditure of all funds to be audited by independent party):

- Free valet parking for customers of merchants on the street (spaces to be provided in developer's nearby garages) during demolition, excavation and concrete pouring periods of construction.
- Funds for promotion of all merchants on the street including advertising, sidewalk signs, banners,
- Possible "construction" street fairs to promote merchants on the street
- Hiring of a Safety/traffic guard to monitor construction traffic, report parking violations, noise, etc. during the demolition/excavation/concrete pouring.
- Funds for periodic washing down of buildings across from or adjoining construction site

Other mitigation conditions to be imposed on the project by the BOS:

No demolition/excavation/concrete pouring between 11 and 2pm (allowing for lunch crowd).

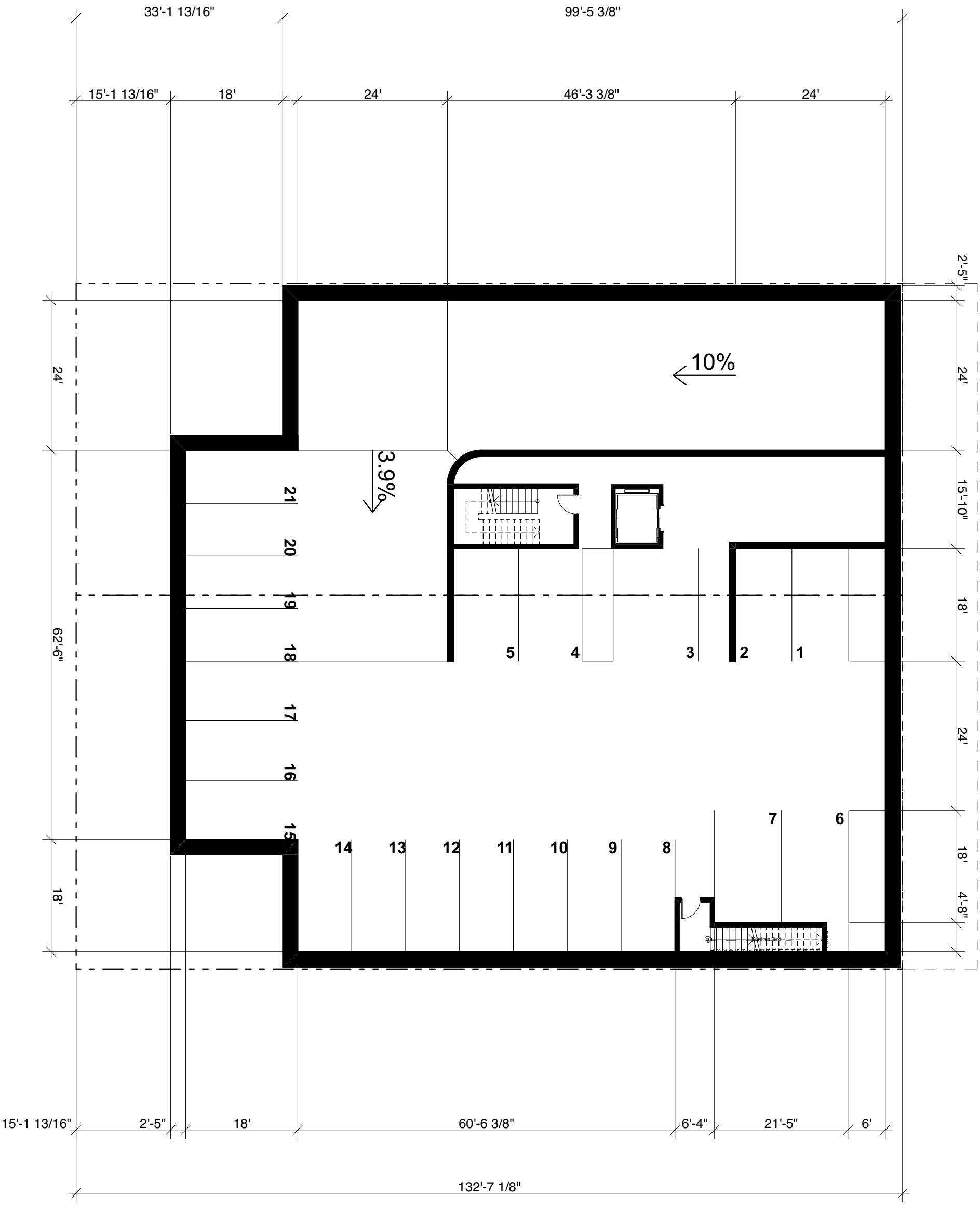
Removal of Street Parking: Limited to 10 feet on either side of the subject property at any time. No 24 hour parking restrictions

Equipment Parking: No heavy equipment to be left on Sacramento Street overnight; developer must reserve off-street space for equipment storage.

All dump trucks or concrete pourers are to be staggered or staged such that one arrives when one leaves.

No dump trucks or concrete pourers waiting to be loaded on Sacramento, Spruce or Locust Streets. All trucks to be staged away from the project site.

No construction parking, equipment parking, loading on California Street between Locust & Spruce Streets (the residential block of California Street)



1 PARKING 1

SCALE: 1:192

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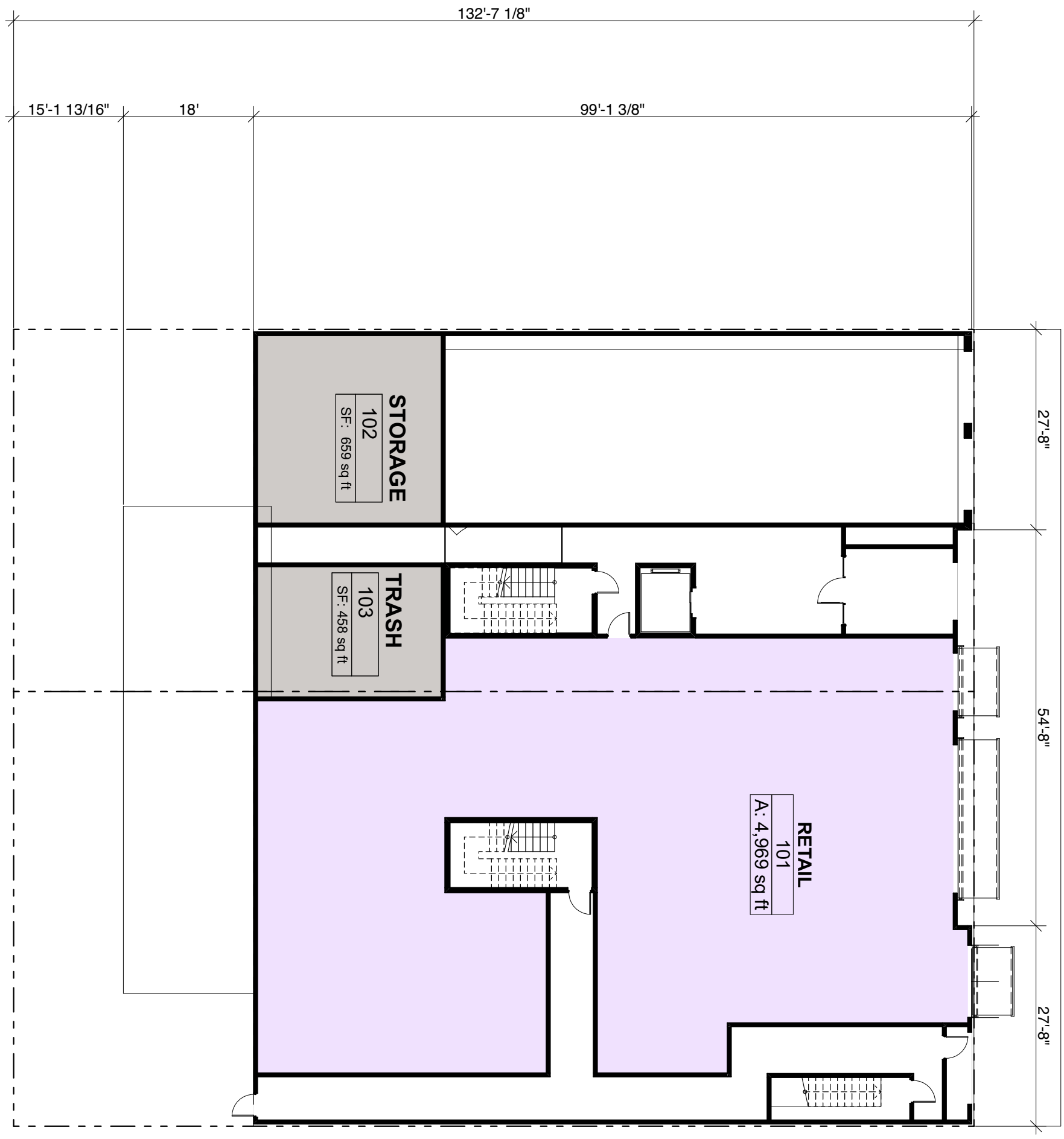
	Project	Scale:	Date **1/3/19**
	Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	Reference / Sheet **A-1.1**
	Title **PARKING LEVEL 1**	Field Notice No.	Dwg. No.

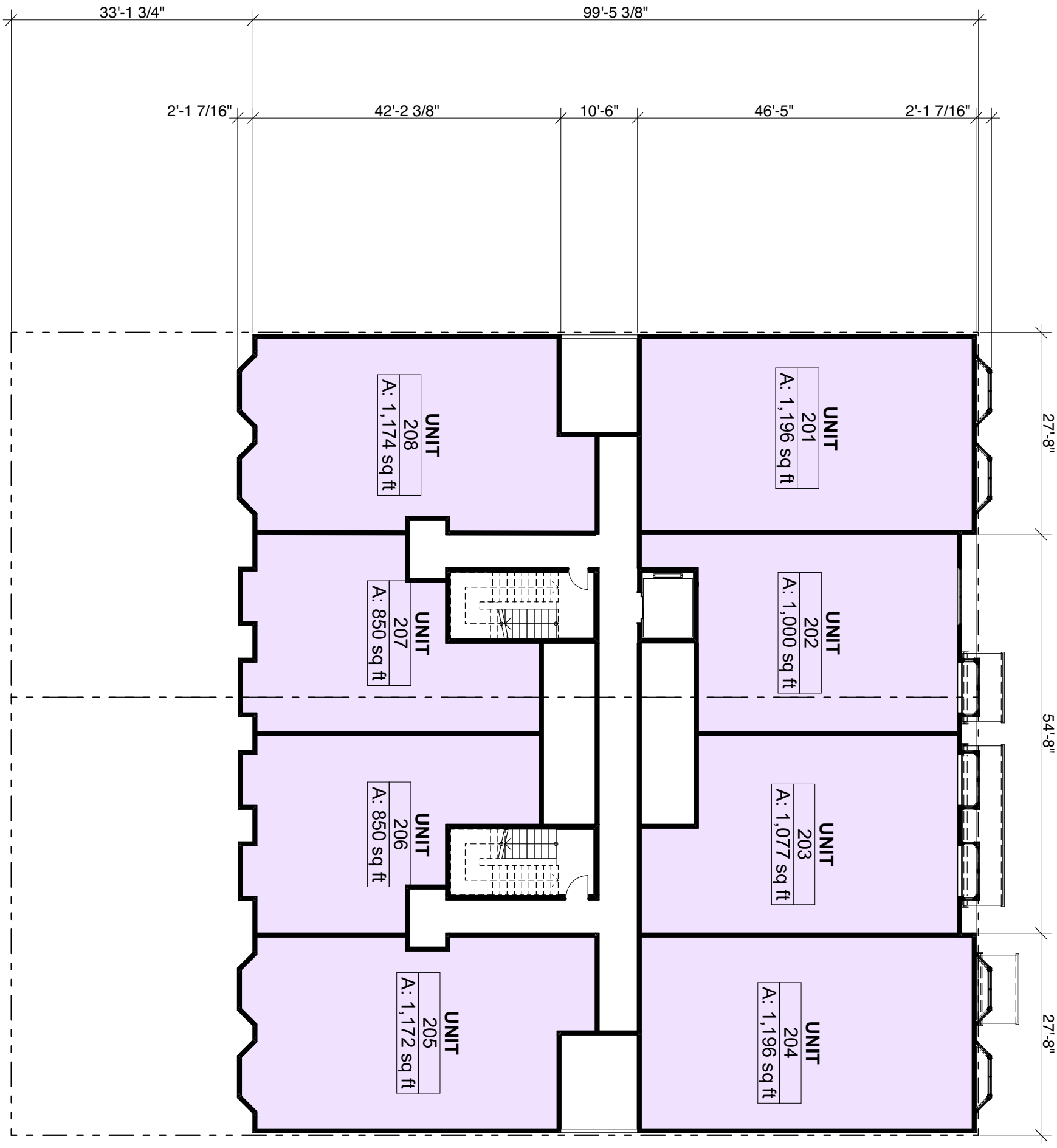


1 1st FLOOR

SCALE: 1:192

0 8' 16' 32'

	Project	Scale:	Date **1/3/19**
	Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	Reference / Sheet **A-1.2**
	Title **GROUND FLOOR**	Field Notice No.	Dwg. No.

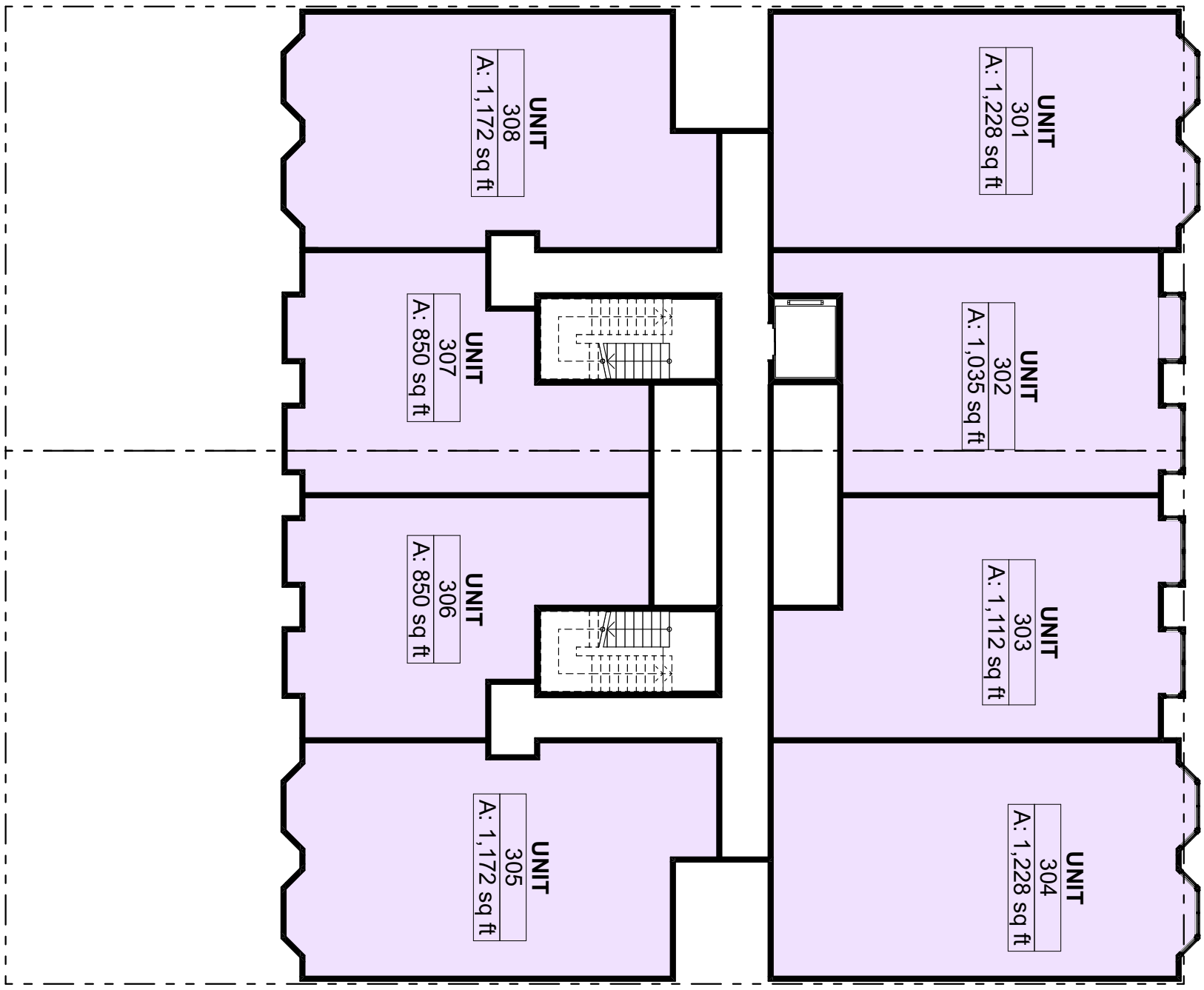


1 2nd FLOOR

SCALE: 1:192

0 8' 16' 32'

	Project	Scale:	Date **1/3/19**
	Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	Reference / Sheet **A-1.3**
	Title **SECOND FLOOR**	Field Notice No.	Dwg. No.

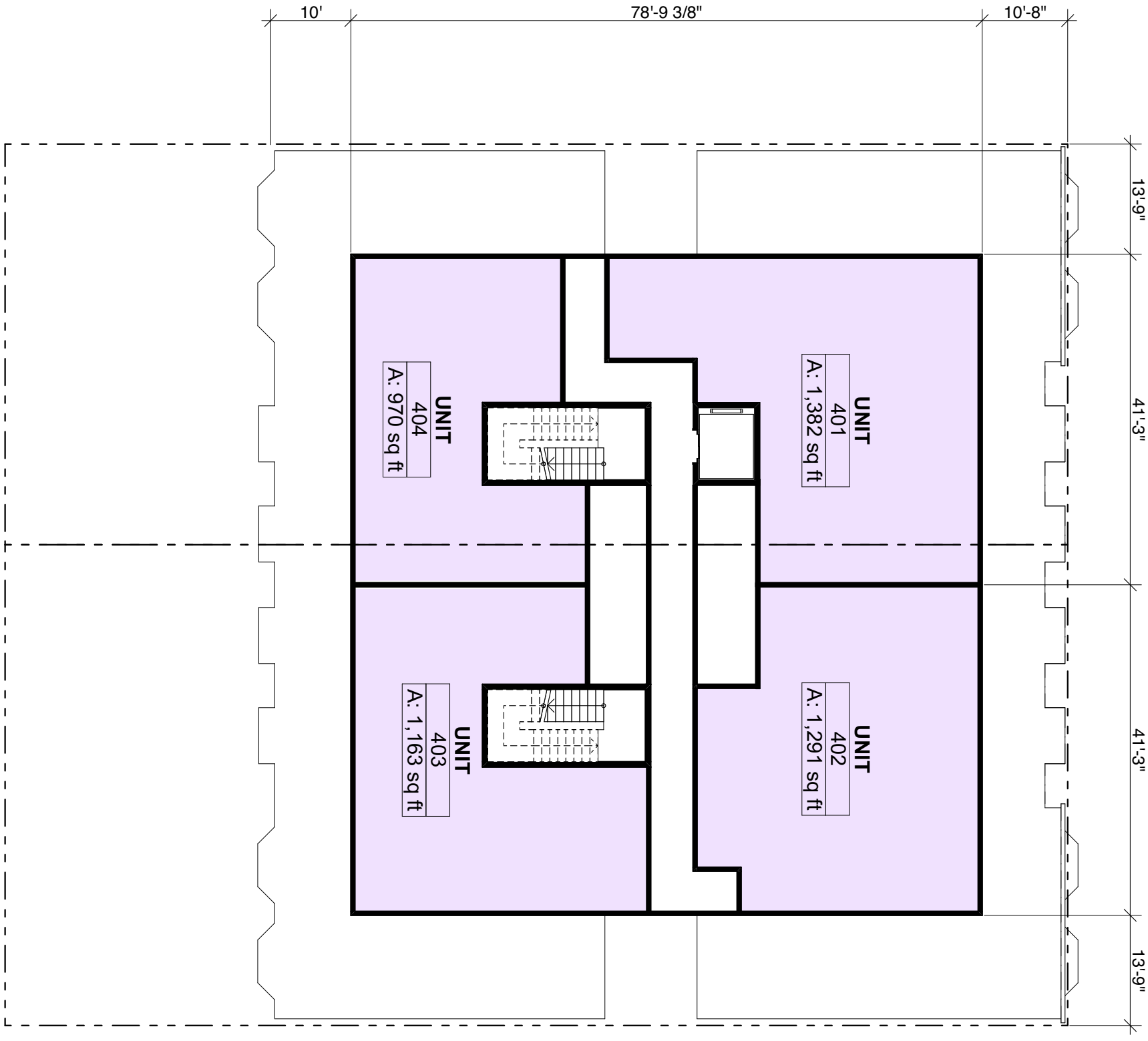


1 3rd FLOOR

SCALE: 1:192

0 8' 16' 32'

	Project	Scale:	Date **1/3/19**
	Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	Reference / Sheet **A-1.4**
	Title **THIRD FLOOR**	Field Notice No.	Dwg. No.



1 4th FLOOR

SCALE: 1:192

0 8' 16' 32'

	Project	Scale:	Date **1/3/19**
	Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	Reference / Sheet **A-1.5**
	Title **FOURTH FLOOR**	Field Notice No.	Dwg. No.

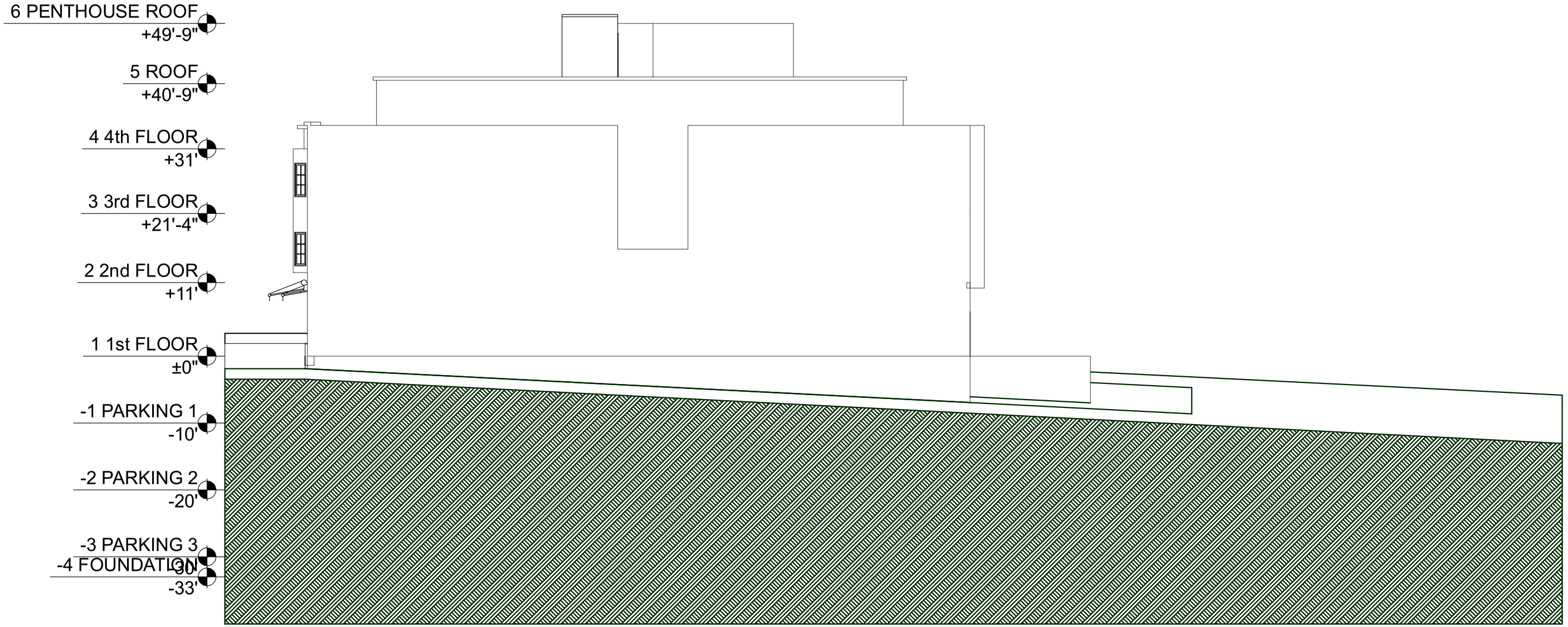
1 NORTH ELEVATION

SCALE: 1:192

0 8' 16' 32'

3648

Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**N ELEVATION**
Scale:	
Project No.	
Field Notice No.	
Date	**1/3/19**
Reference / Sheet	**A-2.1**
Dwg. No.	



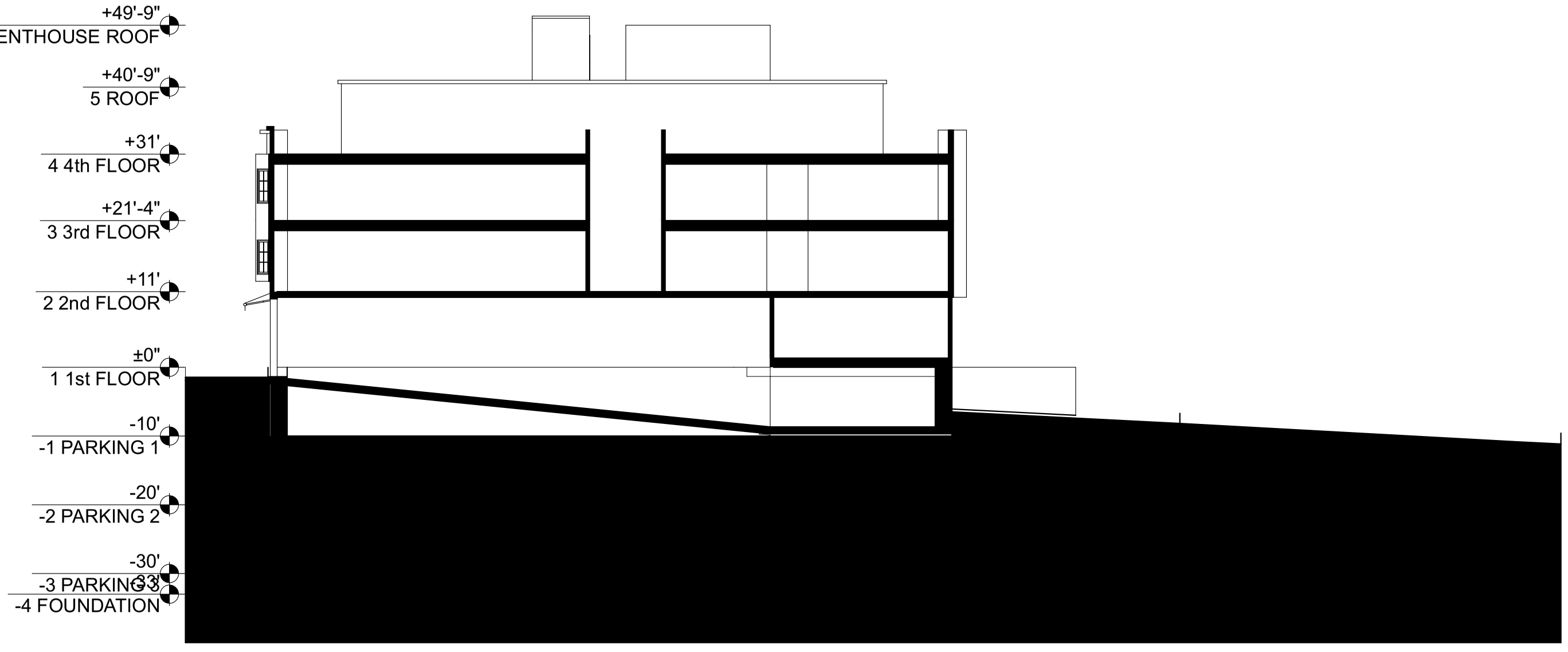
1 WEST ELEVATION

SCALE: 1:192

0 8' 16' 32'

3649

Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**W ELEVATION**
Scale:	
Project No.	
Field Notice No.	
Date	**1/3/19**
Reference / Sheet	**A-2.2**
Dwg. No.	



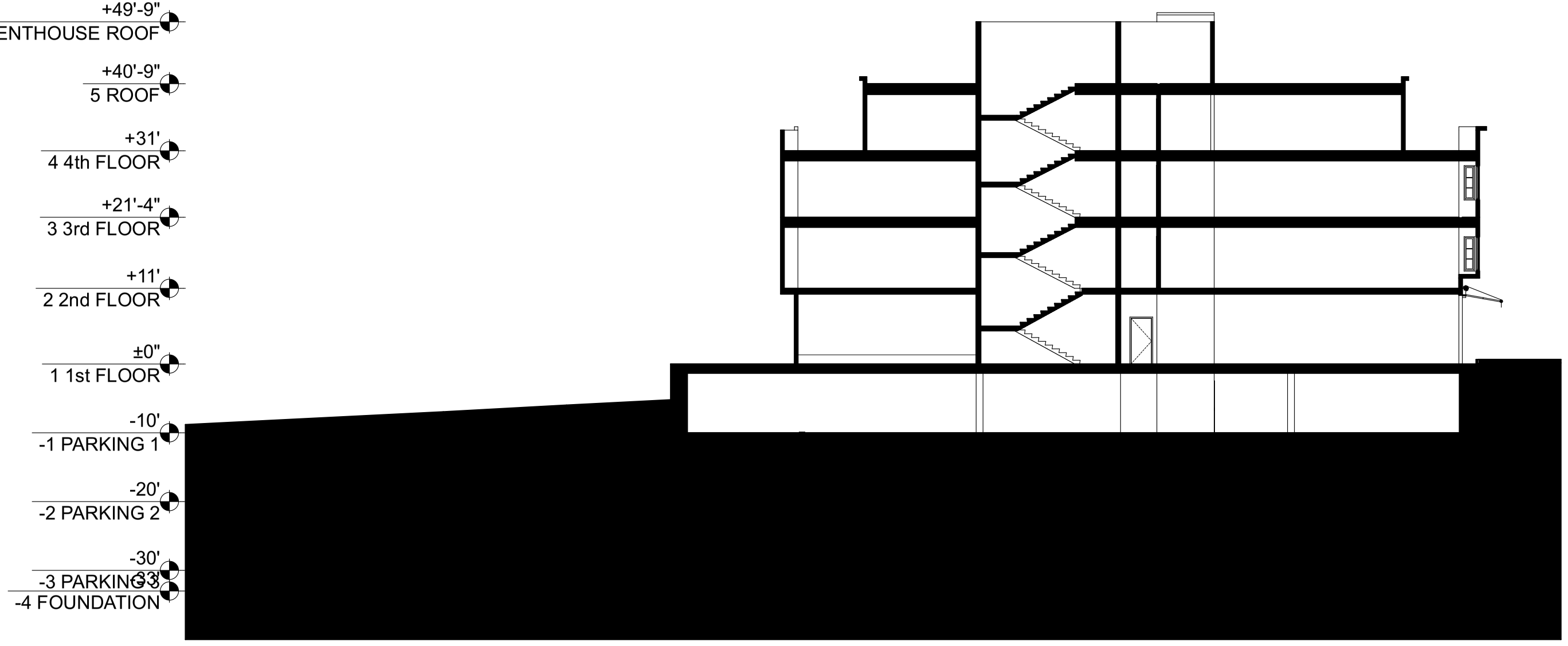
1 N-S SECTION @ RAMP

SCALE: 1:192

0 8' 16' 32'

3650

Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**SECTIONS**
Scale:	
Project No.	
Field Notice No.	
Date	**1/3/19**
Reference / Sheet	**A-3.1**
Dwg. No.	



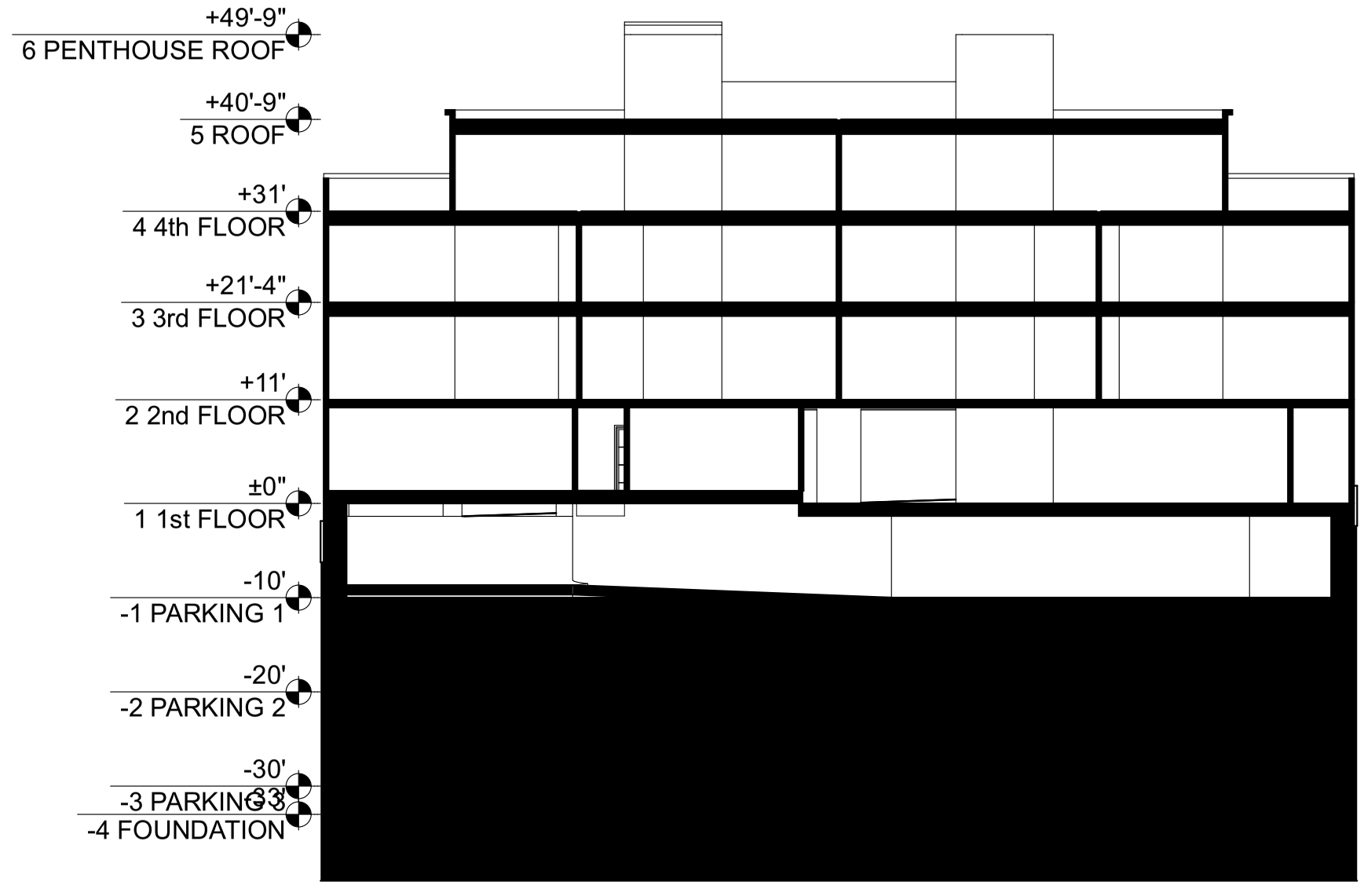
1 S-N SECTION

SCALE: 1:192

0 8' 16' 32'

3651

Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**SECTIONS**
Scale:	
Project No.	
Field Notice No.	
Date	**1/3/19**
Reference / Sheet	**A-3.2**
Dwg. No.	



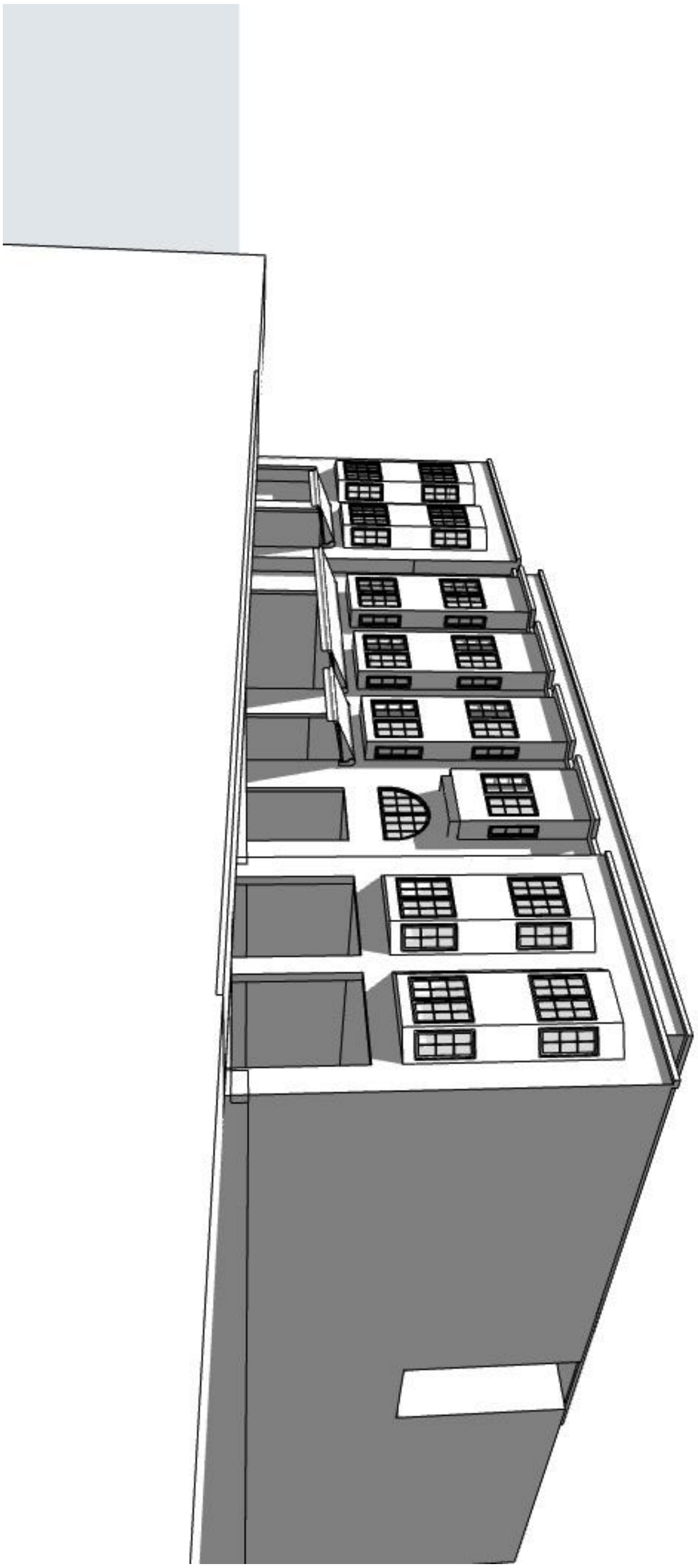
1 W-E SECTION @ RAMP

SCALE: 1:192

0 8' 16' 32'

3652

Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**SECTIONS**
Scale:	
Project No.	
Field Notice No.	
Date	**1/3/19**
Reference / Sheet	**A-3.3**
Dwg. No.	



1

Sacramento Street View

SCALE: 1:48.67

	Project	Scale:	Date **1/3/19**
	Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	Reference / Sheet **A-9.1**
	Title **Sacramento Street Perspective**	Field Notice No.	Dwg. No.

From:	BOS Legislation, (BOS)
To:	brandonponce@yahoo.com; alexwt@mac.com; ggee@garygee.com
Cc:	GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Wong, Lana (CPC); Woods, Mary (CPC); Lewis, Don (CPC); Ionin, Jonas (CPC); Rosenberg, Julie (BOA); Cantara, Gary (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject:	HEARING NOTICE: Appeal of CEQA Exemption Determination and Conditional Use Authorization - Proposed 3637-3657 Sacramento Street Project - Appeal Hearing on January 15, 2019
Date:	Monday, December 31, 2018 10:16:08 AM
Attachments:	image001.png

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **January 15, 2019, at 3:00 p.m.**, to hear the appeals of both the determination of exemption from environmental review under CEQA and Conditional Use Authorization for the proposed project at 3637-3657 Sacramento Street.

Please find the following link to the hearing notice for the matter.

Public Hearing Notice - December 31, 2018

I invite you to review the entire matter on our Legislative Research Center by following the links below:

Board of Supervisors File No. 181233
Board of Supervisors File No. 181237

Regards,

Brent Jalipa
Legislative Clerk
Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-7712 | Fax: (415) 554-5163
brent.jalipa@sfgov.org | www.sfbos.org

Click here to complete a Board of Supervisors Customer Service Satisfaction form

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Tuesday, January 15, 2019**

Time: **3:00 p.m.**

Location: **Legislative Chamber, City Hall, Room 250**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: **File No. 181233.** Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on September 20, 2018, for the proposed project at 3637-3657 Sacramento Street, to demolish the existing buildings and construct a 40 foot tall, four story building with a nine foot tall elevator penthouse and four foot tall parapet; containing approximately 6,500 square feet of retail on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 square feet) on the third and fourth floors. (District 2) (Appellant: Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann on behalf of California-Locust Block Neighbor's Group Association) (Filed December 7, 2018)

Continues on Next Page

File No. 181237. Hearing of persons interested in or objecting to the certification of Conditional Use Authorization pursuant to Planning Code, Sections 121.1, 121.2, 303, and 724, for a proposed project at 3637-3657 Sacramento Street, Assessor's Parcel Block No. 1018, Lot Nos. 012 and 020, issued by the Planning Commission by Motion No. 20336, dated November 8, 2018, 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 six one-bedroom units, and 12 two-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), within the Sacramento Street Neighborhood Commercial District and 40-X Height and Bulk District. (District 2) (Appellant: Rachel Lewis on behalf of California-Locust Block Neighbor's Group Association) (Filed December 7, 2018)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 11, 2019.

Angela Calvillo
Clerk of the Board

DATED/MAILED/POSTED: December 31, 2018

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

PROOF OF MAILING

Legislative File No. 181233 and 181237

Description of Items: Public Hearing Notices - Hearing - Appeals of a Determination of Exemption under CEQA and Conditional Use Authorization - Proposed Project at 3637-3657 Sacramento Street - 591 Notices Mailed.

I, Brent Jalipa , an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: December 31, 2018

Time: 8:32 am

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: Brent Jalipa

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

December 18, 2018

File Nos. 181233-181236
Planning Case No. 2007.1347E

Received from the Board of Supervisors Clerk's Office a check, in the amount of Six Hundred Seventeen Dollars ($617), representing the filing fee paid by Engmann Options Inc for the appeal of the Categorical Exemption under CEQA for the proposed 3637-3657 Sacramento Street project:

Planning Department
By:

Tony
Print Name

12/19/18
Signature and Date

From:	BOS Legislation, (BOS)
To:	brandonponce@yahoo.com; alexwt@mac.com
Cc:	GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Rahaim, John (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Wong, Lana (CPC); Woods, Mary (CPC); Lewis, Don (CPC); Ionin, Jonas (CPC); Rosenberg, Julie (BOA); Cantara, Gary (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject:	Appeal of CEQA Exemption Determination and Conditional Use Authorization - Proposed 3637-3657 Sacramento Street Project - Appeal Hearing on January 15, 2019
Date:	Monday, December 17, 2018 4:37:07 PM

Good afternoon,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **January 15, 2019, at 3:00 p.m**. Please find linked below letters of appeal filed against the proposed project at 3637-3657 Sacramento Street, as well as direct links to the Planning Department's determination of timeliness for the appeal, and an informational letter from the Clerk of the Board.

Exemption Determination Appeal Letter - Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann, on behalf of the California-Locust Neighbors' Group Association - December 7, 2018

Conditional Use Authorization Appeal Letter - Rachel Lewis, on behalf of the California-Locust Neighbors' Group Association - December 7, 2018

Planning Department Memo - December 12, 2018

Public Works Letter - December 13, 2018

Clerk of the Board Letter - December 14, 2018

I invite you to review the entire matter on our Legislative Research Center by following the link below:

Board of Supervisors File No. 181233
Board of Supervisors File No. 181237

Please note that the hearing date is swiftly approaching. Our office must notice this appeal hearing on Tuesday, October 30, 2018. If you have any special recipients for the hearing notice, kindly provide the list of addresses for interested parties in spreadsheet format to us by 12:00pm, Friday, October 26.

Best regards,
Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

December 14, 2018

Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman,
Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann
California-Locust Block Neighbor's Group Association
3550 California Street, Apt. 9
San Francisco, CA 94118

Rachel Lewis
California-Locust Block Neighbor's Group Association
433 Locust Street
San Francisco, CA 94118

Subject: File Nos. 181233 and 181237 - Appeals of CEQA Categorical Determination of Exemption and Conditional Use Authorization - 3637-3657 Sacramento Street Project

Dear Mr. Ponce, Ms. Kopcynski, Mr. Thompson, Ms. Herman, Ms. Foslien, Mr. Kaus, Mr. Richards, Mr. Burns, Mr. Engmann, and Ms. Lewis:

The Office of the Clerk of the Board is in receipt of a memorandum dated December 12, 2018, from the Planning Department regarding their determination on the timely filing of appeal of the CEQA Categorical Determination of Exemption for the proposed project at 3637-3657 Sacramento Street.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

The City and County Surveyor has informed the Board of Supervisors in a letter received December 13, 2018, (copy attached), that the signatures represented with your appeal filing on December 7, 2018, have been checked pursuant to the Planning Code, and represent owners of more than 20% of the property involved and are sufficient for an appeal.

Continues on Next Page.

Pursuant to Administrative Code, Section 31.16, and Planning Code, Section 308.1, a hearing date has been scheduled for **Tuesday, January 15, 2019, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

Please provide to the Clerk's Office by noon:

20 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

11 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org) and two copies of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554 7712, Lisa Lew at (415) 554-7718, or Jocelyn Wong at (415) 554-7702.

Very truly yours,

Angela Calvillo
Clerk of the Board

c: Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Laura Lynch, Environmental Planning, Planning Department
AnMarie Rodgers, Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Lana Wong, Staff Contact, Planning Department
Mary Woods, Staff Contact, Planning Department
Don Lewis, Staff Contact, Planning Department
Jonas Ionin, Director of Commission Affairs, Planning Commission
Julie Rosenberg, Executive Director, Board of Appeals
Gary Cantara, Legal Assistant, Board of Appeals
Alec Longaway, Staff Contact, Board of Appeals

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: **December 12, 2018**

TO: **Angela Calvillo, Clerk of the Board of Supervisors**

FROM: **Lisa Gibson, Environmental Review Officer**

RE: **Appeal Timeliness Determination for 3637-3657 Sacrament Street Planning Department Case No. 2007.1347E**

An appeal of the CEQA determination of exemption from environmental review for the proposed project at 3637-3657 Sacramento Street filed with the Office of the Clerk of the Board of Supervisors on December 7, 2018, by Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann, on behalf of the California-Locust Neighbors' Association. As explained below, the appeal is timely.

Date of Approval Action	30 Days after Approval Action/ Appeal Deadline	First Business Day after Appeal Deadline	Date of Appeal Filing	Timely?
November 8, 2018	Saturday, December 8, 2018	Monday, December 10, 2018	December 7, 2018	Yes

Approval Action: On September 20, 2018, the planning department issued a CEQA categorical exemption determination for the 3637-3657 Sacramento Street project. The categorical exemption determination identified the approval action for the project as the conditional use authorization by the planning commission. Conditional use authorization was approved by the planning commission on November 8, 2018 (date of the approval action).

Appeal Deadline: Section 31.16(a) and (e) of the San Francisco Administrative Code states that any person or entity may appeal an exemption determination to the Board of Supervisors during the time period beginning with the date of the exemption determination and ending 30 days after the date of the approval action. Thirty days after the approval action is Saturday, December 8, 2018. The next date when the Office of the Clerk of the Board was open was Monday, December 10, 2018 (appeal deadline).

Appeal Filing and Timeliness: The appellant filed the appeal of the exemption determination on December 7, 2018, prior to the appeal deadline. Therefore, the appeal is considered timely.

From:	BOS Legislation, (BOS)
To:	Rahaim, John (CPC)
Cc:	GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Sider, Dan (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Wong, Lana (CPC); Woods, Mary (CPC); Ionin, Jonas (CPC); Rosenberg, Julie (BOA); Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS-Supervisors; BOS-Legislative Aides; BOS Legislation, (BOS)
Subject:	Appeal of CEQA Exemption Determination - 3637-3657 Sacramento Street - Timeliness Determination Request
Date:	Monday, December 10, 2018 9:48:31 AM
Attachments:	Appeal Ltr 120718.pdf COB Ltr 121018.pdf

Good afternoon, Director Rahaim:

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Exemption Determination for the proposed project at 3637-3657 Sacramento Street. The appeal was filed by Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann, on behalf of California-Locust Neighbors' Group Association, on December 7, 2018.

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board.

Kindly review for timely filing determination.

Regards,

Brent Jalipa
Legislative Clerk
Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-7712 | Fax: (415) 554-5163
brent.jalipa@sfgov.org | www.sfbos.org

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

December 10, 2018

To: John Rahaim
Planning Director

From: Angela Calvillo
Clerk of the Board of Supervisors

Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Exemption from Environmental Review - 3637-3657 Sacramento Street

An appeal of the CEQA Determination of Exemption from Environmental Review for the proposed project at 3637-3657 Sacramento Street was filed with the Office of the Clerk of the Board on December 7, 2018, by Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann, on behalf of the California-Locust Neighbors' Group Association.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner. The Planning Department's determination should be made within three (3) working days of receipt of this request.

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554-7712, Lisa Lew at (415) 554-7718, or Jocelyn Wong at (415) 554-7702.

c: Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Laura Lynch, Environmental Planning, Planning Department
AnMarie Rodgers, Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Lana Wong, Staff Contact, Planning Department
Julie Rosenberg, Executive Director, Board of Appeals

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- [ ] 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- [ ] 2. Request for next printed agenda Without Reference to Committee.
- [x] 3. Request for hearing on a subject matter at Committee.
- [ ] 4. Request for letter beginning :"Supervisor [ ] inquiries"
- [ ] 5. City Attorney Request.
- [ ] 6. Call File No. [ ] from Committee.
- [ ] 7. Budget Analyst request (attached written motion).
- [ ] 8. Substitute Legislation File No. [ ]
- [ ] 9. Reactivate File No. [ ]
- [ ] 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- [ ] Small Business Commission
- [ ] Youth Commission
- [ ] Ethics Commission
- [ ] Planning Commission
- [ ] Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Determination of Exemption From Environmental Review - 3637-3657 Sacramento Street

The text is listed:

Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on September 20, 2018, for the proposed project at 3637-3657 Sacramento Street, to demolish the existing buildings and construct a 40 foot tall, four story building with a nine foot tall elevator penthouse and four foot tall parapet; containing approximately 6,500 square feet of retail on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 square feet) on the third and fourth floors. (District 2) (Appellant: Brandon Ponce, Jennifer Kopczynski, Alexander W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M. Burns, and Douglas Engmann on behalf of California-Locust Block Neighbor's Group Association) (Filed December 7, 2018)

Signature of Sponsoring Supervisor: for Alicia Romero

For Clerk's Use Only

File No. 181233