File No. 181237 **Committee Item No.** _____
Board Item No. **67**

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** January 15, 2019

Cmte Board

☐	☐	**Motion**
☐	☐	**Resolution**
☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☒	**Introduction Form**
☐	☐	**Department/Agency Cover Letter and/or Report**
☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
☐	☐	**Subcontract Budget**
☐	☐	**Contract/Agreement**
☐	☐	**Award Letter**
☐	☐	**Application**
☐	☒	**Public Correspondence**

OTHER (Click on the text of checked items to view documents)

☐	☒	Appeal Letter - December 7, 2018
☐	☒	Planning Department Appeal Response Memorandum - January 7, 2019
☐	☒	Project Sponsor Appeal Response - January 4, 2019
☐	☒	Supplemental Appeal Letter - January 4, 2019
☐	☒	Hearing Notice and Clerical Documents
☐	☐	

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

BOARD OF SUPERVISORS
SAN FRANCISCO
2018 DEC -7 AM 10: 15
BY

NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 3637-3657 SACRAMENTO ST.

NOV. 8, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

DEC. 7, 2018
Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

✓ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2007-1347.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

V:\Clerk's Office\Appeals Information\Condition Use Appeal Process5
August 2011

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

SEE ATTACHED.

b) Set forth the reasons in support of your appeal:

SEE ATTACHED.

Person to Whom Notices Shall Be Mailed	Name and Address of Person Filing Appeal:
RACHEL LEWIS Name	RACHEL LEWIS Name
433 LOCUST, STREET Address S.F., CA 94118	433 LOCUST ST. Address S.F., CA 94118
415-346-4502 Telephone Number	415-346-4502 Telephone Number

Signature of Appellant or
Authorized Agent

California-Locust Neighbor's Group Association

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August 2011

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____ _____, District ___. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(Attach copy of Planning Commission's Decision)

(attached at end of packet)

EXHIBIT B

LIST OF OWNER ADDRESSES AND BLOCK/ LOT NUMBERS INCLUDED

SIGNATURE REF. PAGE	OWNER NAME	ADDRESS/ES OWNED	BLOCK/ LOT NUMBER
page 1	ATELIER ASSOCIATES	3625 SACRAMENTO	1018016
page 2, lines 3 & 5	BARBANELL FAMILY T	3627-29 SACRAMENTO	1018015
page 2, lines 1 & 2	SUSAN FOSLIEN 2006	3683-85 SACRAMENTO	1018008
page 3	MEHMET and NEVIN T	3536- 38 CALIFORNIA	1018004B
page 4	DILENA FAMILY LLC	3524-26 CALIFORNIA	1018003E
page 4	LOIS PAGANINI TRUST	3524-26 CALIFORNIA	1018003E
page 5	BLOSSOM LEE REVOC	3518-20 CALIFORNIA	1018003D
page 6	LEWIS RACHEL REVOC	433 LOCUST	1018002
page 6	LEWIS RACHEL A	433 LOCUST	1018002
page 6	LOCUST STREET TRUS	433 LOCUST	1018002
page 6	FOURTH STREET PART	433 LOCUST	1011060
page 7	BLAU LAURENCE ALA	3544 CALIFORNIA	1018032
page 7	BALU ROBERT A	3544 CALIFORNIA	1018032
page 8, line 4	WARE WENDY ELIZAB	3542 CALIFORNIA	1018031
page 8, line 2 & 3	KOPCZYNSKI FAMILY T	3530 CALIFORNIA	1018029
page 9	JAMES and TINA EVAN	327 LOCUST	1011031
page 10	BURTON NAN	325 LOCUST	1011030
page 11	JAMES THADDEUS MO	323 LOCUST	1011029
page 2, line 4	ENGMANN OPTIONS I	3650-64 SACRAMENTO	1011011
page 28	JOHN MORAN and US	3616-18 SACRAMENTO	1011006
page 12	HOWARD L and MARC	3608-10 SACRAMENTO	1011005
page 13	LOCUST PROPERTIES I	436,442 LOCUST	1019043
page 14	KAUS FAMILY TRUST	3626-28 SACRAMENTO	1011008
page 15	SIMONIAN CHARLENE	3609-13 SACRAMENTO	1018018
page 8, line 1	LYDIA GARCIA TRUST	3532 CALIFORNIA	1018030
page 16	LOW FAMILY TRUST	3585 SACRAMENTO	1019020
page 17	FRIESE REVOCABLE TR	3675 CLAY ST	1011022
page 18	FERGUSON REVOC LV	3622 SACRAMENTO	1011065
page 19	TAMER ALBERT	3624 SACRAMENTO	1011064
page 20, 20A, 20B	CHAFEN FAM LIV TRU	3678-80 SACRAMENTO	1011015
page 27, line 3	LEONG BELINDA	440 LOCUST ST	1019042
page 21	JEAN K MOHOROVICH	3560 CALIFORNIA	1018004A
page 22	LISA GUDE ZANZE REV	438 LOCUST ST	1019041
page 28A, line 6+7	LA CAVERA FMLY LVG	3673 SACRAMENTO	1018010
page 23	ROSENBERG FAMILY F	3575 SACRAMENTO	1019022
page 24	HUME KOUKOPOULO	326 SPRUCE	1011018
page 25	BARBARA A LAWLESS	345 LOCUST, #2C	1011058
page 25	BARBARA A LAWLESS	345 LOCUST, #1C	1011057
page 26	YU SING/SUN CHU LIM	418, 420, 422 SPRUCE	1018006
page 27, line 2	BULKLEY FAMILY LP	3632-38 SACRAMENTO	1011009

BOARD OF SUPERVISORS
SAN FRANCISCO

2008 DEC -7 AM 10:16

City Planning Commission
Case No. 2007-1347

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3625	1018 016	Joni Beverly Jones	[signature]
2.	3625	1018 016	Jessica H Jones 2003 Trust	[signature] TTEE
3.	3625	1018 016	Preston P. Jones Jr.	[signature]
4.	3625	1018 016	Marcia Jones Griffin Trustee	[signature] Trustee
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BOARD OF SUPERVISORS
SAN FRANCISCO

2018 DEC -7 AM 10:16

BY BJ

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3683 Sacramento	1018008	SUSAN FOSLIEN	[signature]
2.	3685 Sacramento	1018008	SUSAN FOSLIEN	[signature]
3.	3627-29 Sacramento	1018015	Cynthia B Silverstein Trust	[signature]
4.	3650-3664 Sacramento	1011011	ENGMANN OPTIONS, INC.	[signature] PRESIDENT
5.	3627-29 Sacramento	1018015	Gregg Barbanell	[signature]
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BOARD OF SUPERVISORS
SAN FRANCISCO

2010 DEC -7 AM 10: 16

BY BH

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3536 California St.	1018004B	Alvin Turgut	[illegible]
2.			Mehmet Turgut	[illegible]
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City Planning Commission
Case Number 2007 - 1347

The undersigned declare that they are hereby subscribers to this notice of appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment rolls have not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address Property Owned	Assessor's Block & Lot Number	Name of Owners	Original Signature of Owners
3524 / 3526 California Street	1018/003E	50% Share Dilena Family LLC	Trustee
			Trustee
		50% Share Lois Paganini Trust	Trustee

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2010 DEC -7 AM 10: 17

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3518 California	1018003D	Blossom Lee	Blossom Lee
2.	3520 California	1018003D	Blossom Lee	Blossom Lee
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2010 DEC -7 AM 10: 17

BY

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	433 LOCUST	1018 002	LEWIS, RACHEL REVOC. TRUST	Rachel Co, Tee
2.	433 LOCUST	1018002	LEWIS, RACHEL	Rachel Co
3.	433 LOCUST	1018 002	LOCUST STREET TRUST	Rachel Co, Tee
4.	3/15 LOCUST #2	1011 060	FOURTH STREET PARTNERS	Rachel Co
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2018 DEC -7 AM 10: 17

BY BJ

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3544 California	1018032	Robert Blan	[signature]
2.	3544 California	1018032	Lauren Blan	[signature]
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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3532 California St.	1018030	Lydia Garcia	Lydia Garcia
2.	3530 California St	1018029	Jan Kopczynski	[illegible]
3.	3530 California St	1018029	Jennifer Kopczynski	Jennifer Kopczynski
4.	3542 California St.	1018031	Wendy Ware	[illegible]
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2010 DEC -7 AM 10: 17

BY

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	327 LOCUST ST	1011-031	JAMES E M EVANS	
2.			AND THERESA E EVANS TRUSTEES	Theresa E Evans
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BY

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	325 Locust St.	1011-030	NAN BURTON	
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2010 DEC -7 AM 10: 17

BY: BJ

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	323 Locust	1011-029	J. Thomas Moore	
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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3608 Sacramento St.	1011/005	Howard L. Herman	Howard L. Herman
2.	3608 Sacramento St	1011/005	Marcia E. Herman	Marcia E Herman
3.	3610 Sacramento St	1011/005	Howard L. Herman	Howard L. Herman
4.	3610 Sacramento St	1011/005	Marcia E. Herman	Marcia E Herman
5.	3610A Sacramento St	1011/005	Howard L. Herman	Howard L. Herman
6.	3610A Sacramento St	1011/005	Marcia E. Herman	Marcia E Herman
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2018 DEC -7 AM 10: 17

City Planning Commission
Case No. 2007.1347E

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If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	436 Locust St	1019 040	Locust Properties Inc	
2.	442 Locust St	1019 043	Locust Properties Inc	
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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1	3626-3628 Sac ST	0008-1011	IRENE KAUS	Irene Kaus
2.	3626-3628 Sac ST	1011008	JACK KAUS	Jack Kaus
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BY

City Planning Commission
Case No. 2007.1347E

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3609-13 SACRAMENTO	1018/018	CHARLENE A SIMONIAN	Charlene A Simonian
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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3585 Sacramento	1019/020	Jing-Ling Low	Jing Ling Low
2.	3587 Sacramento	1019/020	Jing-Ling Low	Jing Ling Low
3.	3585 Sacramento	1019/020	Jing-Ling Low	Jing Ling Low
4.	3585 Sacramento	1019/020	Roger Low	[illegible]
5.	3587 Sacramento	1019/020	Roger Low	[illegible]
6.	3589 Sacramento	1019/020	Roger Low	[illegible]
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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3675 Clay St	1011022	Friese Revocable Trust	Chandra L Friese Co-trustee
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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3622 SACRAMENTO ST	1011 065	FERGUSON REVOCABLE LIVING TRUST	Carole S. Ferguson Trustee
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2010 DEC -7 AM 10:18

BY

City Planning Commission
Case No. 2007.1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3624 Sacramento St	1011-064	ALBERTO TAMEIC	
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August 2011

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
3678 1.	3680 SACRAMENTO	APN 1011/015	MARGARET E. CHAFEN	Margaret E. Chafen
3678 2.	3680 Sacramento	1011/015	LESS T. CHAFEN	[illegible]
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ROSEN
BLACK & DEAN LLP
1111 Broadway, 24th Floor
Oakland, CA 94607-4036
T: 510-834-6600
F: 510-808-4671
www.wendel.com
dlyon@wendel.com

ATTORNEY'S CERTIFICATE

I, DEANNA D. LYON, hereby declare:

That I am an active member of the State Bar of California; and

That the attached pertinent pages of the Second Amendment and Restatement of the CHAFEN FAMILY LIVING TRUST dated October 5, 1998 (which designate Less T. Chafen and Margaret E. Chafen as Trustee, recite the powers of the Trustee, and depict the Settlors' signatures and the acknowledgement thereof) are true and correct copies of the originals.

I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Dated: August 8, 2014

Deanna D. Lyon

DEANNA D. LYON

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ARTICLE 13
Miscellaneous Provisions

13.1. Omission of Heirs. Except as otherwise provided in this Agreement, the Settlors have intentionally and with full knowledge omitted to provide for their heirs.

13.2. Unenforceable Provisions. If any provisions of this Agreement are unenforceable, the remaining provisions shall, nevertheless, be carried into effect.

13.3. Governing Law. This trust has been accepted by the Trustee in the State of California, and unless otherwise provided in this Agreement, its validity, construction and all rights under it shall be governed by the laws of that State.

Signed on June 27, 2014, at Oakland, California.

LESS T. CHAFEN, Settlor

MARGARET E. CHAFEN, Settlor

State of California

County of Alameda

On June 27, 2014, before me, PHYLLIS QUINTERO, a Notary Public, personally appeared LESS T. CHAFEN and MARGARET E. CHAFEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument, and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public

PHYLLIS QUINTERO
Commission # 2030697
Notary Public - California
Alameda County
My Comm. Expires Jul 21, 2017

BOARD OF SUPERVISORS
2010 DEC -7 AM 10:16
BY

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3560 California	1018004A	Jean K. Mohorovich	Jean K. Mohorovich
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August 2011

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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	438 Locust St. SF, CA 94118	Block 1019 Lot 41	Lisa Gude Zanze Revocable Trust 2003	Lisa G. Zanze
2.				
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2019 DEC -7 AM 10: 13

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s) Managing General Partner
1.	3575 Sacramento	1019/022	Rosenberg Family Fund	[signature]
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BY

City Planning Commission
Case No. 2007.1347 (2007-1347)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	326 SPRUCE	1011-018	Lucy Hume / Nick Koukopoulos	
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August 2011

2010 DEC -7 AM 10: 16

BY

City Planning Commission
Case No. 2007.1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3600 Sacramento St.	-	Barbara Lawless	
2.	* 345 Locust St #1C	1011-057	↓	↓
3.	* 345 locust St #2C	1011-058		
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August 2011

2010 DEC -7 AM 10:18

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City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	418-422.5	1018 006	Sun Chu Lim	
2.	420-422	1018 006	Sun Chu Lim	
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August 2011

2018 DEC -7 AM 10:18

City Planning Commission
Case No. 2007-1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.				
2.	3632-38 Sacramento	1101/009	Bulkley Family LP	[illegible] gen'l partner
3.	440 Locust St.	1019/042	Belinda Leong	Belinda Leong
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August 2011

PAGE 27

2010 DEC -7 AM 10:18

City Planning Commission
Case No. 2007.1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3616 Sacramento St	1011-75	V Mand VN Burns	
2.			Trust Dated 3/1/1988	
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4.	3618 Sacramento St	1011-76	"	
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August 2011

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Case No. 2007.1347

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3616 Sacramento St	1011-75	M and W N Burns	
2.			Trust Dated 3/10/1988	William N. Burns
3.				
4.	3618 Sacramento St	1011-76	"	
5.				William N. Burns
6.	3673 Sacramento St	1018-010	LaCavera Family LLC	Debbie LaCavera
7.				Debbie LaCavera
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August 2011

PAGE 28A

BOARD OF SUPERVISORS
SAN FRANCISCO
2018 DEC -7 AM 10: 15
BY

December 7, 2018

To: Board of Supervisors
Re: 3637-3657 Sacramento Street
Case # 2007.1347

We are writing to express the concerns of the California-Locust Neighbor's Association, as well as numerous other owners within the 300 ft. radius of 3637-3657 Sacramento Street. We wish to appeal the decision made on November 8, 2018 by the Planning Commission, despite *overwhelming* neighborhood opposition from owners, residents, and businesses. *(see Exhibit A)*

1- WE ARE APPEALING THE CUA FOR LOT SIZE EXCEEDING 5,000 SQ FT.

The Planning Commission findings: *"The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;"*

Our Findings: The CUA allows a building of a mass and height which is totally incompatible with the buildings on the mid-block of 3600 Sacramento, and larger in scale than every building in the Sacramento Street NC District (except for the Menorah Park senior housing project); therefore the project is not compatible;

- The combined lot size of 14,585 SF exceeds the recommended size in the Neighborhood Commercial District **by 292%.**

- The frontage of this project would be 110', **24% of the entire block**. (The median frontage on Sacramento Street is only 27 ½ feet.)

- The Sacramento Street NCD spans just over five blocks and includes only 105 lots. The existing two lots already exceed the maximum allowed size and are currently the sixth and tenth largest lots in the NCD. Only 16 lots are over 5,000 SF. The median lot size is only 3314 SF.

- The proposed size creates a mass and facade that is **not** compatible with the existing scale of the district and does **not** contribute to the positive visual quality of the district, ***as the NCD code requires***. No part of the proposed use requires the larger lot size in order to function. The project has not adequately addressed the need for loading zones that the intensity of the proposed retail and medical offices will require, or made safeguards to prevent related noxious or offensive emissions from such uses.

2- WE ARE APPEALING THE CUA FOR NON-RESIDENTIAL USES EXCEEDING 2500 SQ FT.

***The Planning Commission's Findings*:**
"That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following;

-The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
-The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
-The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
-Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs...."

Our Findings: In the Sacramento NCD, only four CUAs are non-residential use size exceptions: University High School, Spruce Restaurant, and two mixed use developments on lots over 5000 sf. Neither of these mixed use developments contains a non-residential use over the allowed size. CUAs in this district are rare.

- None of the proposed non-residential use sizes has a nature that requires the size being over 2500 sf in order to function.

- The proposed design of the project has NOT been made with discrete elements that respect the scale of other development in the district. Only very minor changes in depth have been proposed, where most other developments provide major vertical bays or other major features that provide a human scale to the buildings.

- With the imminent departure of CPMC hospital, the need for new medical offices in this neighborhood is waning. Doctors are moving closer to hospitals. In addition, medical office uses create continual medical deliveries, package deliveries etc. as proven by the developer's other building on the corner of California and Locust Streets. There is simply no freight unloading space on Sacramento Street, which is already a very congested block during the daytime.

- Lastly, 6000 sq ft of contiguous retail space is unnecessary and undesirable. The Sacramento Street NC District is made up of small retail frontages. Larger retail, such as what is proposed, is more appropriate in the NCS district one block away. There is already an abundance of open retail spaces in this neighborhood, and after the multi-year construction period is over, there will unfortunately be many more to choose from.

In summary, this project would have a detrimental effect on the many residents, families and businesses that reside and/or operate a business near this project. This includes detrimental effects during construction as well as after construction is completed. Many of the small businesses and restaurants all along Sacramento Street are not likely to survive a project of this size and duration. There are other substantial environmental concerns as well, which we are addressing in our (separate) CEQA appeal.

Sincerely,

California-Locust Neighbor's Group Association and Property Owners

EXHIBIT A:

OPPOSITION LETTERS AT 11/8 HEARING

SAN FRANCISCO
PLANNING DEPARTMENT

2018 DEC -7 AM 10: 16

Planning Commission Motion No. 20336

HEARING DATE: NOVEMBER 8, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

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

PREAMBLE

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

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

On November 8, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2007.1347CUA. The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties. At this hearing, the Planning Commission discussed and approved a design modification for this Project to remove one level of the below-grade/underground parking garage, resulting in a two-level underground parking garage for the Project. This design direction was adopted per the amended Conditions of Approval the Planning Commission adopted at the November 8, 2018 hearing, directing the Project Sponsor to develop a revised design that removes one level of the below-grade/underground parking garage.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2007.1347CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All of the units in the Project meet this requirement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING ELEMENT

Objectives and Policies

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

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

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

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

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

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

OBJECTIVE 12:

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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

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

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

OBJECTIVE 6:
MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1
Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts the construction and rehabilitation of well-designed housing that emphasizes beauty.

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

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

Policy 6.4

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

Policy 6.7
Promote high quality urban design on commercial streets.

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

URBAN DESIGN ELEMENT

Objectives and Policies

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

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

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

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

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

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

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

OBJECTIVE 4:
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.4
Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.12
Install, promote and maintain landscaping in public and private areas.

TRANSPORTATAION ELEMENT

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

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

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

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

OBJECTIVE 24:
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

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

Policy 24.4
Preserve pedestrian-oriented building frontages.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. That landmarks and historic buildings be preserved.

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

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

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

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

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

DECISION

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

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

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

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

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

Christine L. Silva
Acting Commission Secretary

AYES: Hillis, Fong, Johnson, Koppel

NAYS: Melgar, Richards

ABSENT: Moore

ADOPTED: November 8, 2018

EXHIBIT A

AUTHORIZATION

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

RECORDATION OF CONDITIONS OF APPROVAL

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

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

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

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

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

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

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

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

PARKING AND TRAFFIC

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

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

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

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

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

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

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

PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

OPERATION

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

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

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

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

Project No.
07-018

Date
March 17, 2017

Revision
July 31, 2018
Additional Information
Requested by Planning

Revision
September 24, 2018
Additional Information
Requested by Planning

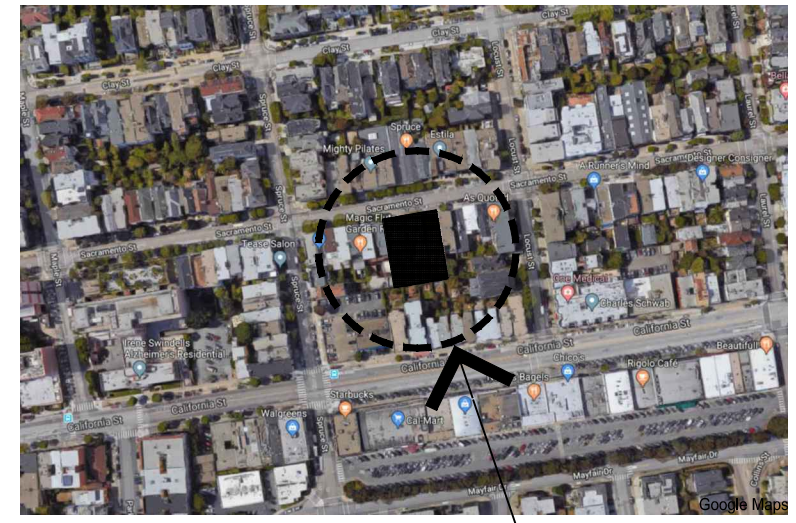
EXHIBIT B

Cover Sheet

A0.0

3637 SACRAMENTO STREET - STREET VIEW

LOCATION MAP



PROJECT SITE

N

PROJECT DESCRIPTION

PROPOSED DEMOLITION OF EXISTING BUILDINGS.

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

PROJECT INFORMATION

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

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A3.4	EXTERIOR ELEVATION
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
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A9.1	ARCHITECTURAL PROFILES
L0.1	CONCEPTUAL LANDSCAPE PLAN

3637
Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

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

Project No.
07-018

Date
March 17, 2017

Revision
April 28, 2017
Additional Information
Requested by Planning

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

Revision
July 31, 2018
Additional Information
Requested by Planning

Revision
September 24, 2018
Additional Information
Requested by Planning

Project Information

Scale: None

A0.1

OPEN SPACE, 18 RESIDENTIAL UNITS:

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

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

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

OFF-STREET AUTOMOBILE PARKING:

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

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

TOTAL PARKING PROVIDED: 63 SPACES

BICYCLE PARKING:

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

NOTE: EACH CLASS 2 BICYCLE RACK ACCOMMODATES 2 BICYCLES.

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

TOTAL BICYCLE PARKING PROVIDED: 35 SPACES

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

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

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

BUILDING AREA CALCULATIONS (Per Planning):

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

**AREAS NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS:
BASEMENT PARKING GARAGE 33,180 SQ.FT. * OCCUPIED AREA
BICYCLE PARKING 436 SQ.FT. * OCCUPIED AREA
BUILDING SERVICES 5,104 SQ.FT.

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

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Mixed-Use Condominium Project

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Planning Information

Scale: None

A0.2a

PLANNING CODE ANALYSIS TABLE

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

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

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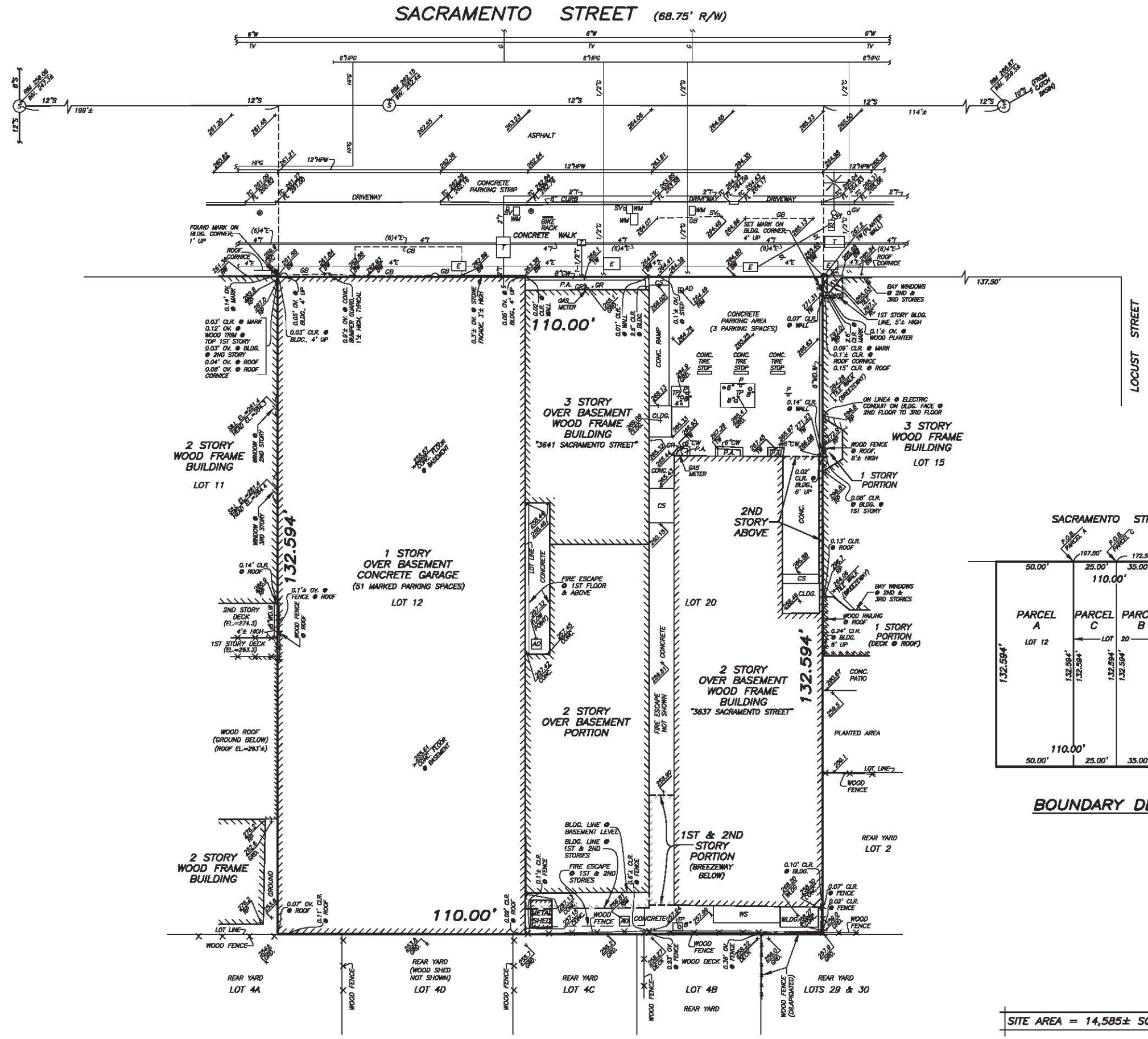


NORTH

LEGEND

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

SURVEY REFERENCE

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

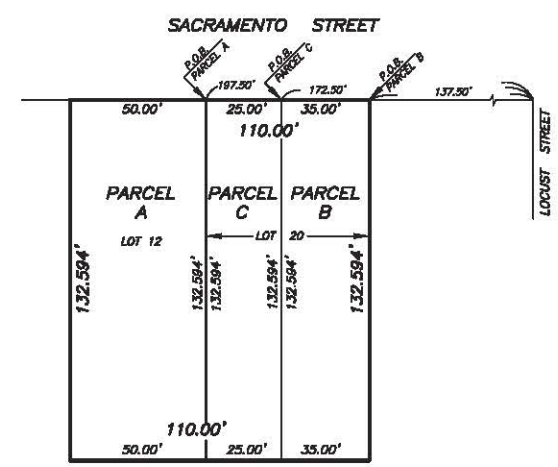
CITY OF SAN FRANCISCO MONUMENT MAP NO. 49 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

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.



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 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.

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EXISTING BLOCK DIAGRAM

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

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Existing Block Diagram

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

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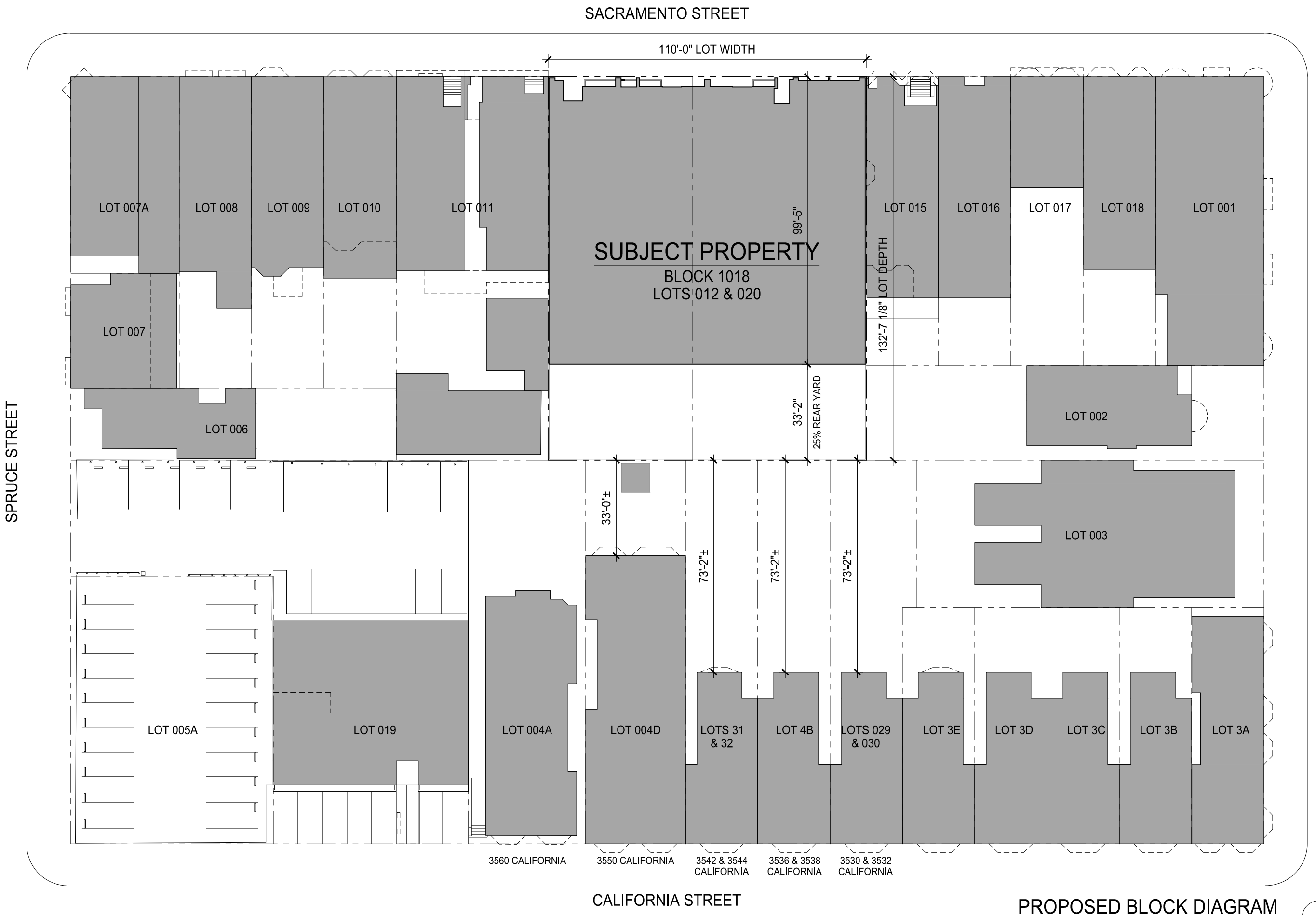

PROPOSED BLOCK DIAGRAM

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

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Proposed Block Diagram

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

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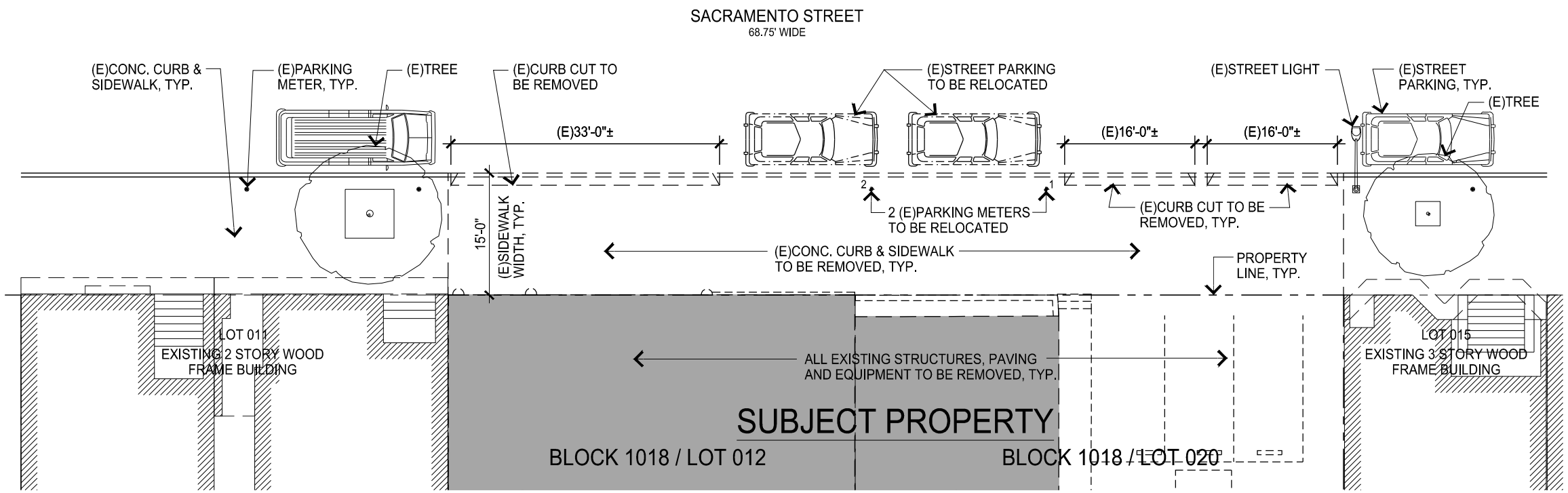
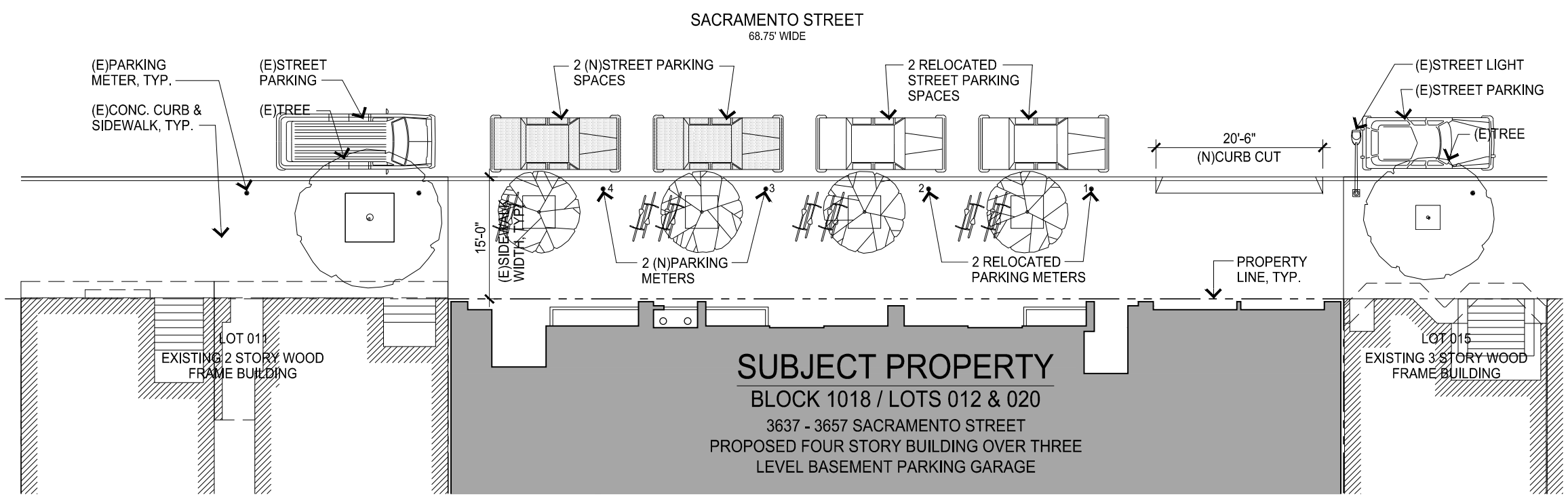


EXISTING STREET PARKING PLAN

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



PROPOSED STREET PARKING PLAN

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

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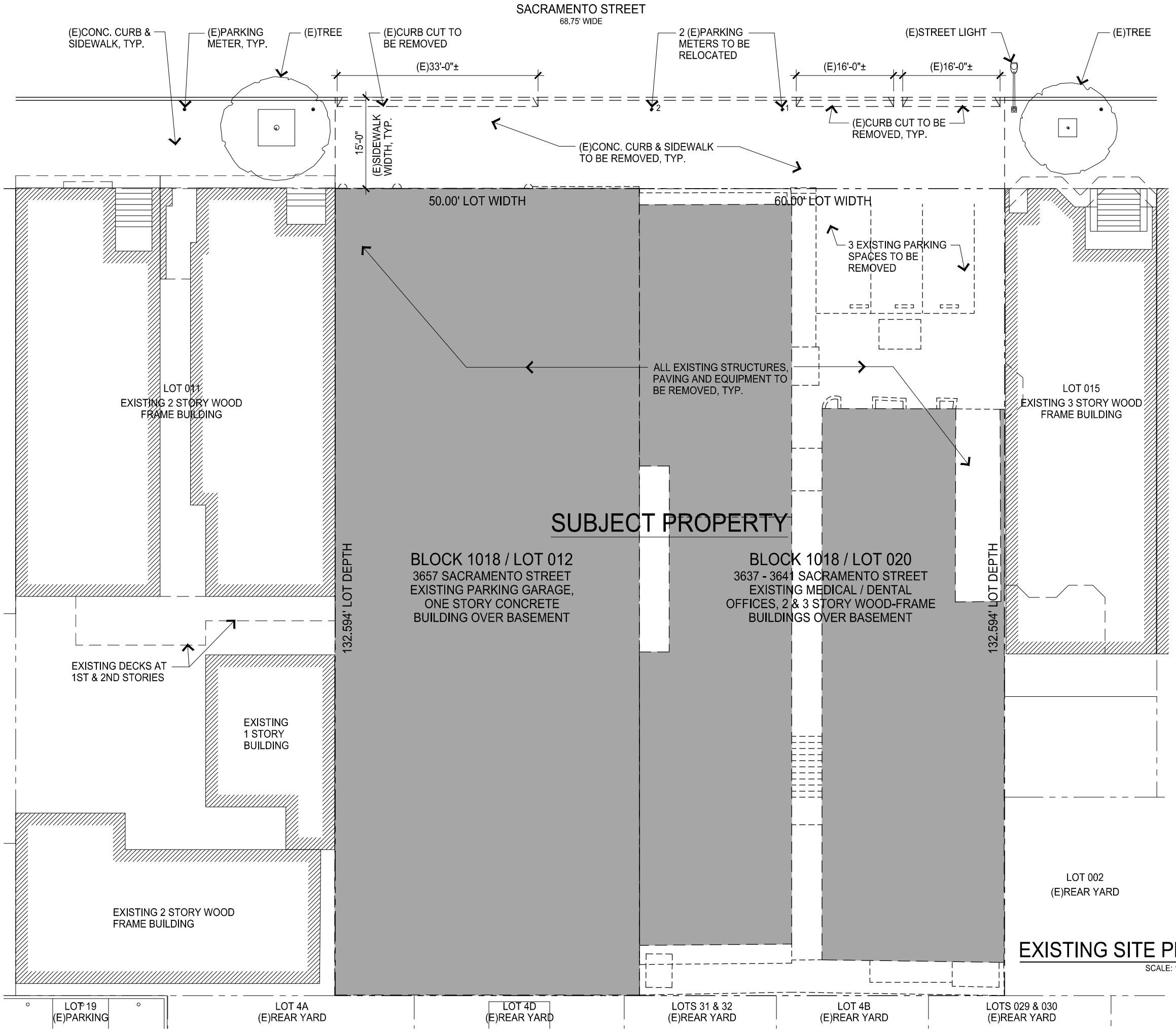
Street Parking Diagrams

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

A0.2f



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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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Project No.
07-018

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Additional Information
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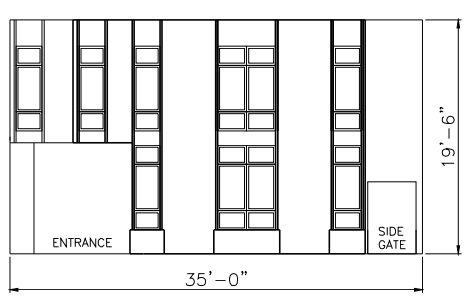
Revision
July 31, 2018
Additional Information
Requested by Planning

Revision
September 24, 2018
Additional Information
Requested by Planning

Existing Site Plan

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

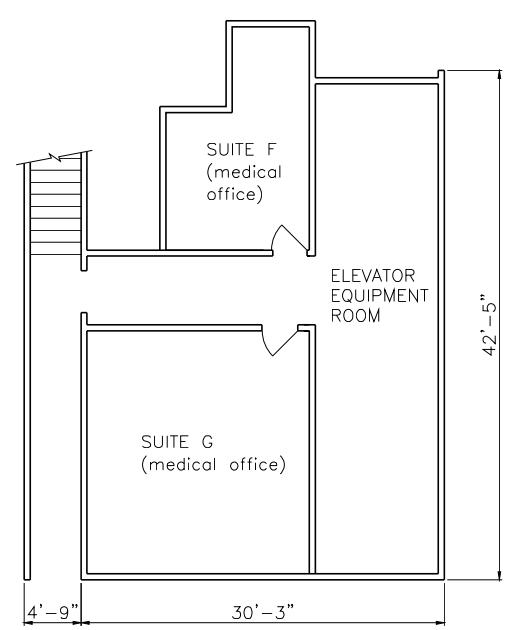
A1.1



SACRAMENTO STREET FACADE

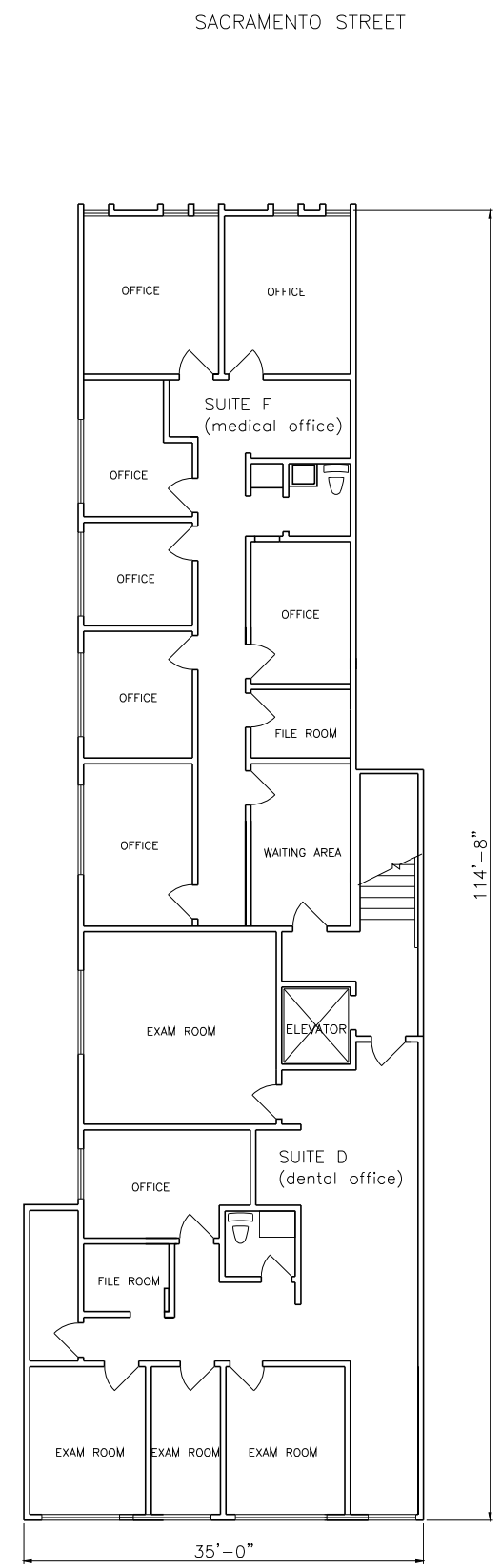
AS-BUILT ELEVATION

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



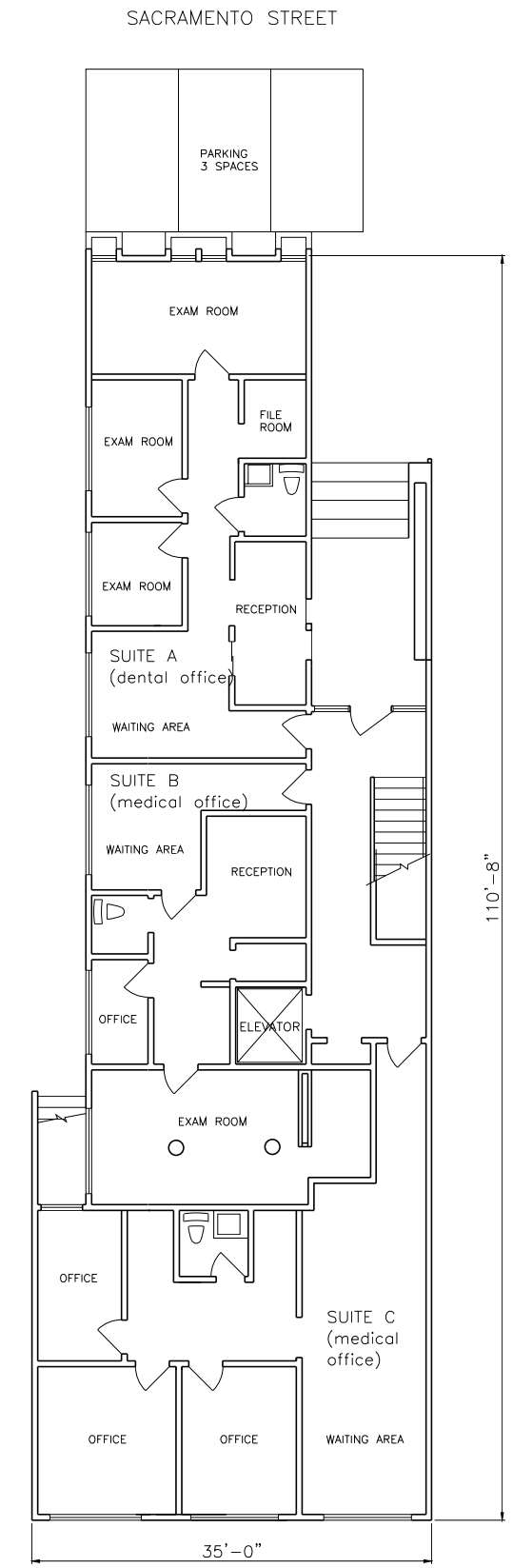
BASEMENT FLOOR
560 GSF

BASEMENT



SECOND FLOOR
2,686 GSF

SECOND



GROUND FLOOR
2,277 GSF

GROUND

AS-BUILT FLOOR PLANS

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

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September 24, 2018
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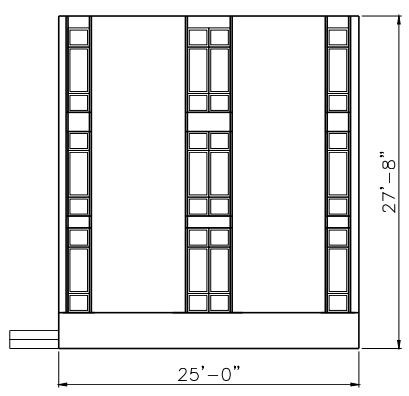
Requested by Planning

As-Built Drawings: 3637 Sacramento

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

EX1.0

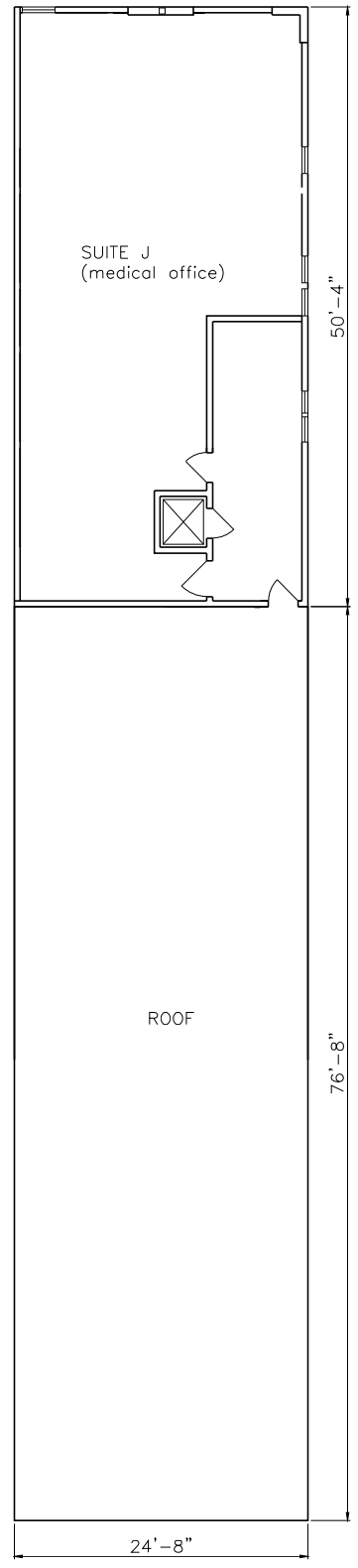
SACRAMENTO STREET



SACRAMENTO STREET FACADE

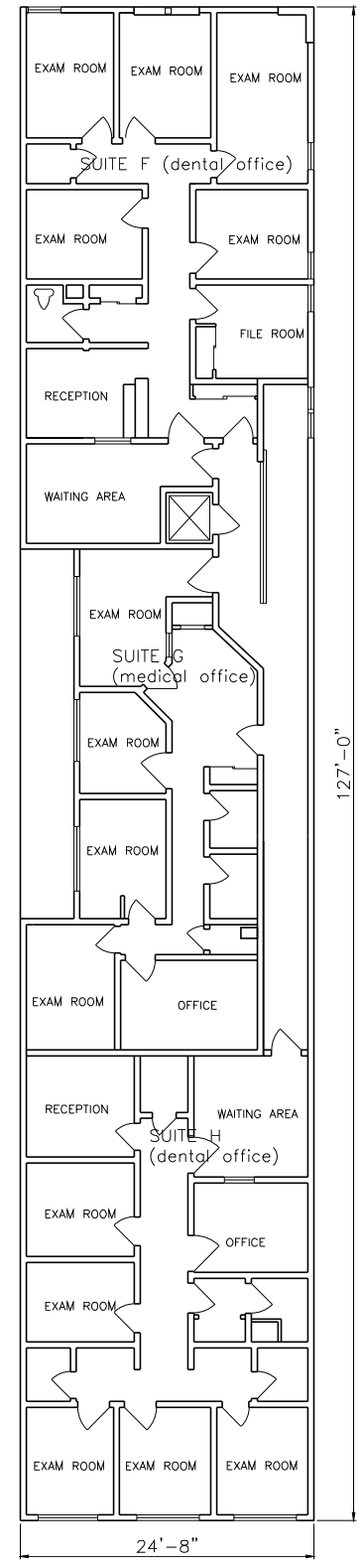
AS-BUILT ELEVATION

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



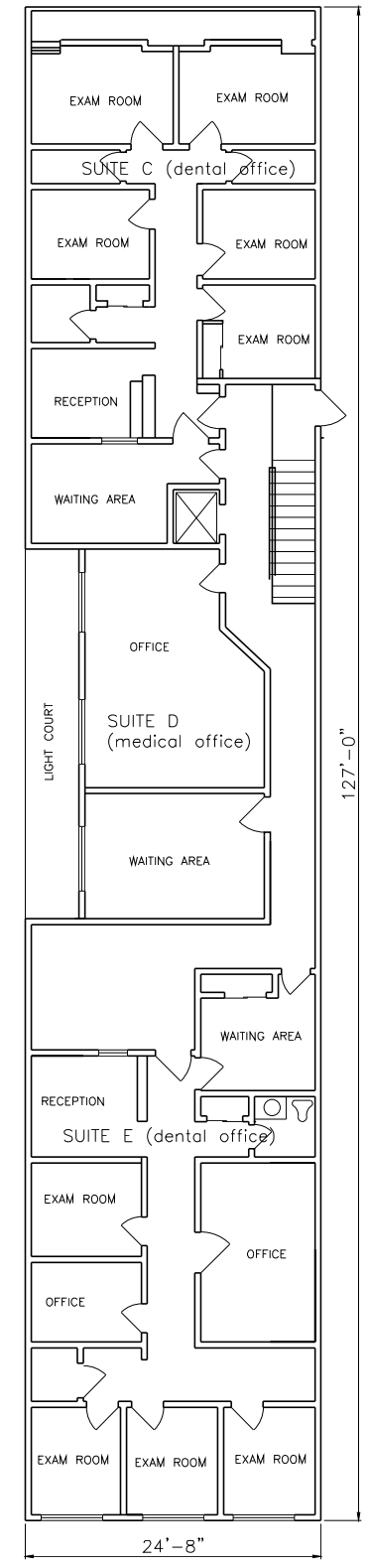
THIRD FLOOR
1,047 GSF

THIRD



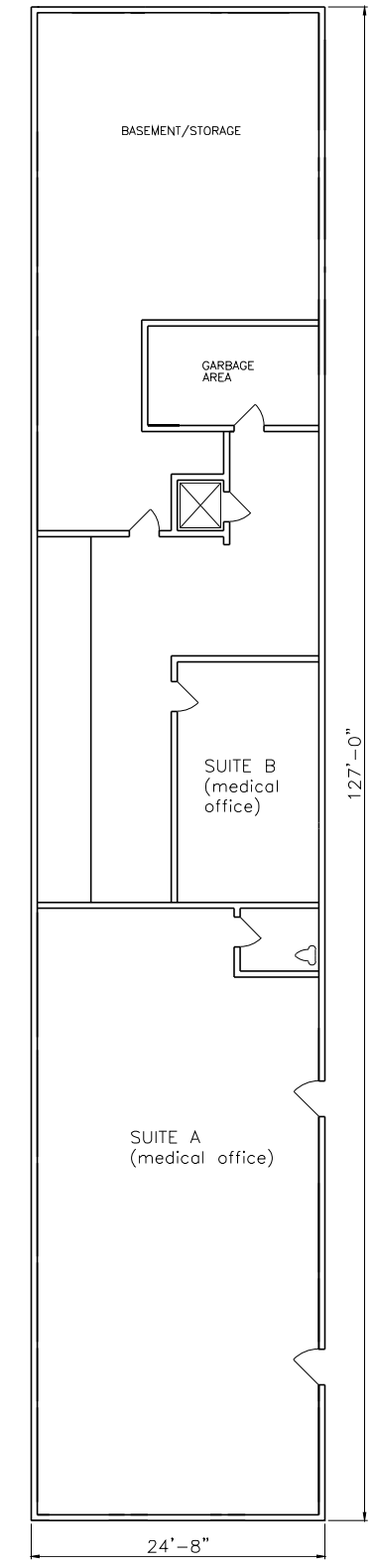
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND

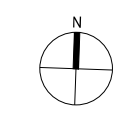


BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

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



3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

Project No.

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September 24, 2018
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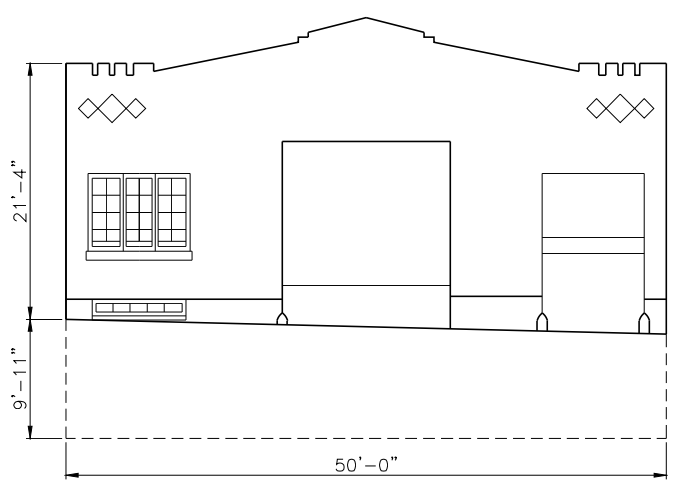
As-Built Drawings: 3641 Sacramento

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

EX2.0

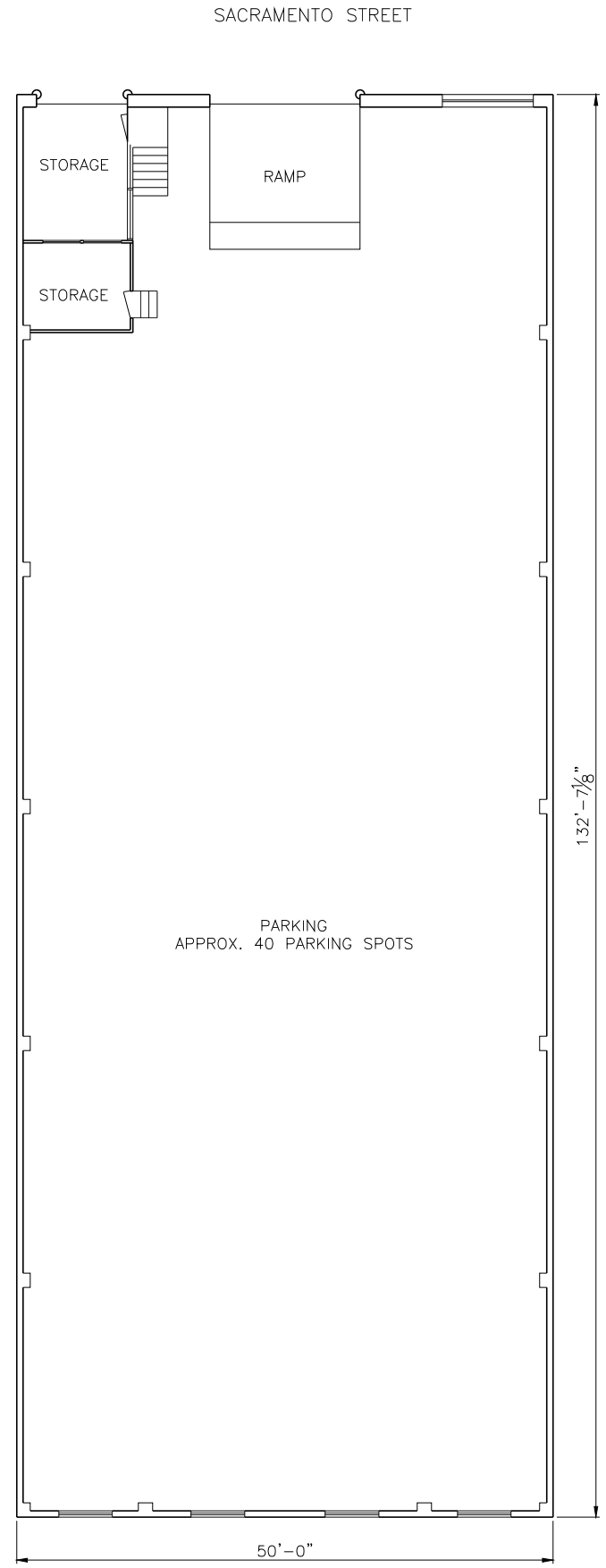
3760



SACRAMENTO STREET FACADE

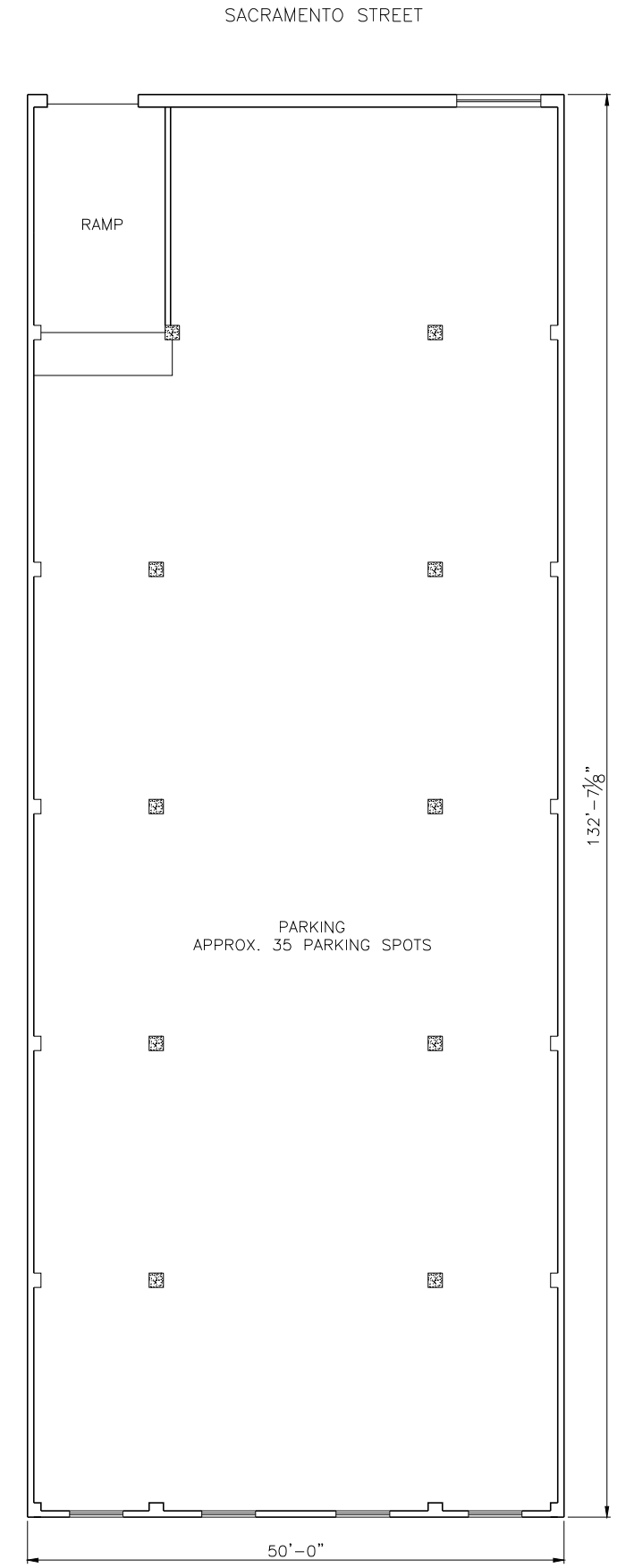
AS-BUILT ELEVATION

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



UPPER LEVEL
6,125 SQ.FT.

GROUND



LOWER LEVEL
6,125 SQ.FT.

BASEMENT

AS-BUILT FLOOR PLANS

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

N

3637 Sacramento Street

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Additional Information
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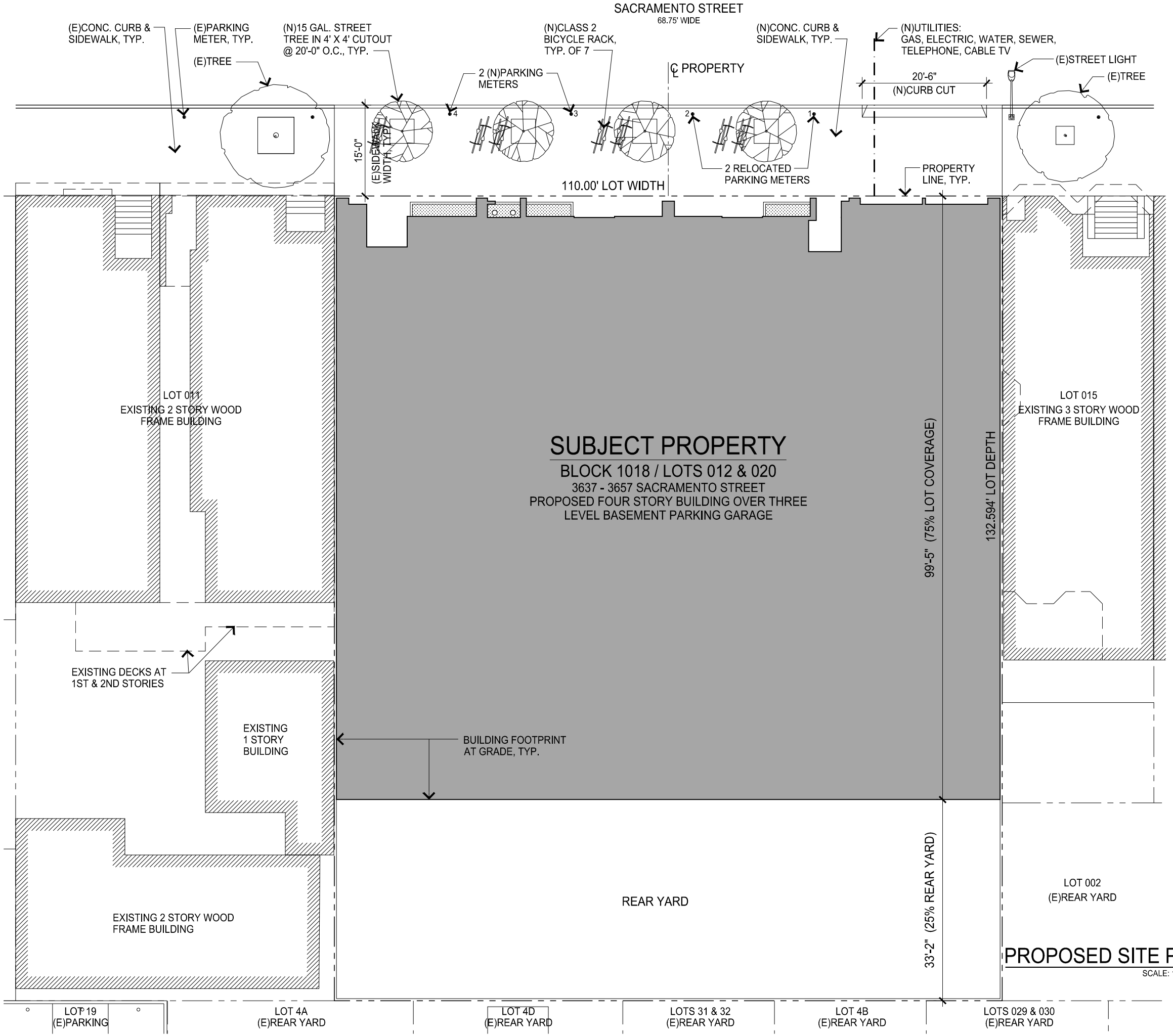
As-Built Drawings: 3657 Sacramento

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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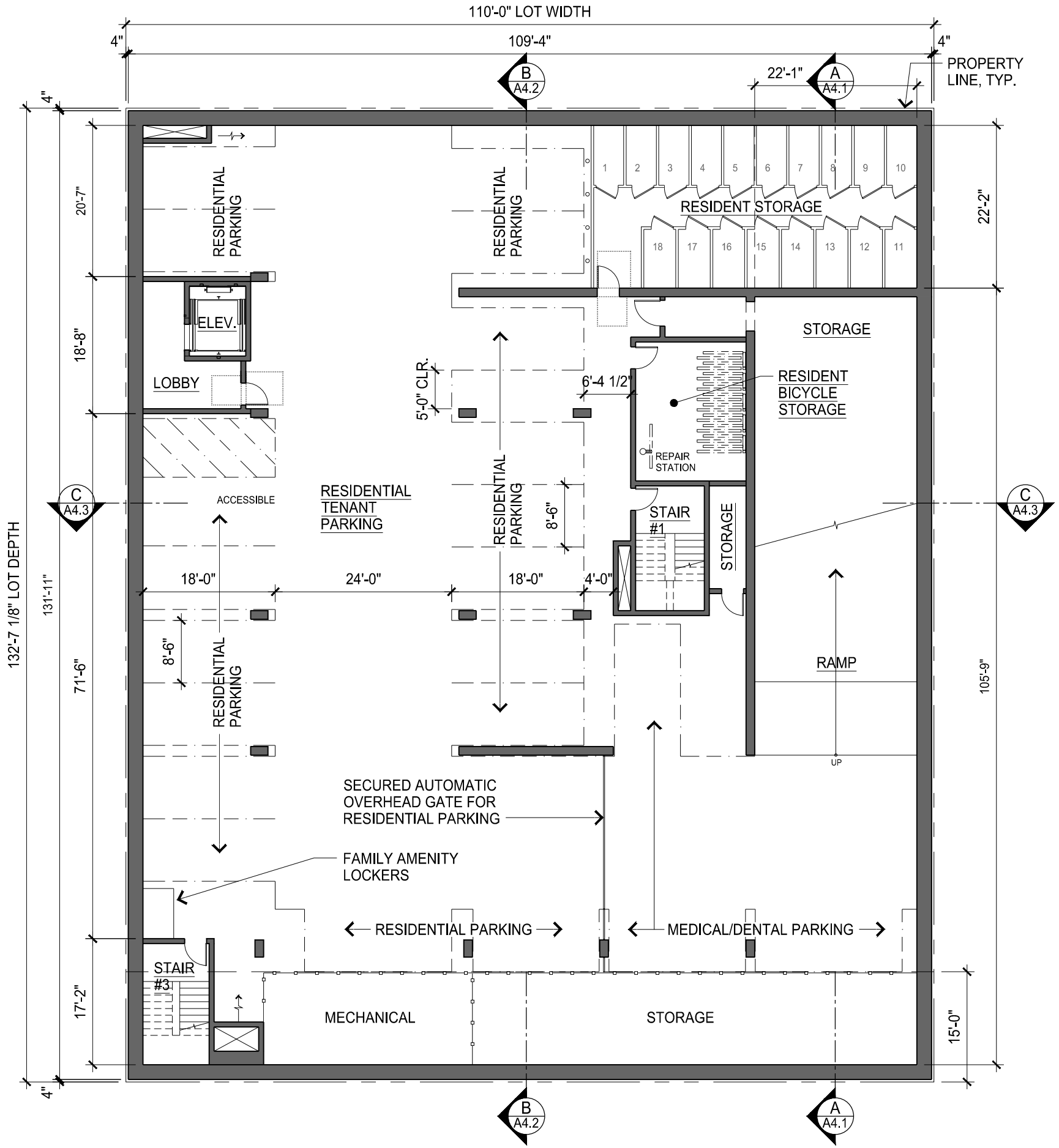
Requested by Planning

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

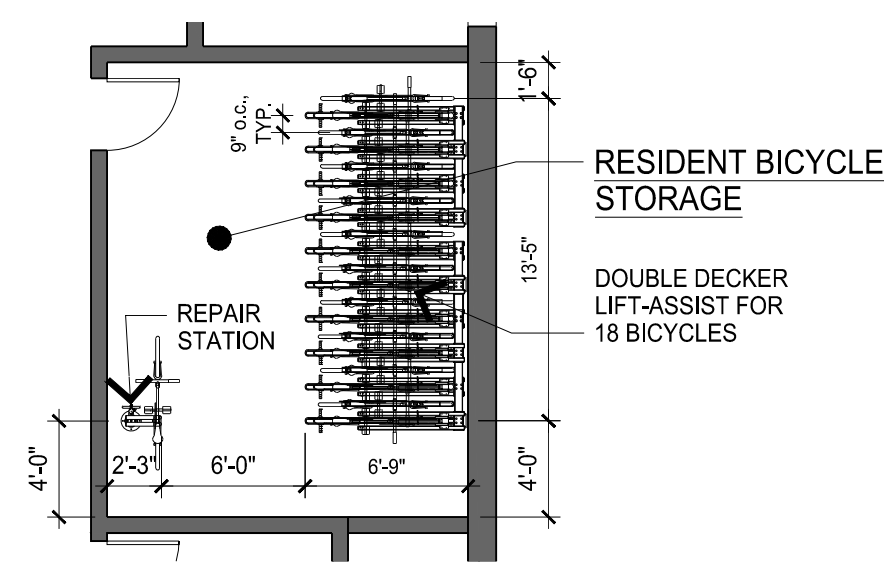
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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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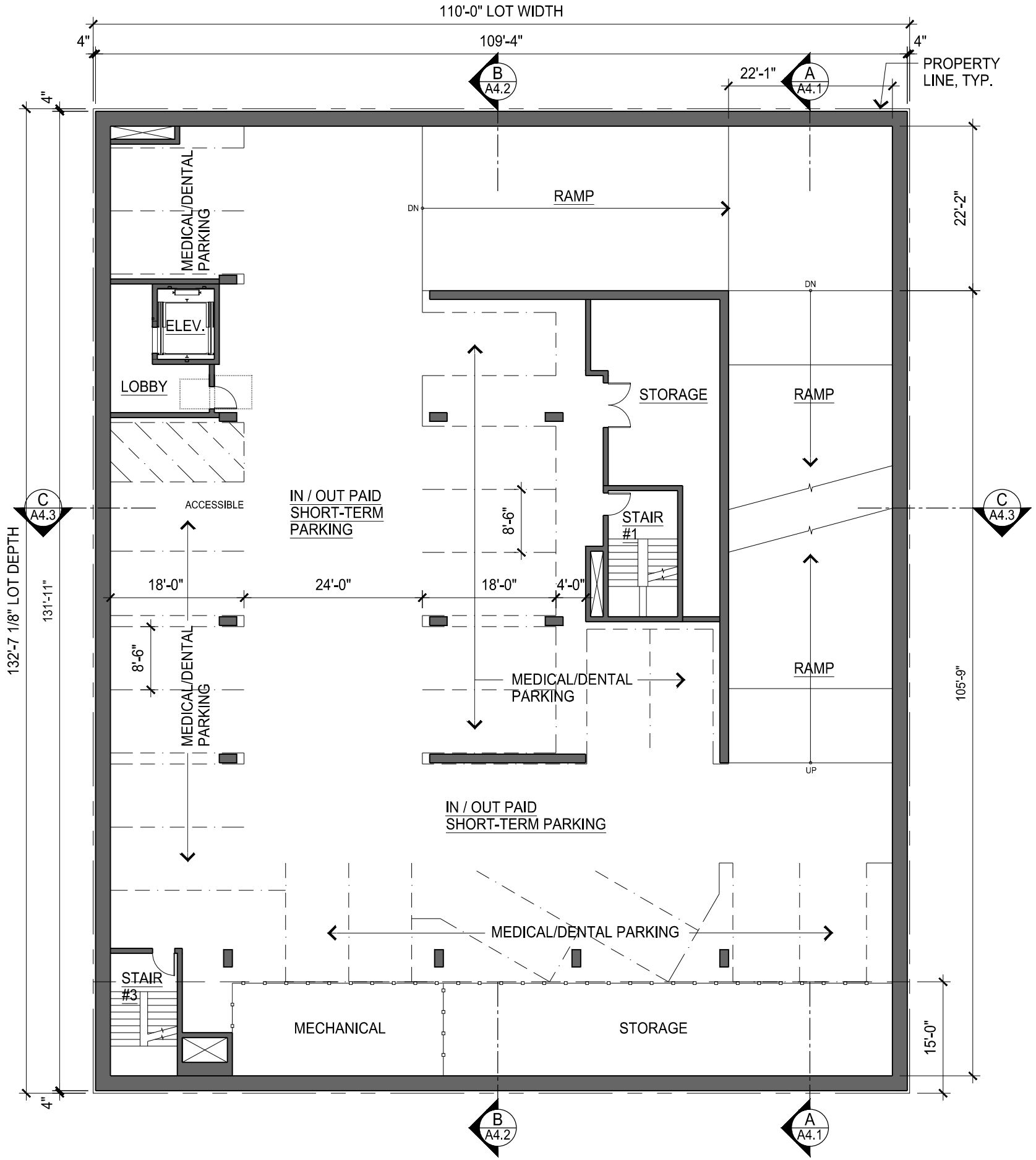
Revision July 31, 2018 Additional Information Requested by Planning

Revision September 24, 2018 Additional Information Requested by Planning

Basement Parking Level P3 Floor Plan

Scale: As noted

A2.1



PROPOSED BASEMENT PARKING LEVEL P2 FLOOR PLAN

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

N

PARKING LEVEL P2

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P2	1	13	8	22

	REQUIRED	ACCESSORY	TOTAL
MEDICAL / DENTAL	22	0	22

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

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

BUILDING SERVICES 1,649 SQ.FT.

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

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

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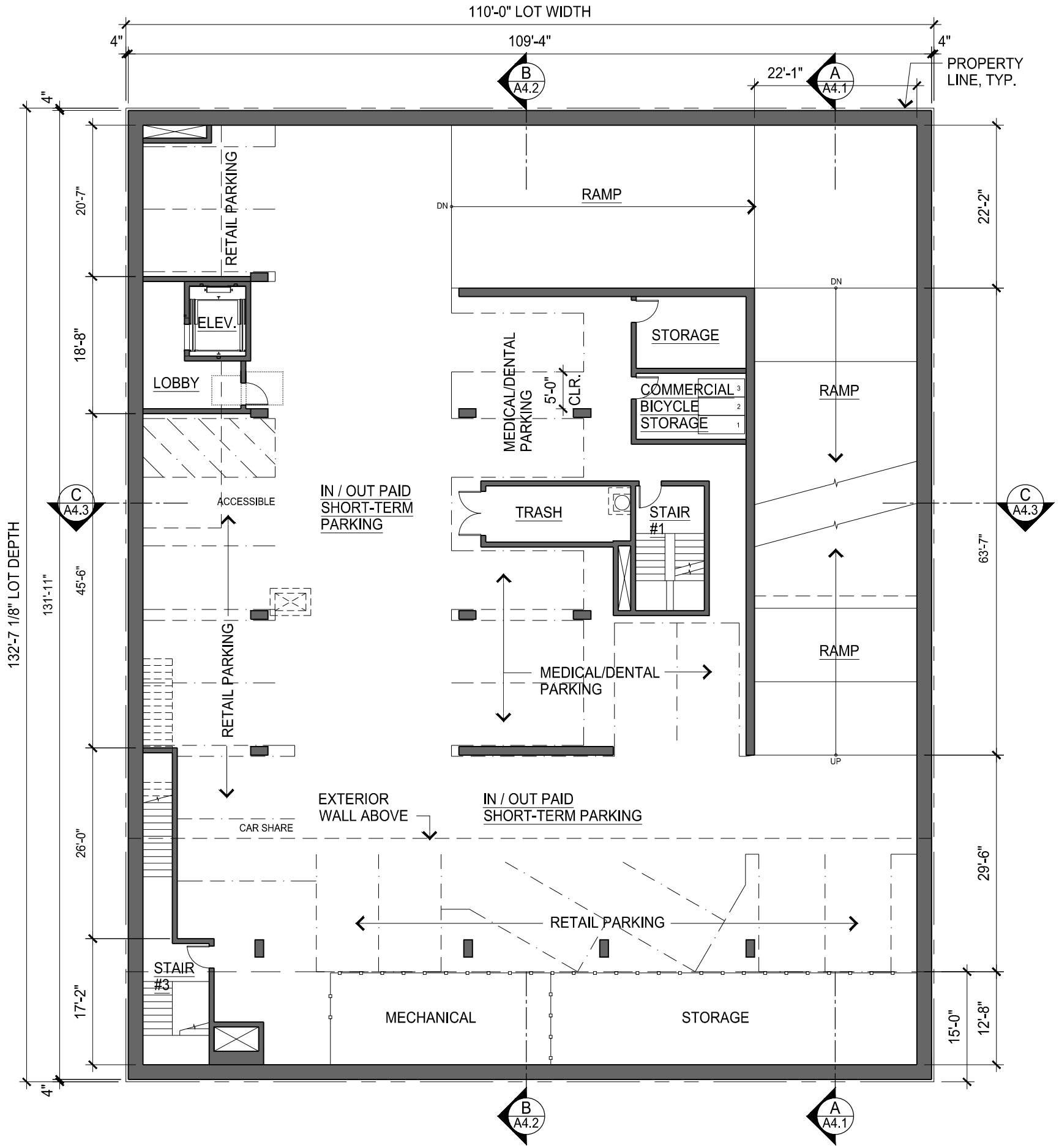
Basement Parking Level P2 Floor Plan

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

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

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

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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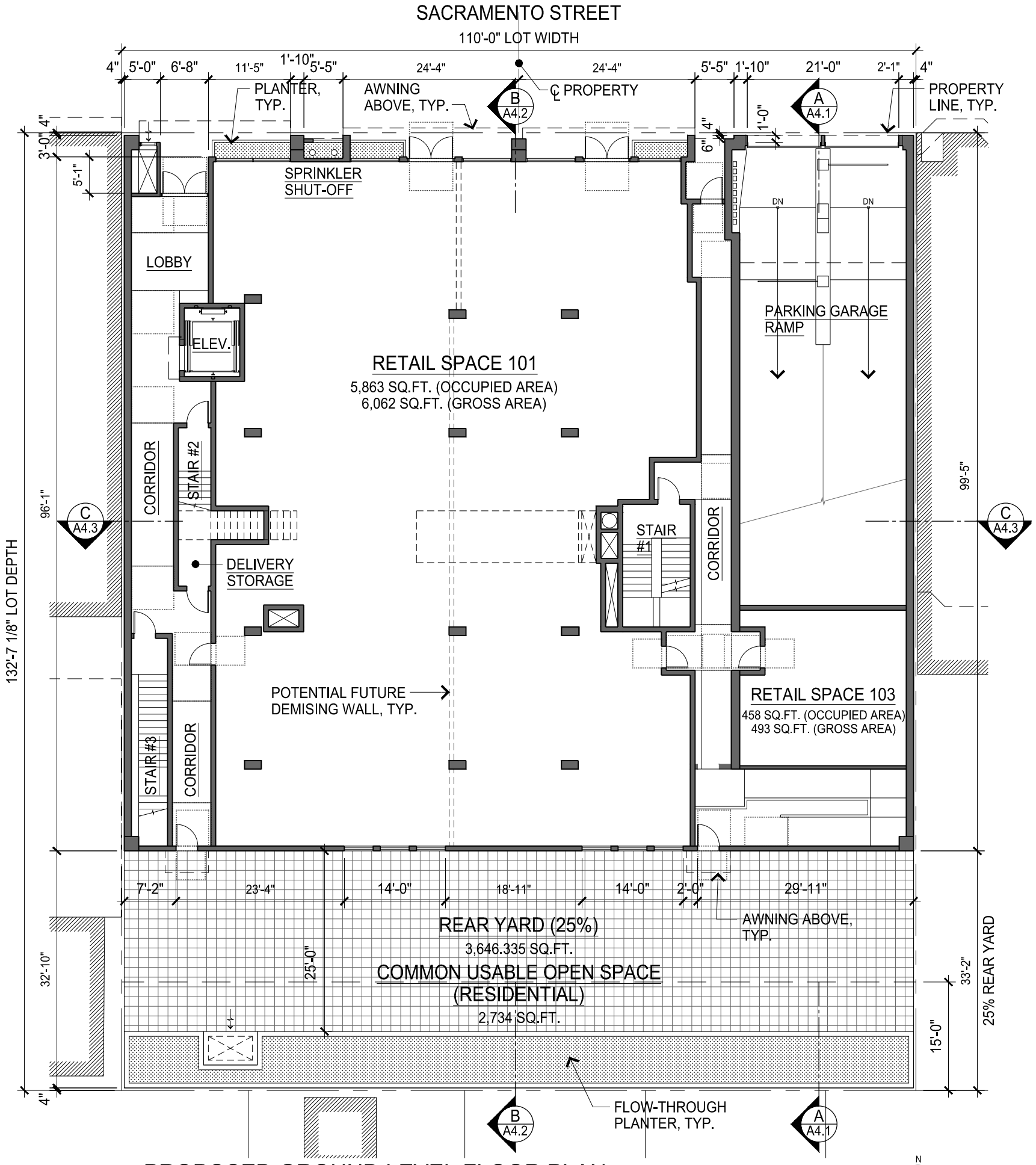
Basement Parking Level P1 Floor Plan

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.

3637 Sacramento Street

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July 12, 2018
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Revision
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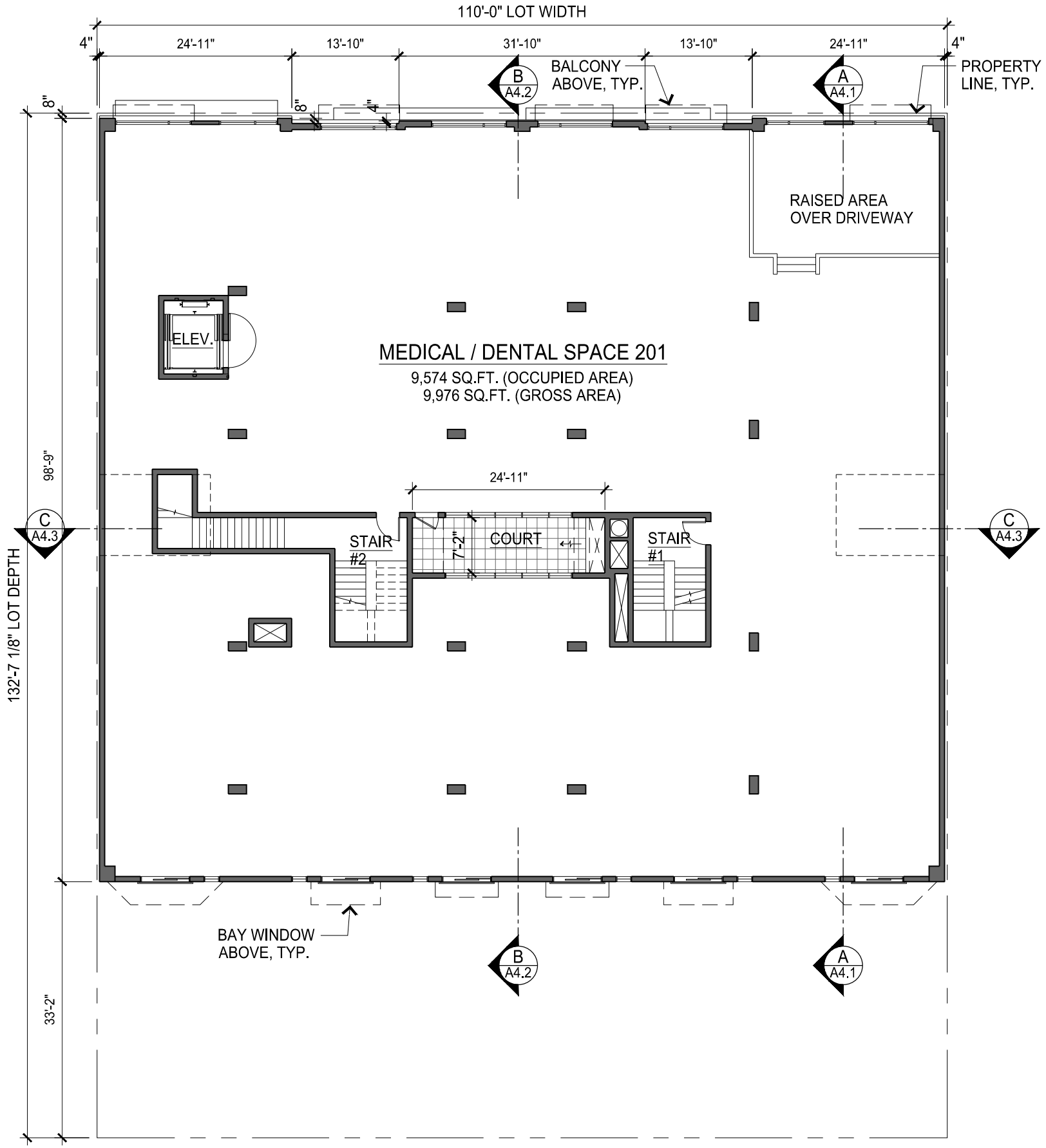
Additional Information
Requested by Planning

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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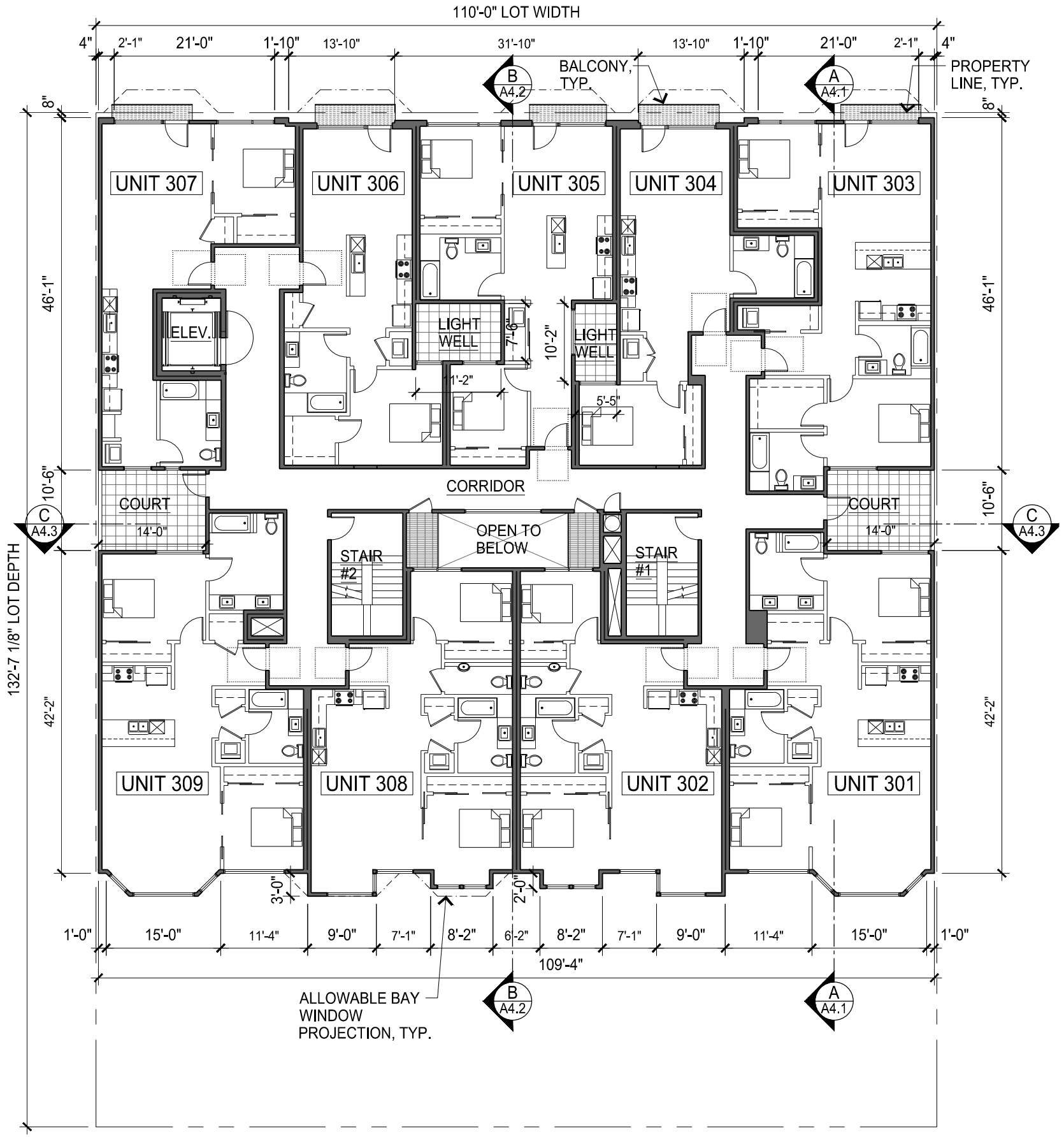
Second Level Floor Plan

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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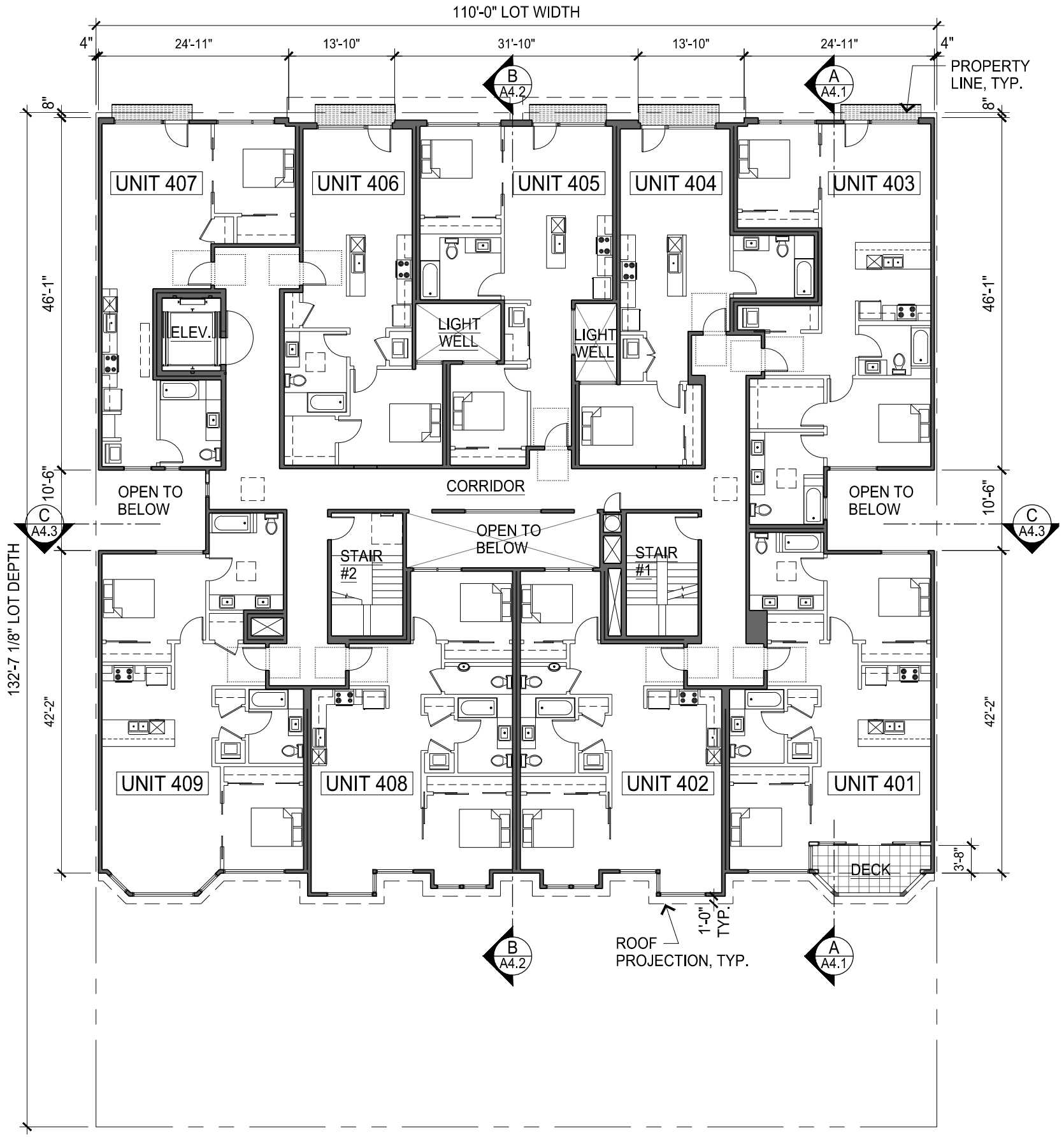
Third Level Floor Plan

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

A2.6

3767



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.

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
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Fax 415/863-8879

Project No.
07-018

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November 21, 2017
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Revision
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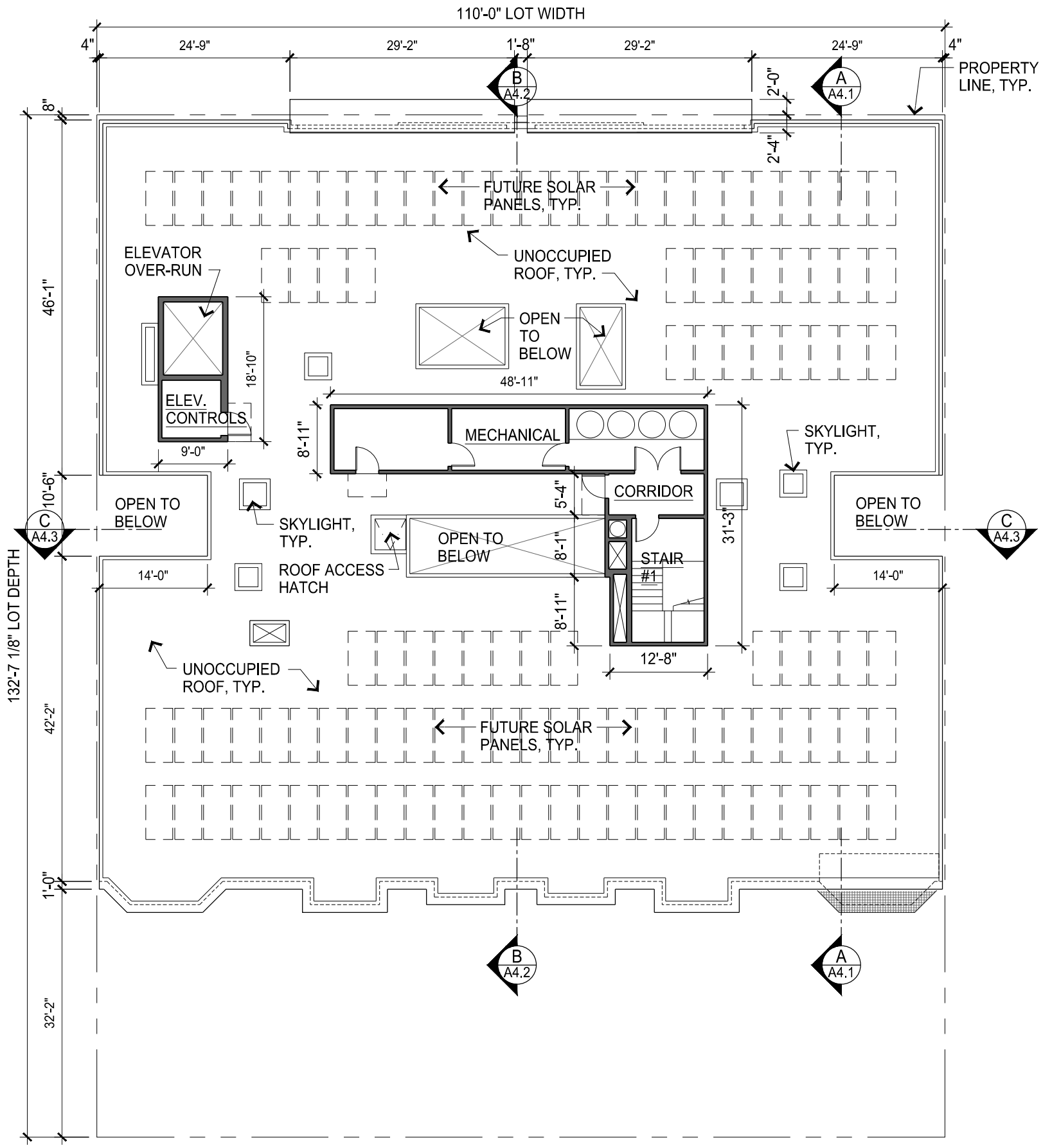
Fourth Level Floor Plan

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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Date March 17, 2017

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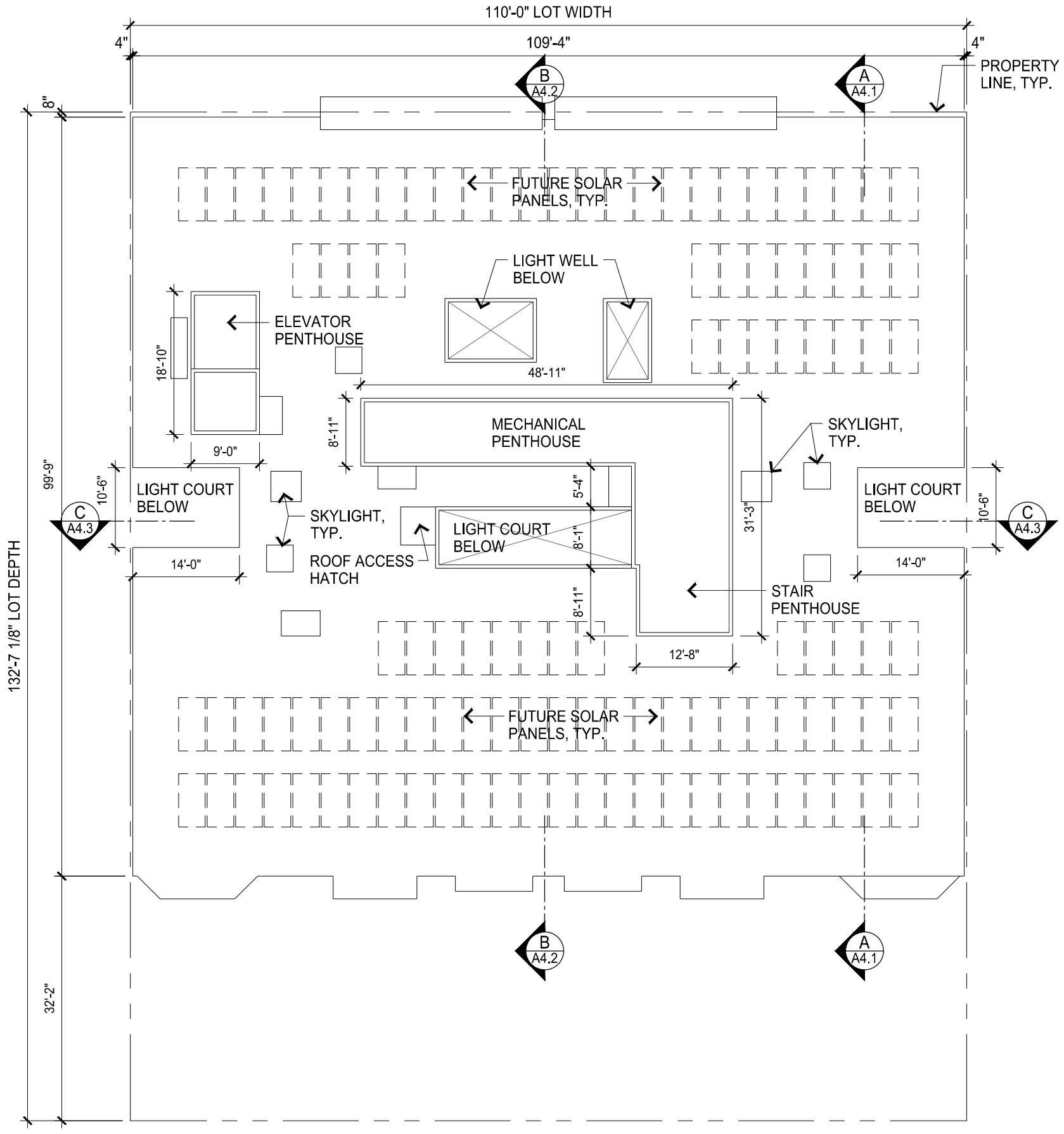
Revision September 24, 2018 Additional Information Requested by Planning

Roof Level Floor Plan

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

A2.8



PROPOSED PENTHOUSE ROOF PLAN

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

N

3770

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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

3637 Sacramento Street

Mixed-Use Condominium Project

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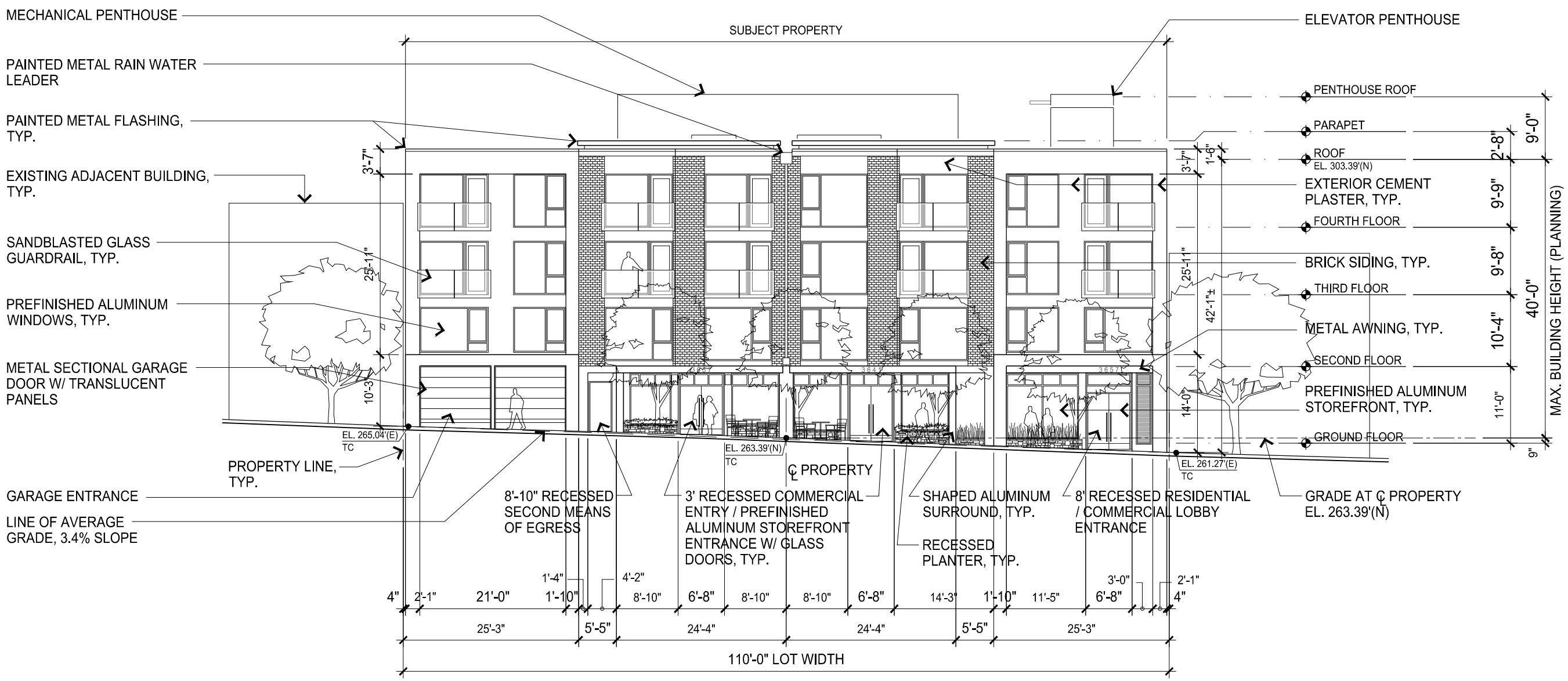
Proposed Sacramento Street View Rendering

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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Mixed-Use Condominium Project

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Exterior Elevation

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

A3.1

3772

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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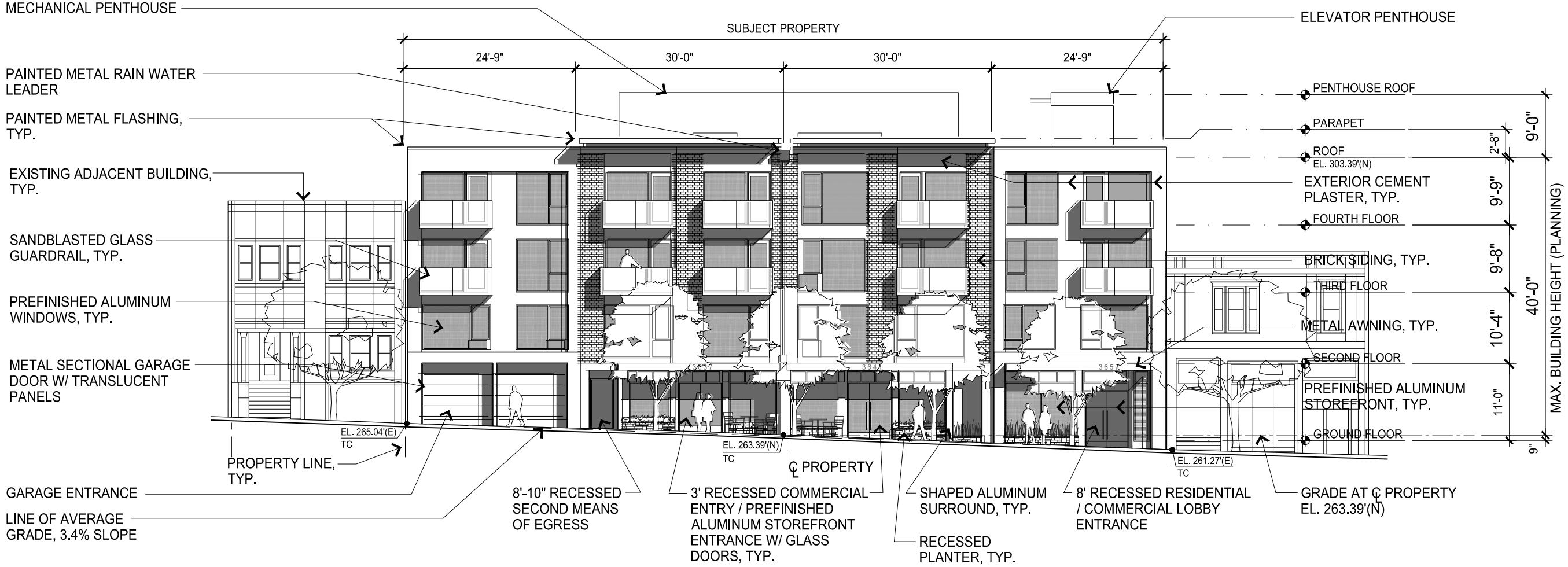
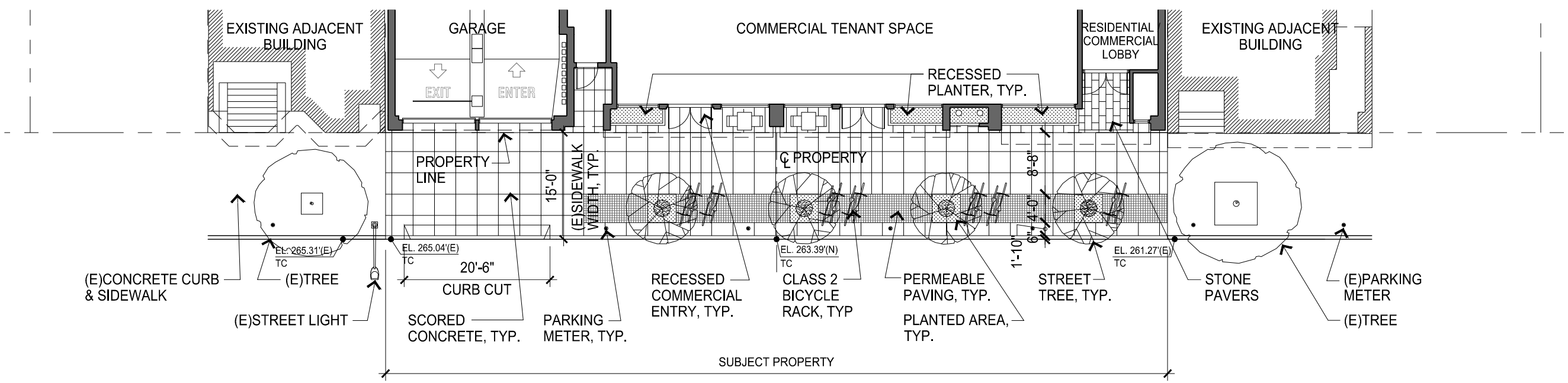
Proposed Commercial Storefront View Rendering

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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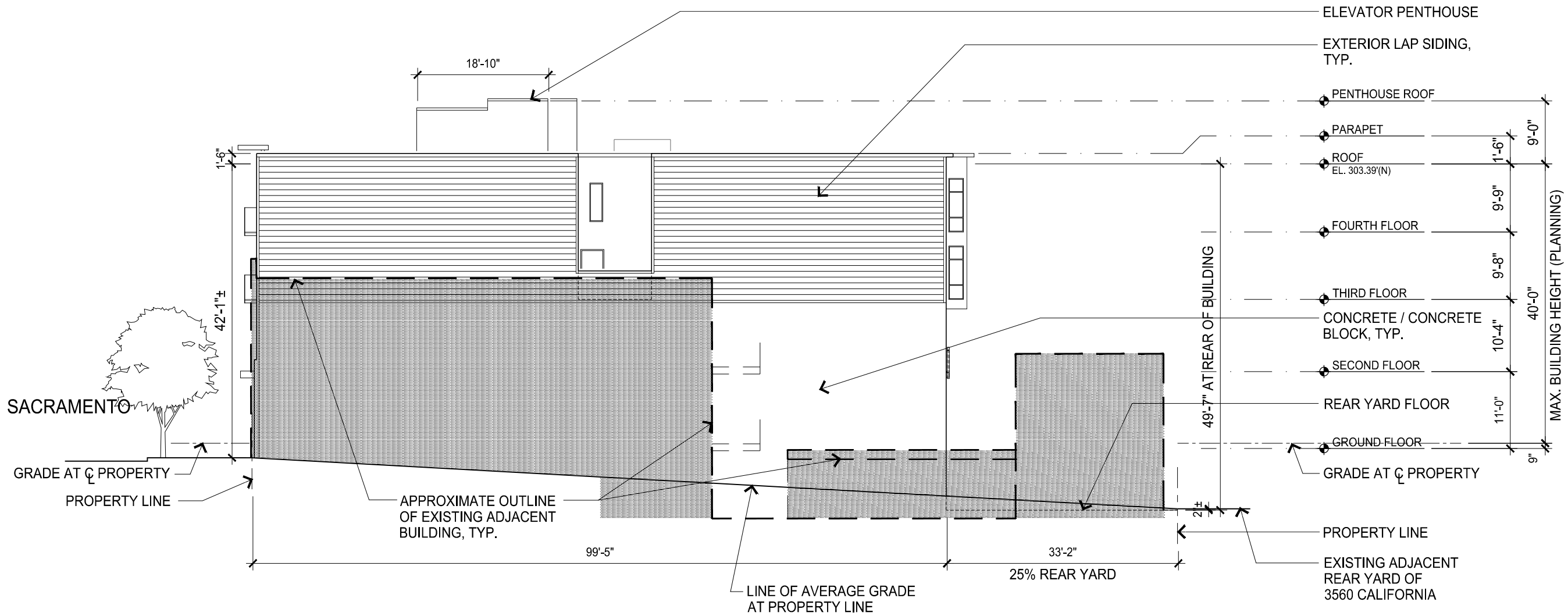
Elevation Study

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

A3.1d



PROPOSED WEST ELEVATION

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

3775

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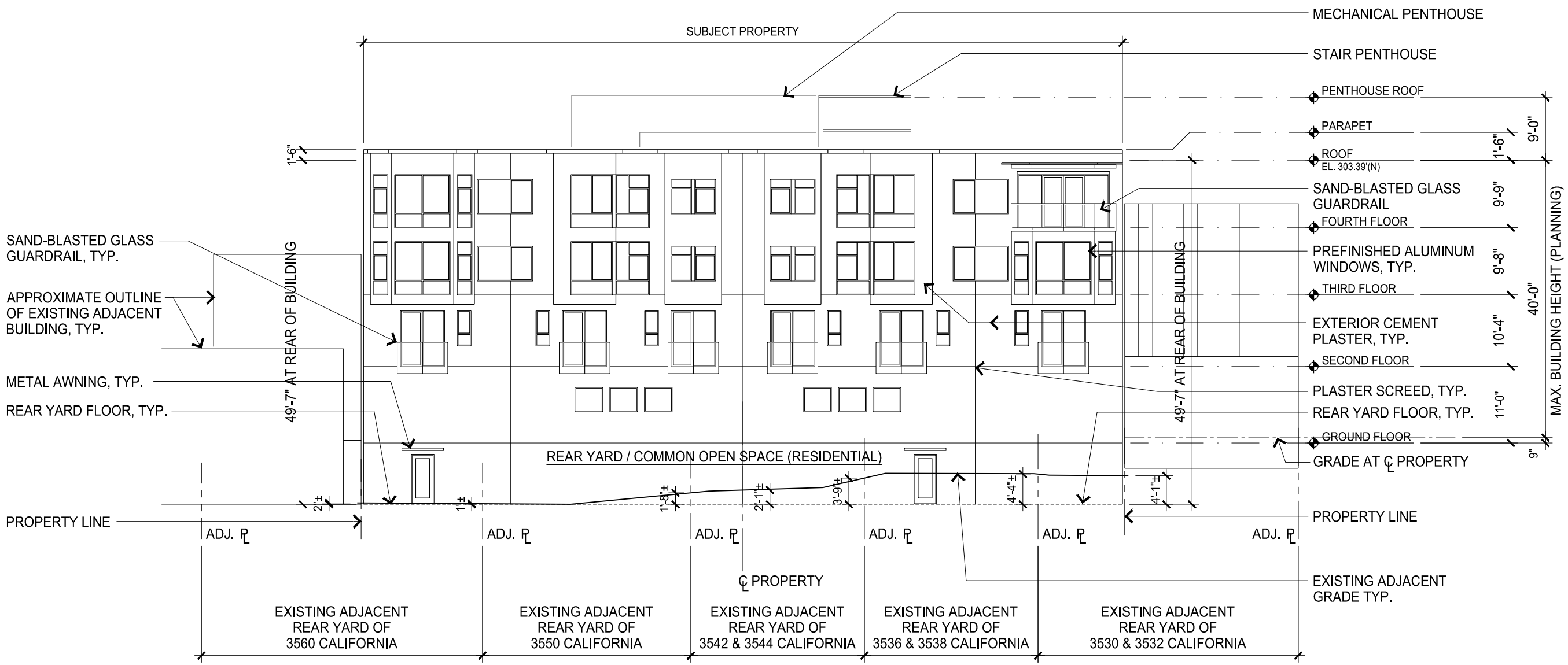
Exterior Elevation

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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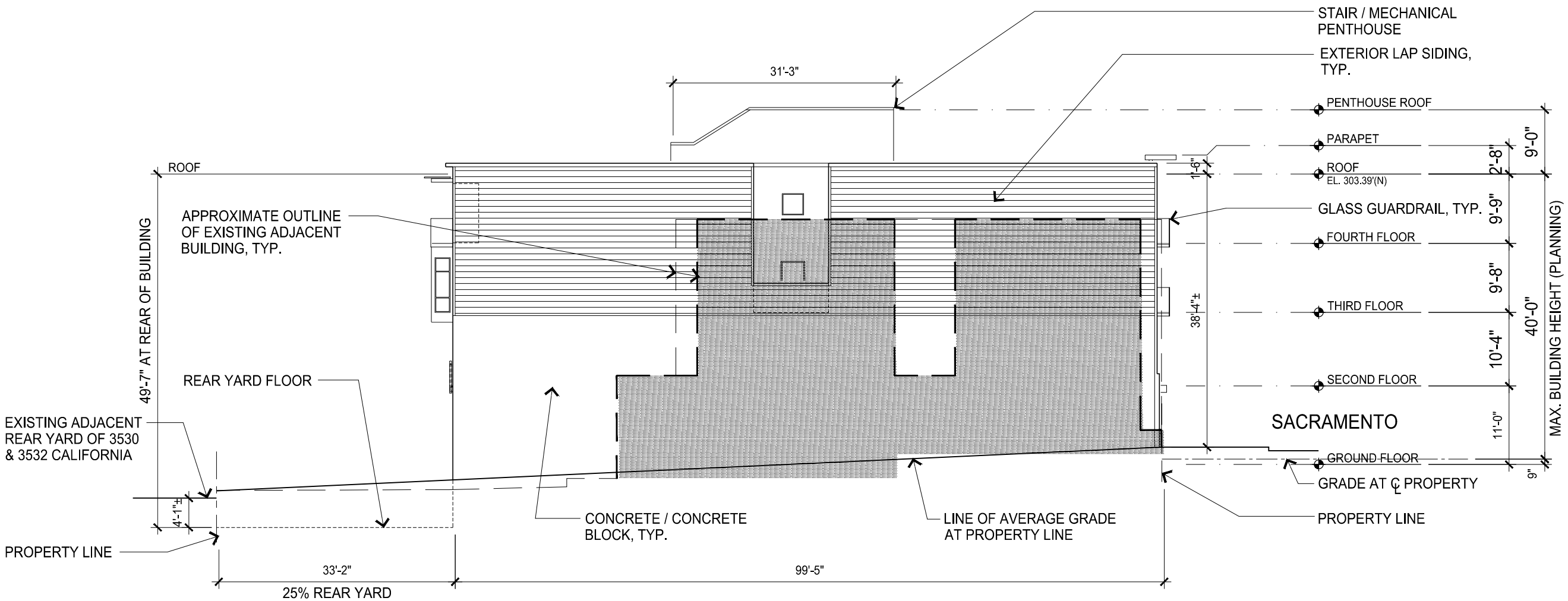
Exterior Elevation

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

A3.3



PROPOSED EAST ELEVATION

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

3777

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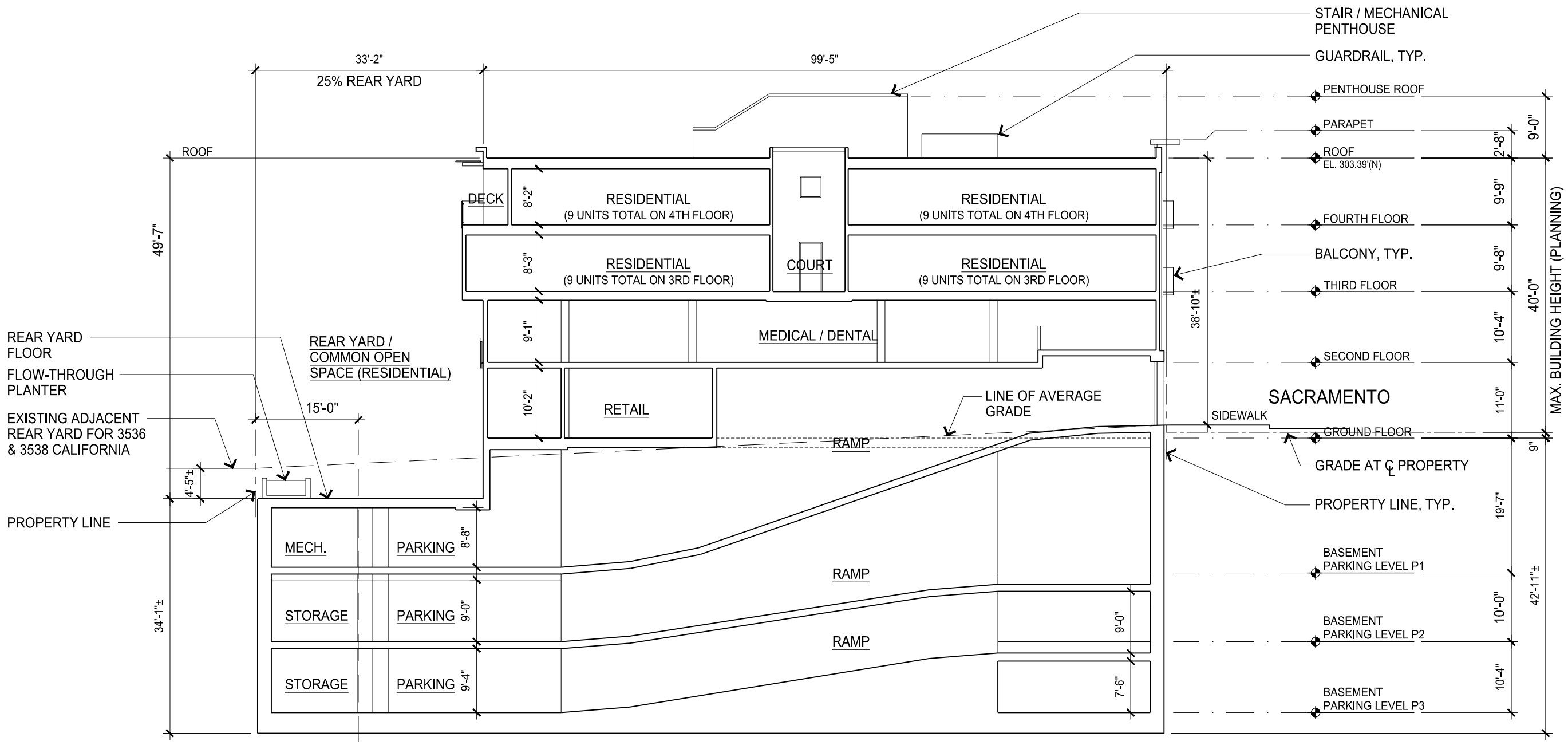
Exterior Elevation

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

A3.4



PROPOSED BUILDING SECTION A - at AUTO RAMP

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

3778

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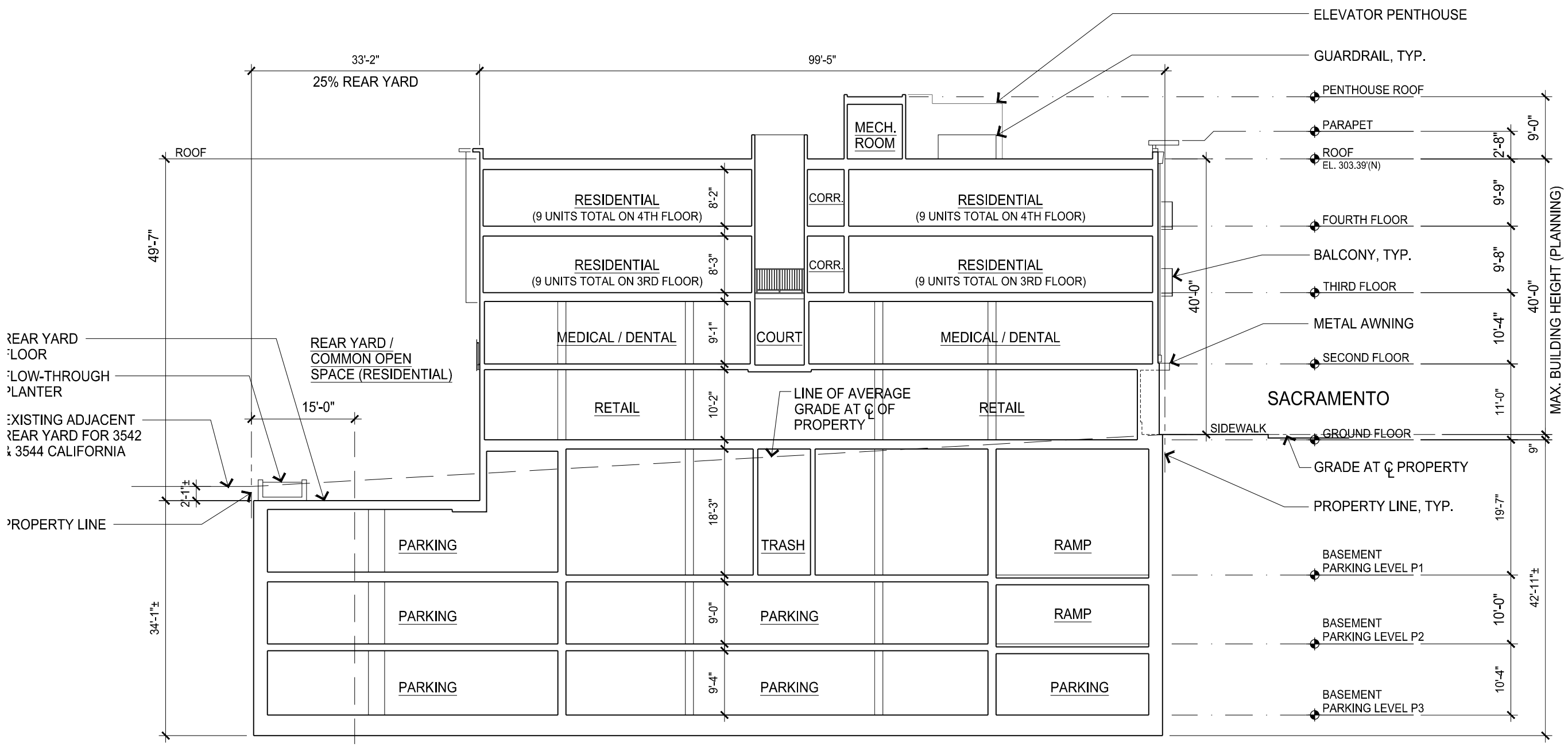
Building Section

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

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

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

3779

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Revision
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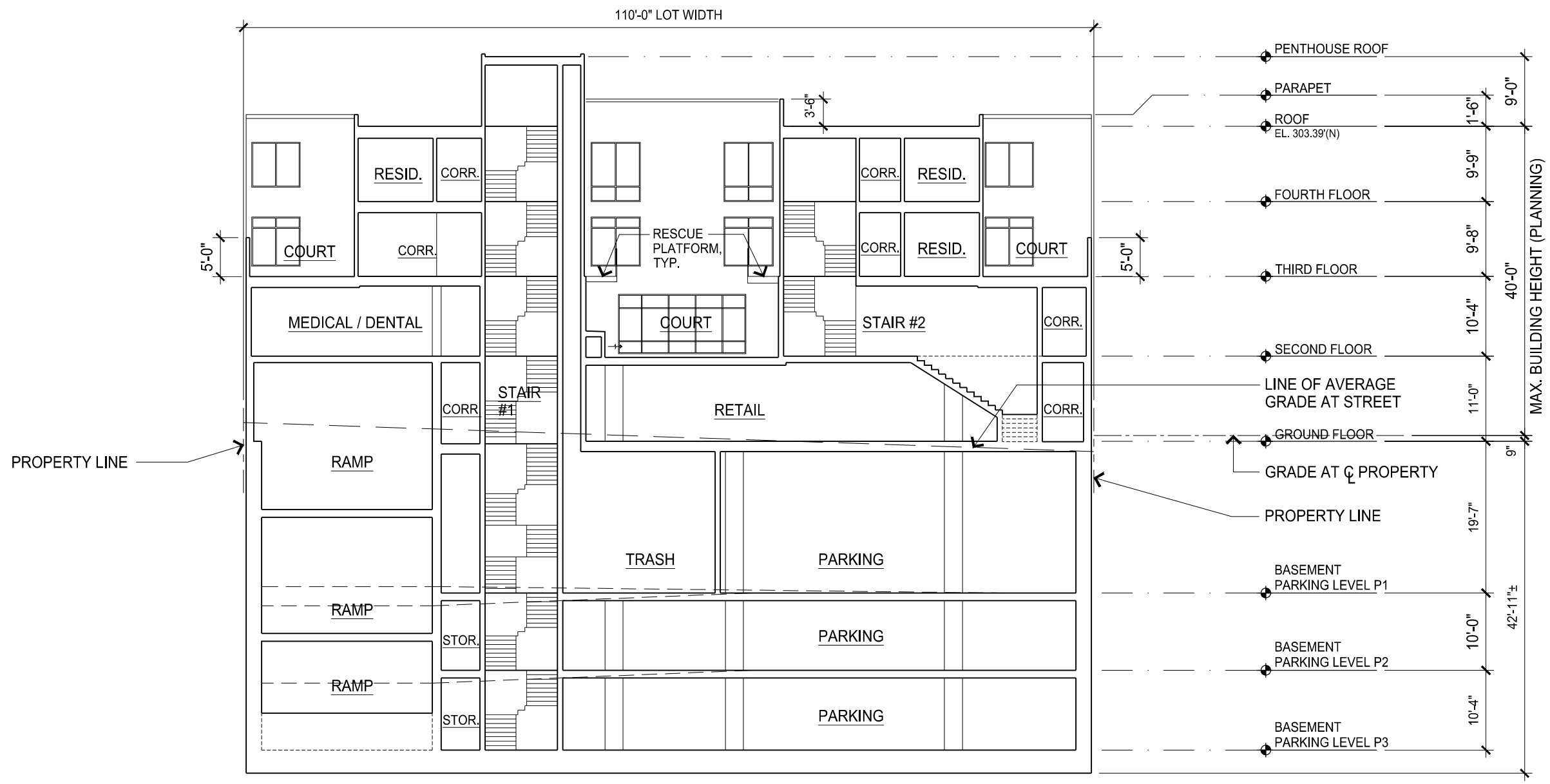
Additional Information
Requested by Planning

Building Section

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

A4.2



PROPOSED BUILDING SECTION C - CROSS SECTION

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

3780

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Building Section

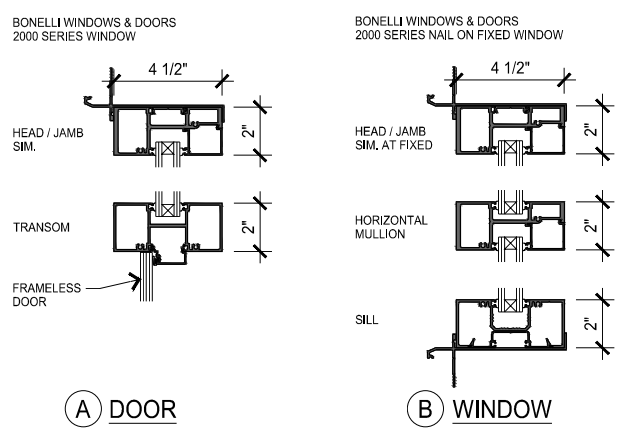
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR WITH TRANSLUCENT PANELS, TYP.

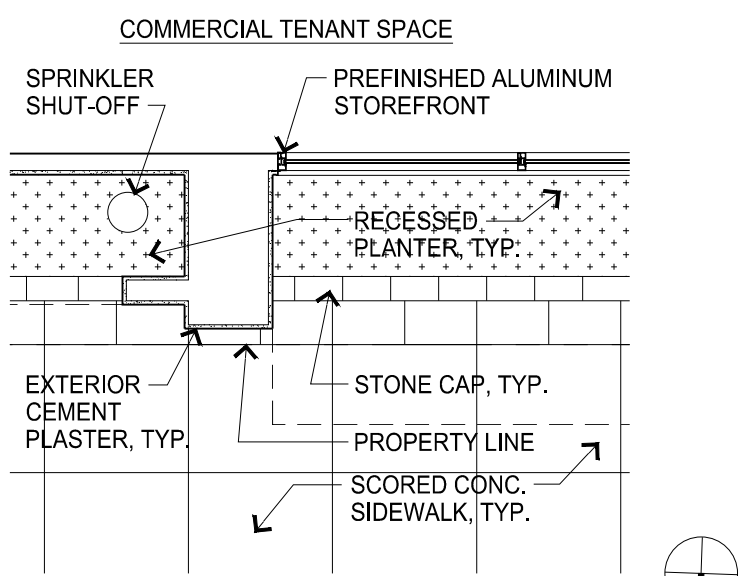
5 GARAGE DOOR CONCEPTUAL IMAGE

NO SCALE



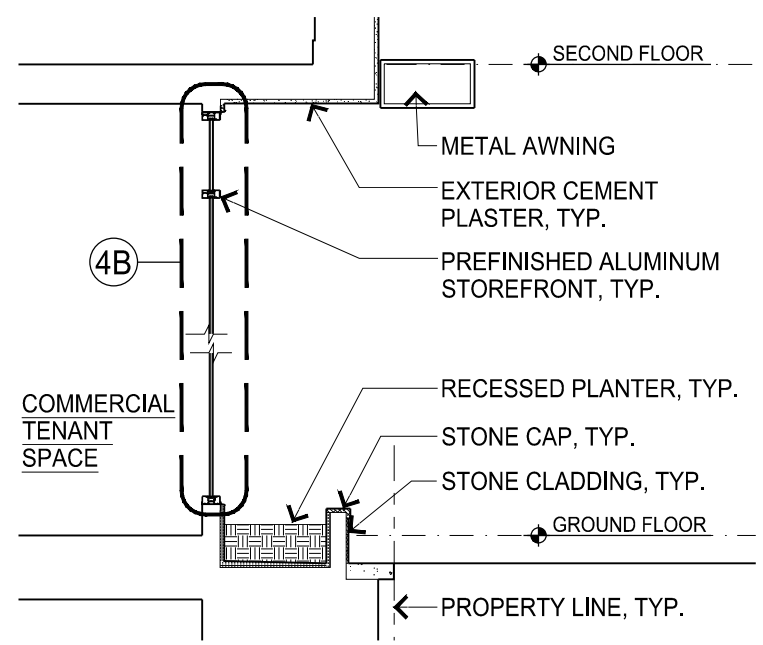
4 STOREFRONT PROFILES

NO SCALE



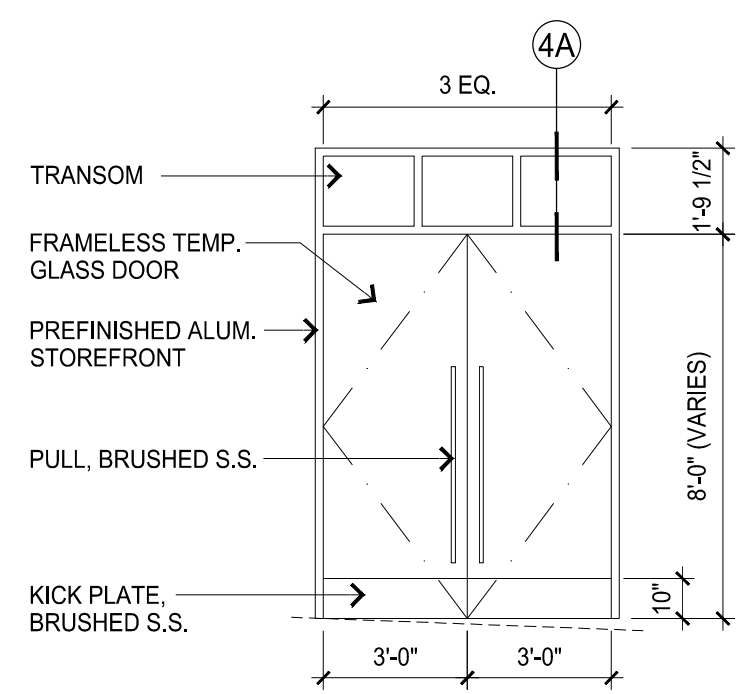
3 STOREFRONT JAMB

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



2 STOREFRONT AT PLANTER

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



1 ENTRY DOOR ELEVATION

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

KEY ELEVATION: SACRAMENTO STREET FACADE

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

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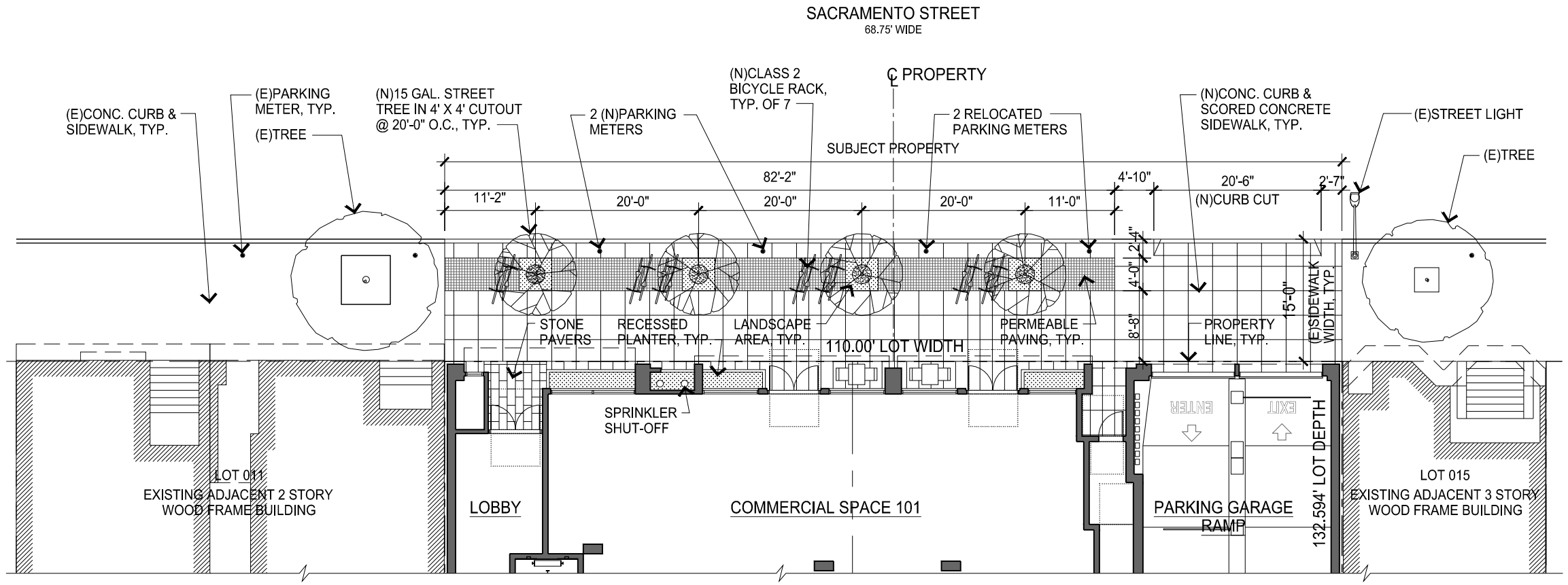
Architectural Profiles

Scale: As noted

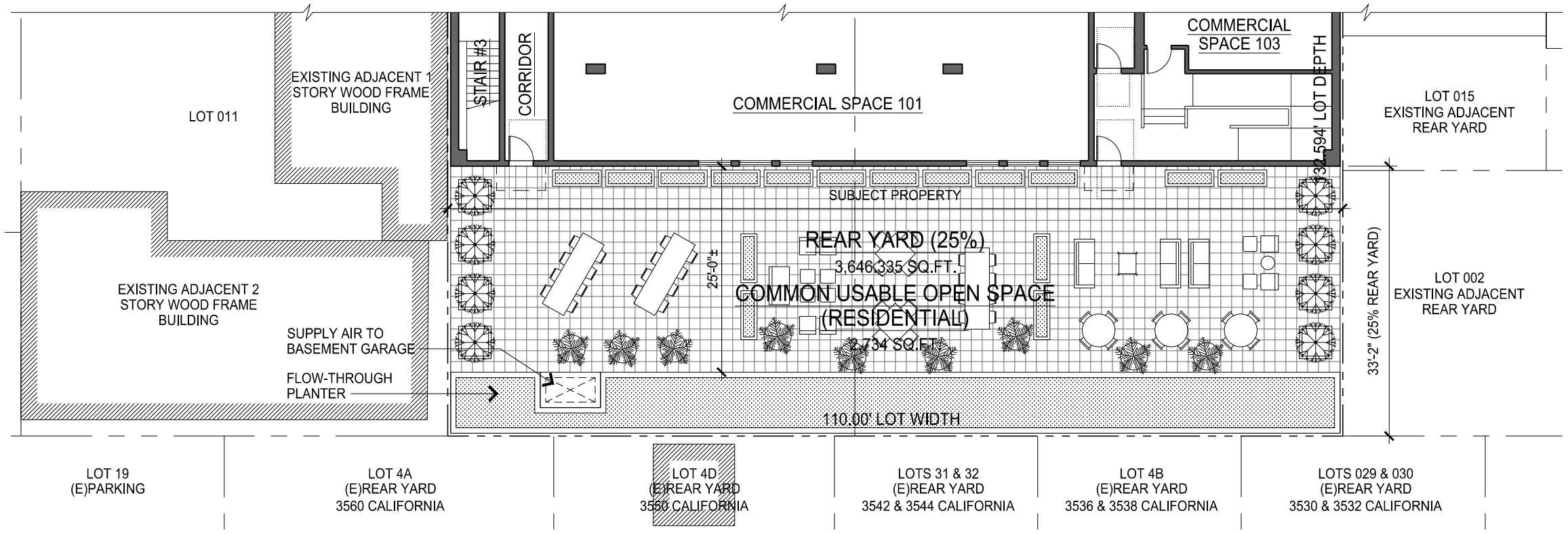
A9.1

3781



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

FIRST REPUBLIC BANK
3533 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

1005

11-8166/3210
19

LOCUST STREET TRUST
433 LOCUST ST
SAN FRANCISCO, CA 94118

12/05/18

PAY TO THE ORDER OF San Francisco Planning Department $ *****617.00

Six Hundred Seventeen and 00/100********** DOLLARS

MEMO 2007.1347CUA 3637-57 Sacramento St. Appeal to Board of Supervisors

AUTHORIZED SIGNATURE

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LOCUST STREET TRUST 1005

12/05/18

San Francisco Planning Department *****617.00

2007.1347CUA 3637-57 Sacramento St. Appeal to Board of Supervisors

Miscellaneous $617.00

2008 DEC -7 AM 10:21

LOCUST STREET TRUST 1005

12/05/18

San Francisco Planning Department *****617.00

2007.1347CUA 3637-57 Sacramento St. Appeal to Board of Supervisors

Miscellaneous $617.00

3783

San Francisco Planning

BOARD OF SUPERVISORS
SAN FRANCISCO
2018 DEC -7 AM 10: 15

BOARD OF SUPERVISORS APPEAL FEE WAIVER
FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: Rachel Lewis

Address: 433 LOCUST ST. S.F., CA 94118

Email Address: AlexWT@MAC.COM

Telephone: 415-346-4502

Neighborhood Group Organization Information

Name of Organization: California-Locust Neighbors Group Association Block

Address: 3550 California St. Apt. 9, SF, CA 94118

Email Address: brandanponce@yahoo.com

Telephone: 415-407-2775

Property Information

Project Address: 3637-3657 Sacramento St.

Project Application (PRJ) Record No: 2007-1347CUA

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:	Wong, Jocelyn (BOS)
To:	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; Anna Hill; Scott Emblidge
Subject:	PLANNING APPEAL RESPONSE: Appeal of Conditional Use Authorization - 3637-3657 Sacramento Street - Appeal Hearing on January 15, 2019
Date:	Monday, January 07, 2019 1:27:02 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 Conditional Use Authorization 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. 181237

Best regards,

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Conditional Use Authorization Appeal

3637-3657 Sacramento Street Project

DATE:	January 7, 2019
TO:	Angela Calvillo, Clerk of the Board of Supervisors
FROM:	John Rahaim, Planning Director - Planning Department (415) 558-6411 Aaron Starr, Manager of Legislative Affairs - Planning Department (415)558-6362 Mary Woods, Case Planner - Planning Department (415) 558-6315
RE:	File No. 181237, Planning Case No. 2007.1347CUA – Appeal of the approval of Conditional Use Authorization (CUA) for 3637-3657 Sacramento Street
HEARING DATE:	January 15, 2019
ATTACHMENTS:	A. Planning Commission CUA Motion No. 20336 B. Post-Planning Commission Hearing Revised Plans for a Proposed Two-Level Underground Parking Garage

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

INTRODUCTION

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

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

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

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

SITE DESCRIPTION AND PRESENT USE

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

SURROUNDING PROPERTIES AND NEIGHBORHOOD

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

PROJECT DESCRIPTION

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

ENVIRONMENTAL DETERMINATION

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

BACKGROUND

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

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

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

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

CONDITIONAL USE AUTHORIZATION REQUIREMENTS

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

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

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

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

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

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

1. That the intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area;
2. That the proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function; and
3. That the building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

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

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

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

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

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

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

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

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

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

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

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

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

CONCLUSION

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

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Planning Commission Motion No. 20336

HEARING DATE: NOVEMBER 8, 2018

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

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

PREAMBLE

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

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

On November 8, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2007.1347CUA. The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties. At this hearing, the Planning Commission discussed and approved a design modification for this Project to remove one level of the below-grade/underground parking garage, resulting in a two-level underground parking garage for the Project. This design direction was adopted per the amended Conditions of Approval the Planning Commission adopted at the November 8, 2018 hearing, directing the Project Sponsor to develop a revised design that removes one level of the below-grade/underground parking garage.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2007.1347CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All of the units in the Project meet this requirement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING ELEMENT

Objectives and Policies

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

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

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

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

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

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

OBJECTIVE 12:

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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

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

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

OBJECTIVE 6:
MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1
Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts the construction and rehabilitation of well-designed housing that emphasizes beauty.

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

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

Policy 6.4

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

Policy 6.7
Promote high quality urban design on commercial streets.

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

URBAN DESIGN ELEMENT

Objectives and Policies

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

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

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

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

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

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

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

OBJECTIVE 4:
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.4
Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.12
Install, promote and maintain landscaping in public and private areas.

TRANSPORTATAION ELEMENT

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

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

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

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

OBJECTIVE 24:
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

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

Policy 24.4
Preserve pedestrian-oriented building frontages.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. That landmarks and historic buildings be preserved.

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

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

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

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

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

DECISION

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

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

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

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

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

Christine L. Silva
Acting Commission Secretary

AYES: Hillis, Fong, Johnson, Koppel

NAYS: Melgar, Richards

ABSENT: Moore

ADOPTED: November 8, 2018

EXHIBIT A

AUTHORIZATION

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

RECORDATION OF CONDITIONS OF APPROVAL

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

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

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

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

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

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

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

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

PARKING AND TRAFFIC

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

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

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

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

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

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

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

PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

OPERATION

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

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

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

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

Project No.
07-018

Date
March 17, 2017

Revision
July 31, 2018
Additional Information
Requested by Planning

Revision
September 24, 2018
Additional Information
Requested by Planning

EXHIBIT B

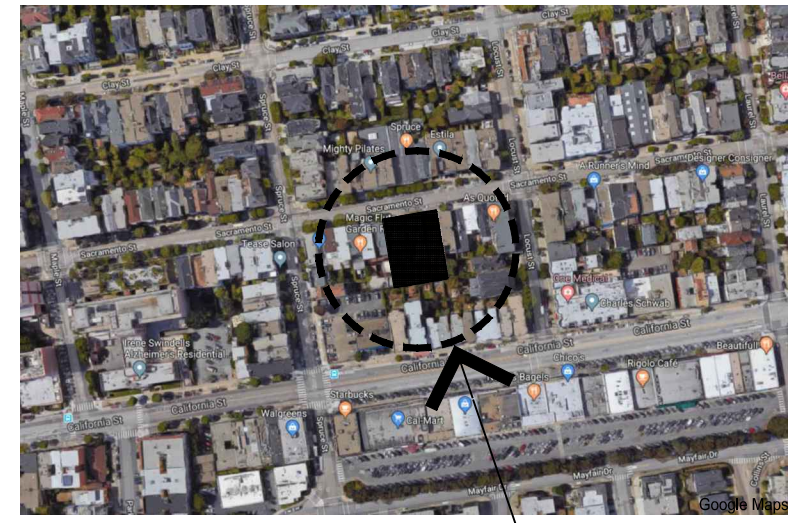
Cover Sheet

A0.0

3824

3637 SACRAMENTO STREET - STREET VIEW

LOCATION MAP



PROJECT SITE

N

PROJECT DESCRIPTION

PROPOSED DEMOLITION OF EXISTING BUILDINGS.

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

PROJECT INFORMATION

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

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-	SITE SURVEY
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A1.2	SITE PLAN
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A3.4	EXTERIOR ELEVATION
A4.1	BUILDING SECTION
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A4.3	BUILDING SECTION
A9.1	ARCHITECTURAL PROFILES
L0.1	CONCEPTUAL LANDSCAPE PLAN

3637
Sacramento Street

Mixed-Use Condominium Project

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GARY GEE AIA

GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
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Project No.
07-018

Date
March 17, 2017

Revision
April 28, 2017
Additional Information
Requested by Planning

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

Revision
July 31, 2018
Additional Information
Requested by Planning

Revision
September 24, 2018
Additional Information
Requested by Planning

Project Information

Scale: None

A0.1

3825

OPEN SPACE, 18 RESIDENTIAL UNITS:

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

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

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

OFF-STREET AUTOMOBILE PARKING:

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

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

BICYCLE PARKING:

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

NOTE: EACH CLASS 2 BICYCLE RACK ACCOMMODATES 2 BICYCLES.

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

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

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

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

BUILDING AREA CALCULATIONS (Per Planning):

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

**AREAS NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS:

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

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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Planning Information

Scale: None

A0.2a

PLANNING CODE ANALYSIS TABLE

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

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

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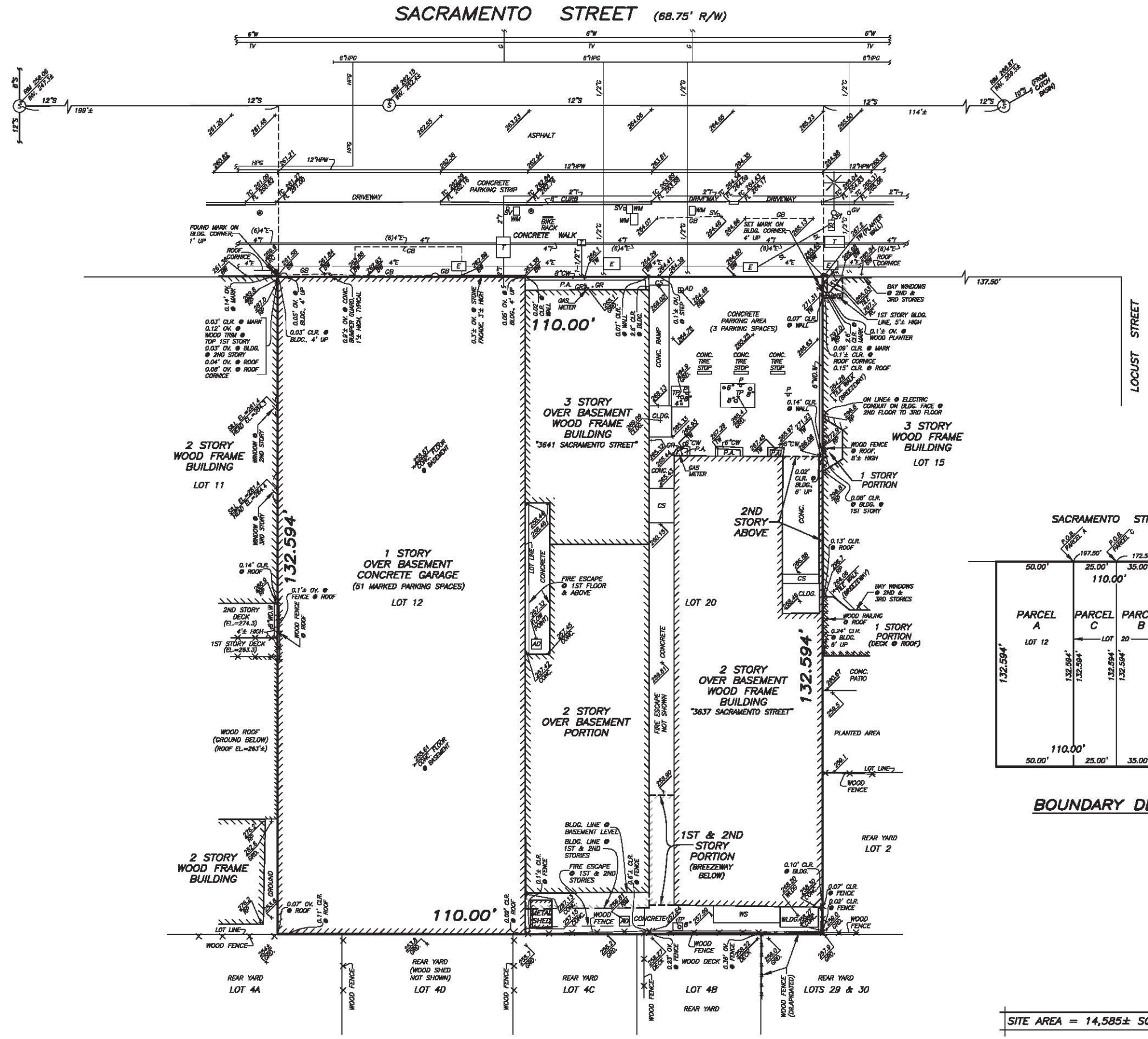
Planning Department Notes

Scale: None

A0.2c



LEGEND

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

SURVEY REFERENCE

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

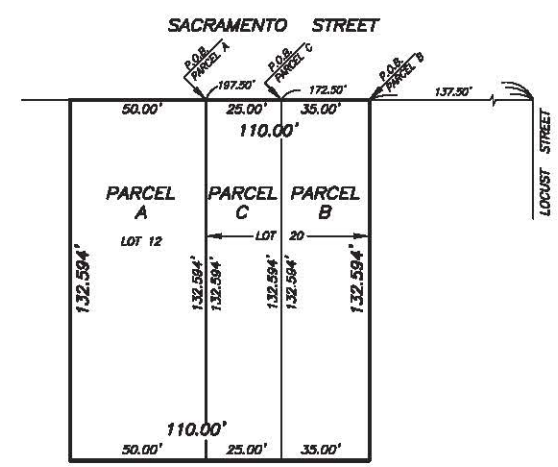
CITY OF SAN FRANCISCO MONUMENT MAP NO. 49 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

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.



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		DRW: JP
OF: 1		CHK: BR
JOB NO. S-6785		REV NO.

3829

EXISTING BLOCK DIAGRAM

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

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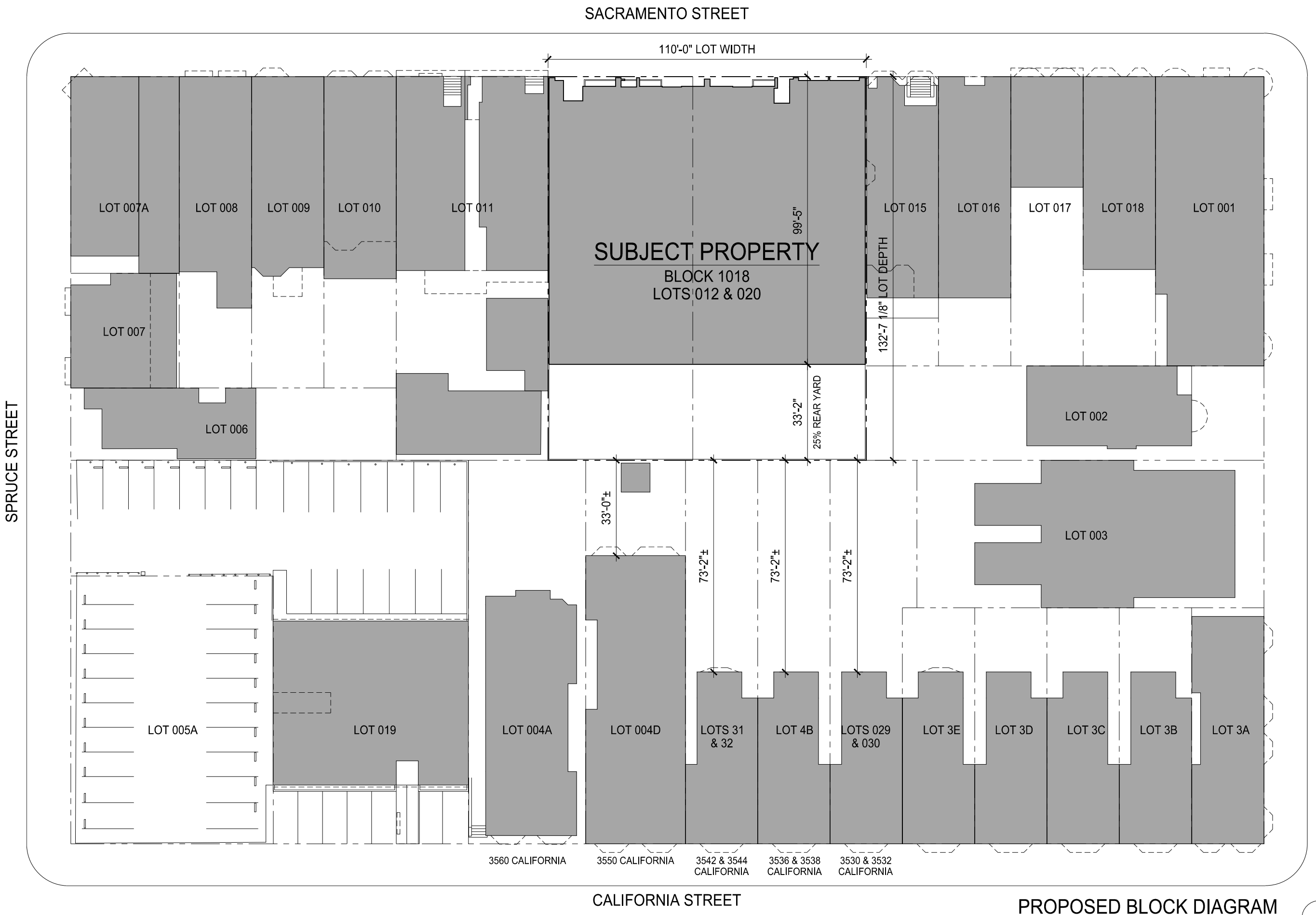
Existing Block Diagram

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

A0.2d



PROPOSED BLOCK DIAGRAM

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

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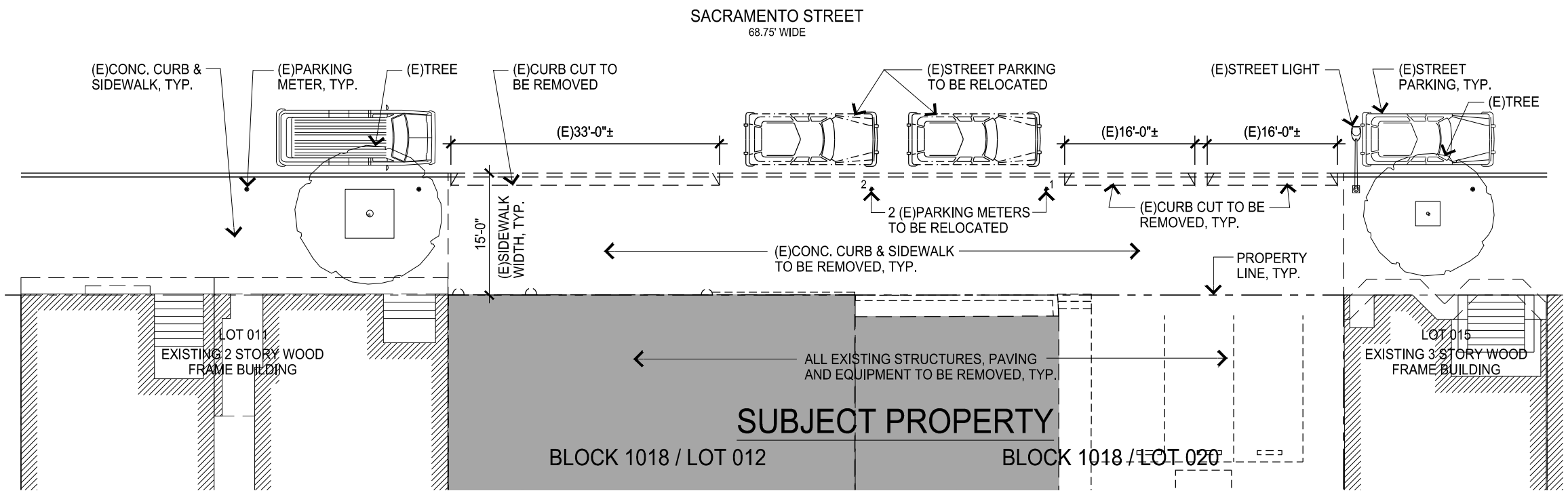
Proposed Block Diagram

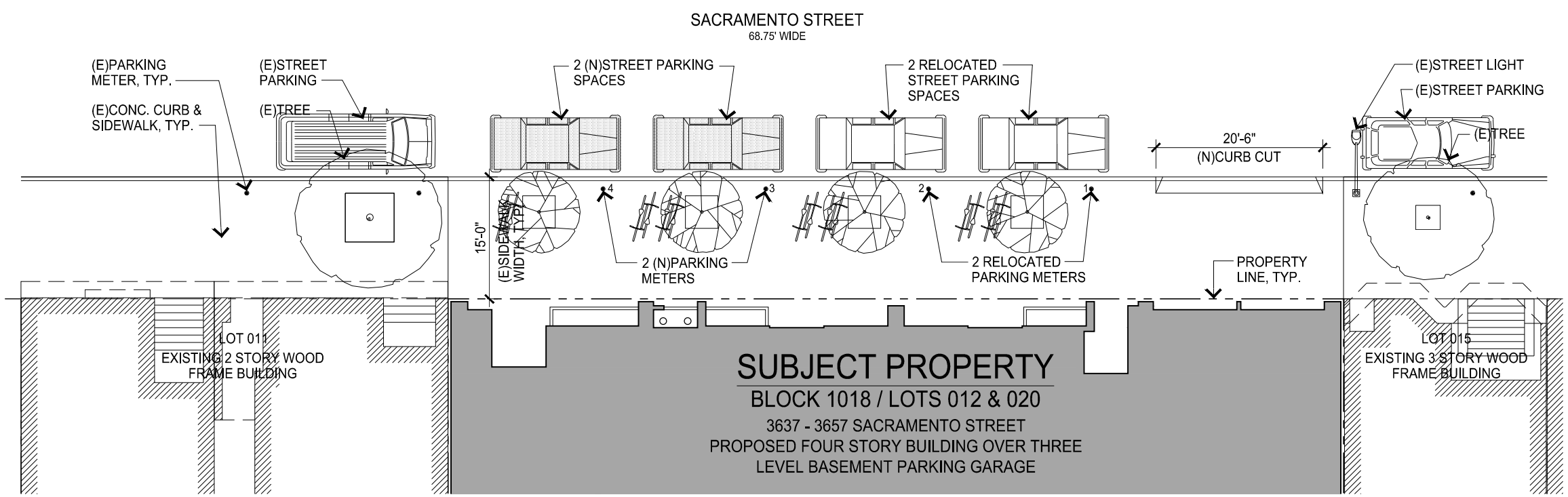
Scale: 1/32" = 1'-0"

A0.2e



EXISTING STREET PARKING PLAN

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



PROPOSED STREET PARKING PLAN

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

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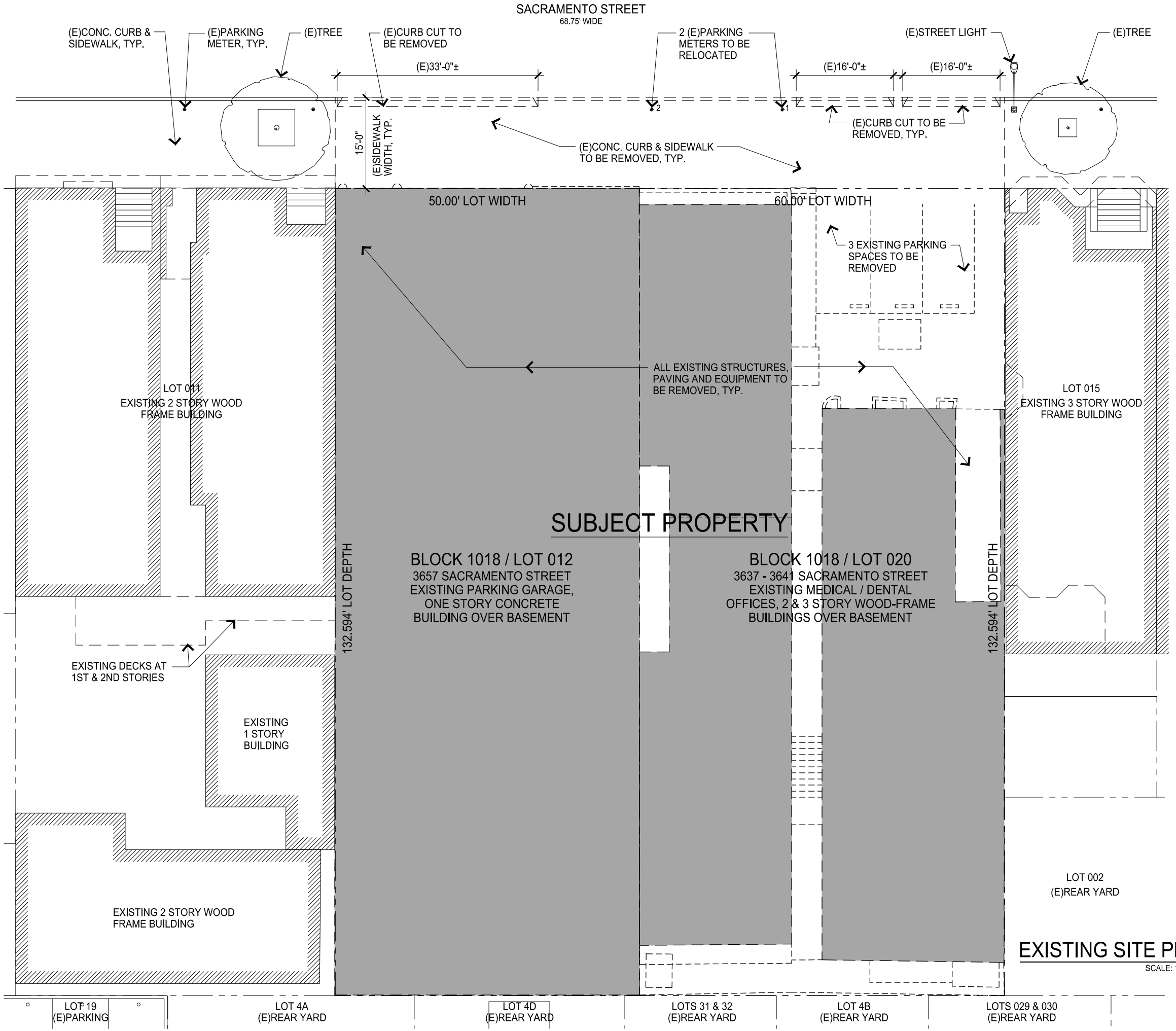
Street Parking Diagrams

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

A0.2f



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

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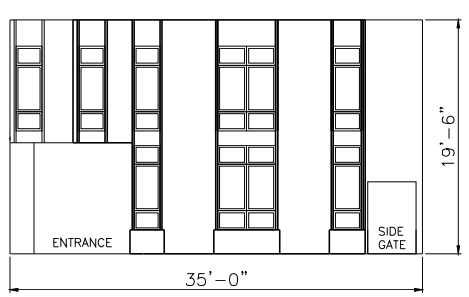
Existing Site Plan

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

A1.1

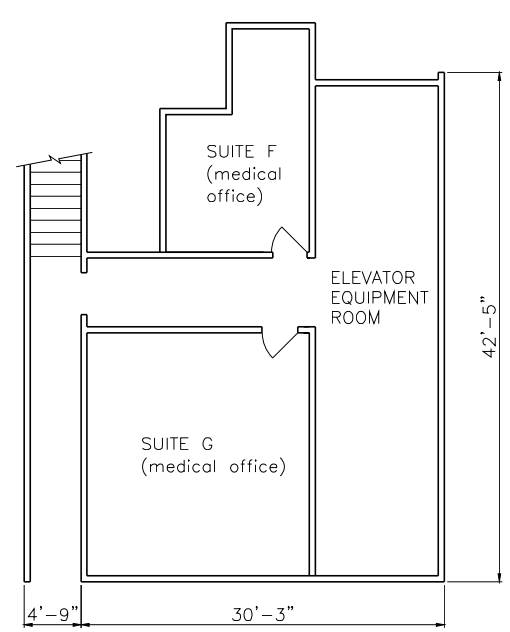
3834



SACRAMENTO STREET FACADE

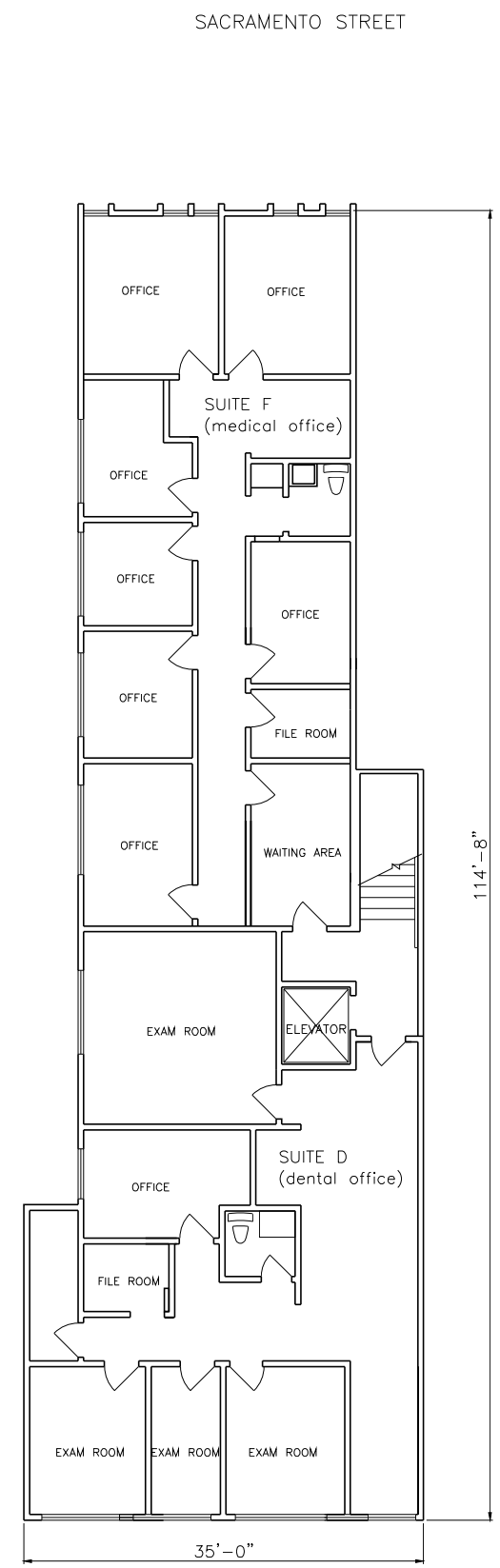
AS-BUILT ELEVATION

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



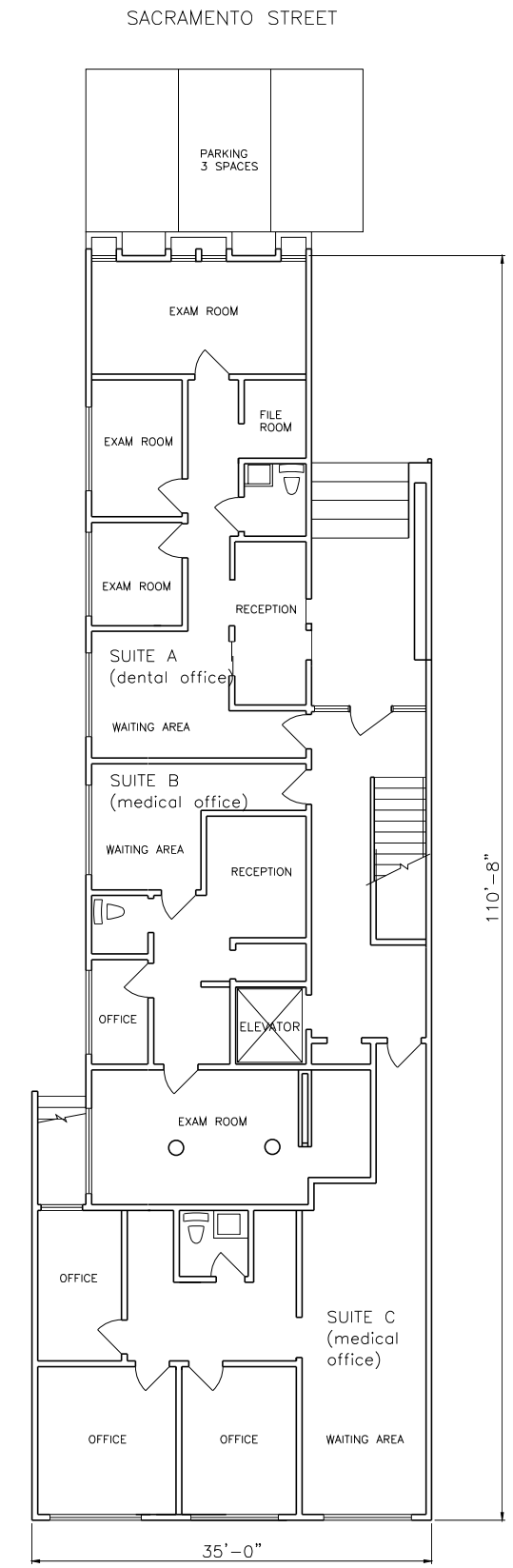
BASEMENT FLOOR
560 GSF

BASEMENT



SECOND FLOOR
2,686 GSF

SECOND



GROUND FLOOR
2,277 GSF

GROUND

AS-BUILT FLOOR PLANS

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

N

3637 Sacramento Street

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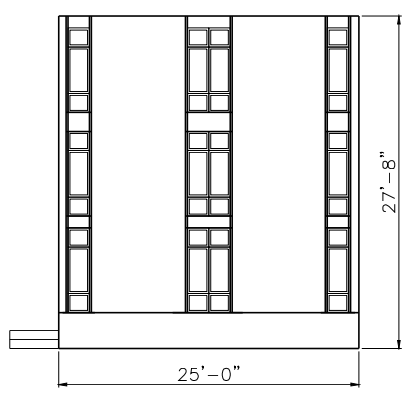
As-Built Drawings: 3637 Sacramento

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

EX1.0

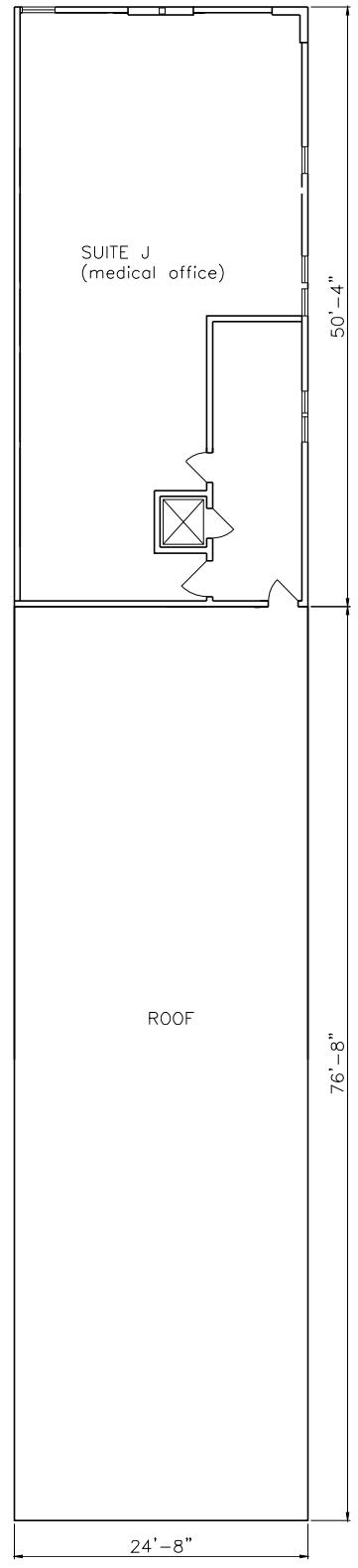
SACRAMENTO STREET



SACRAMENTO STREET FACADE

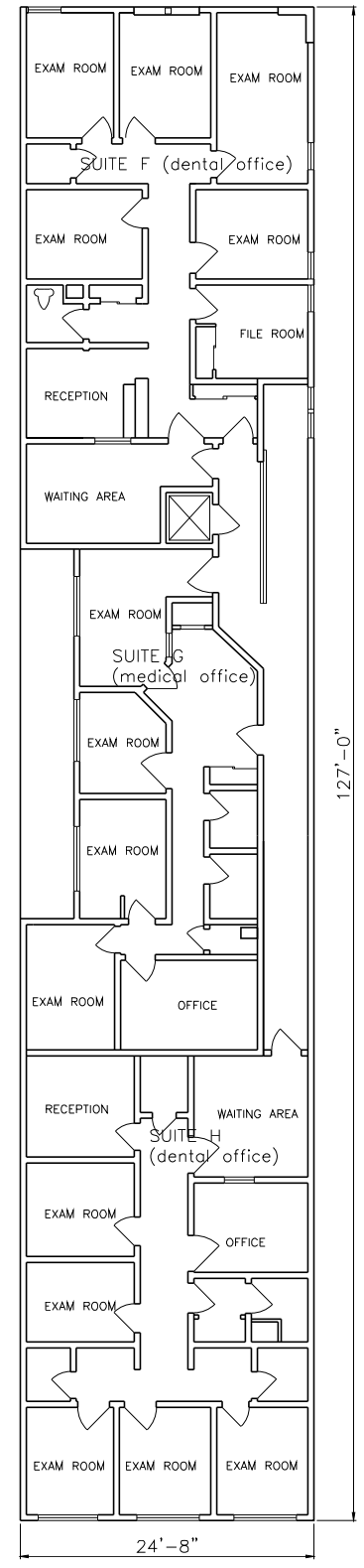
AS-BUILT ELEVATION

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



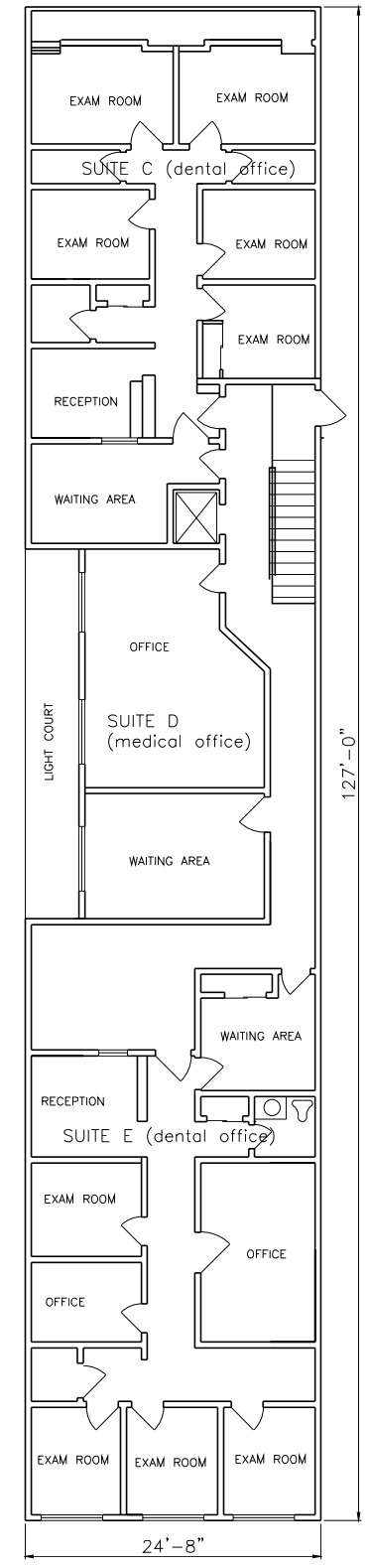
THIRD FLOOR
1,047 GSF

THIRD



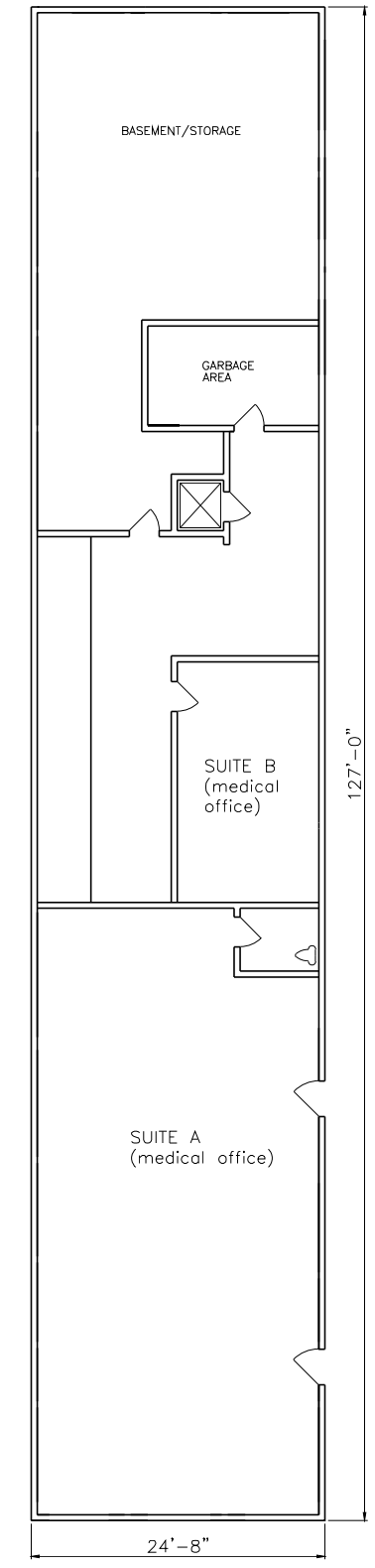
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND



BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

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

N

3835

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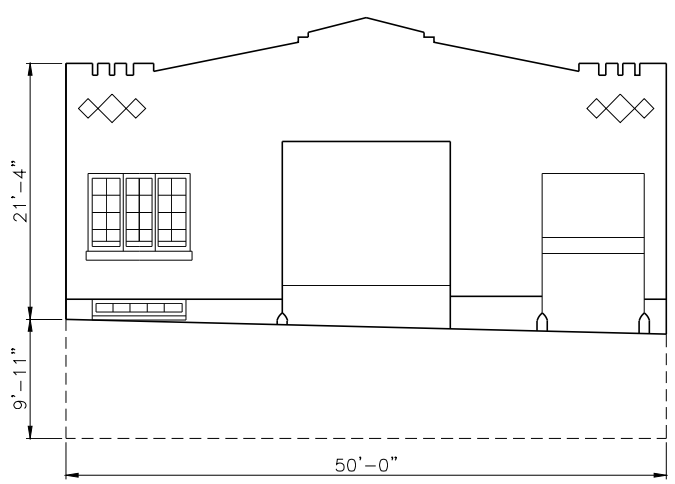
As-Built Drawings: 3641 Sacramento

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

EX2.0

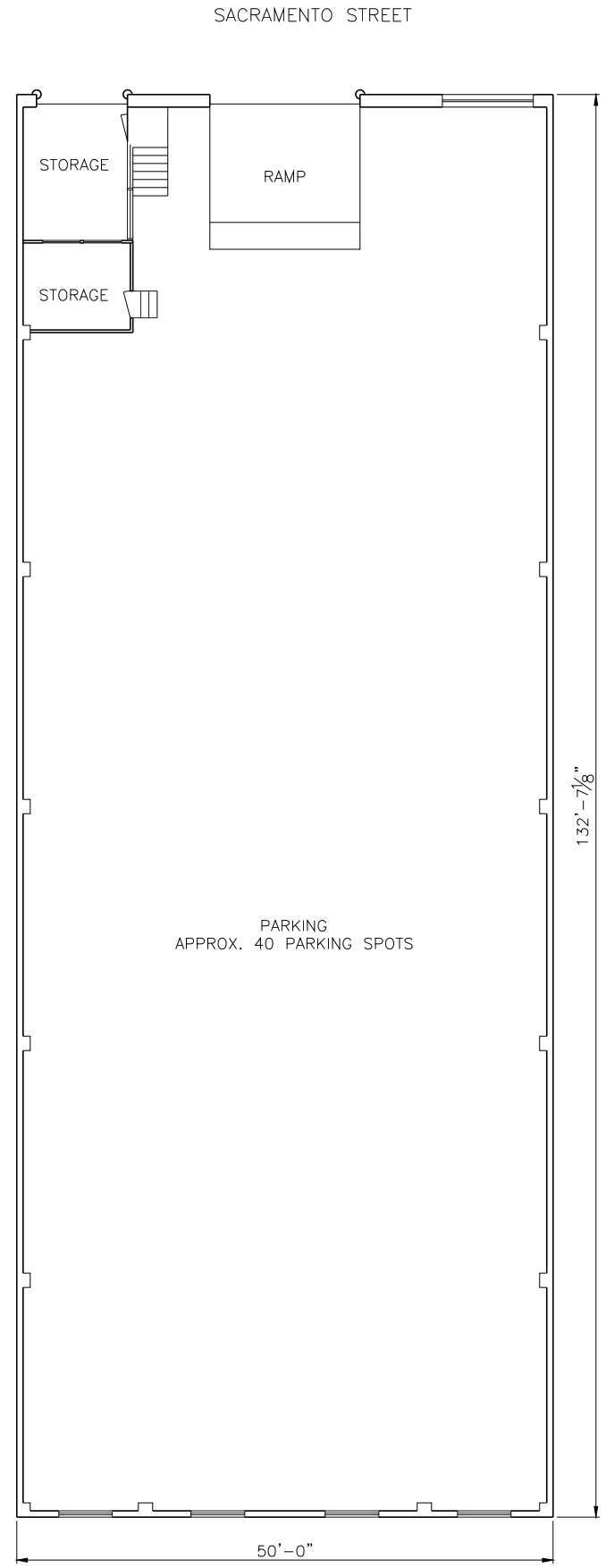
3836



SACRAMENTO STREET FACADE

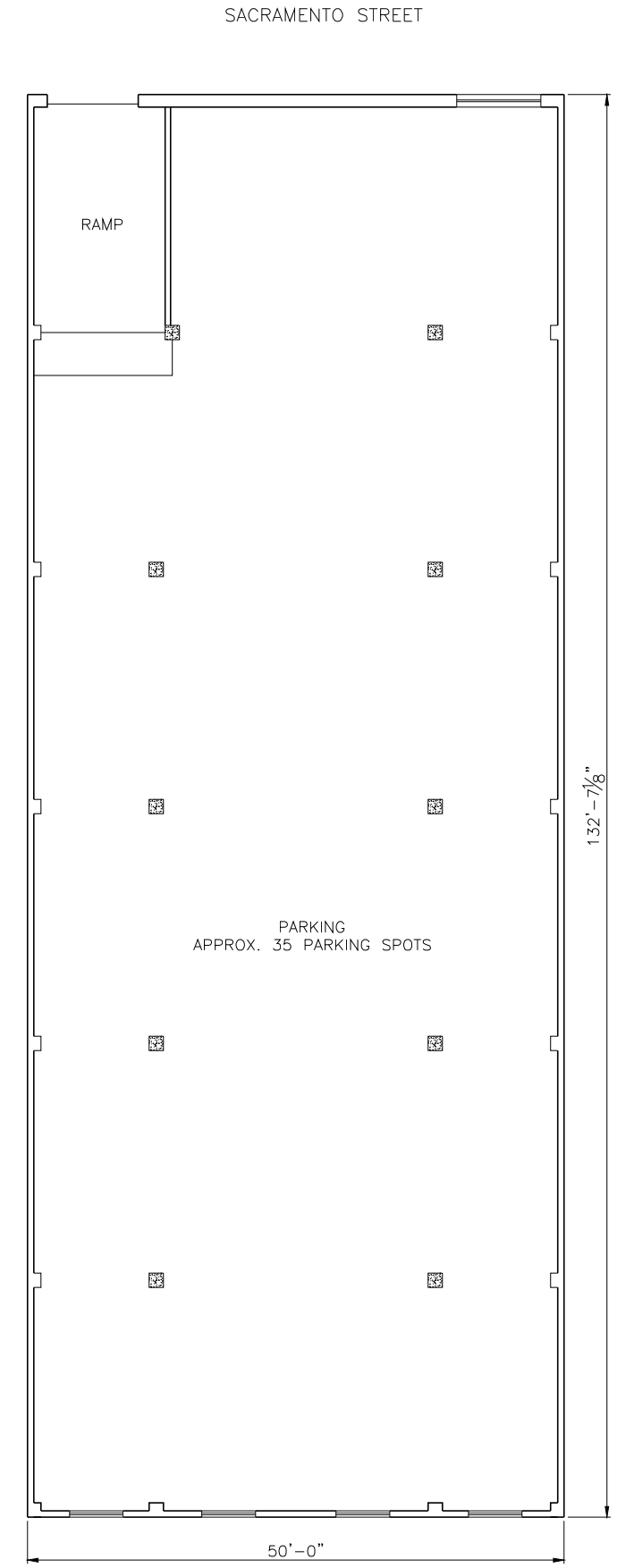
AS-BUILT ELEVATION

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



UPPER LEVEL
6,125 SQ.FT.

GROUND



LOWER LEVEL
6,125 SQ.FT.

BASEMENT

AS-BUILT FLOOR PLANS

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

N

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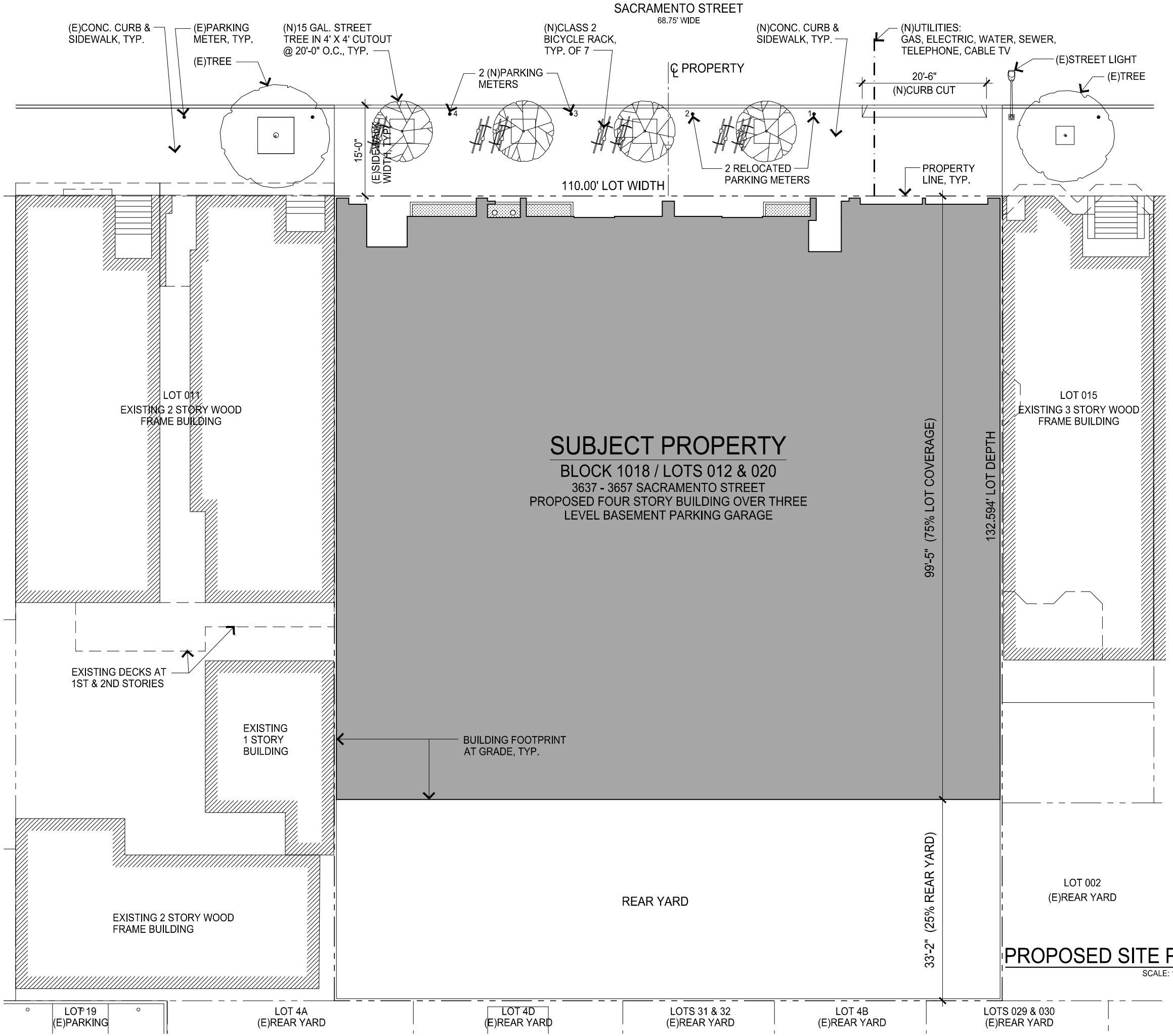
As-Built Drawings: 3657 Sacramento

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

EX3.0



PROPOSED SITE PLAN

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

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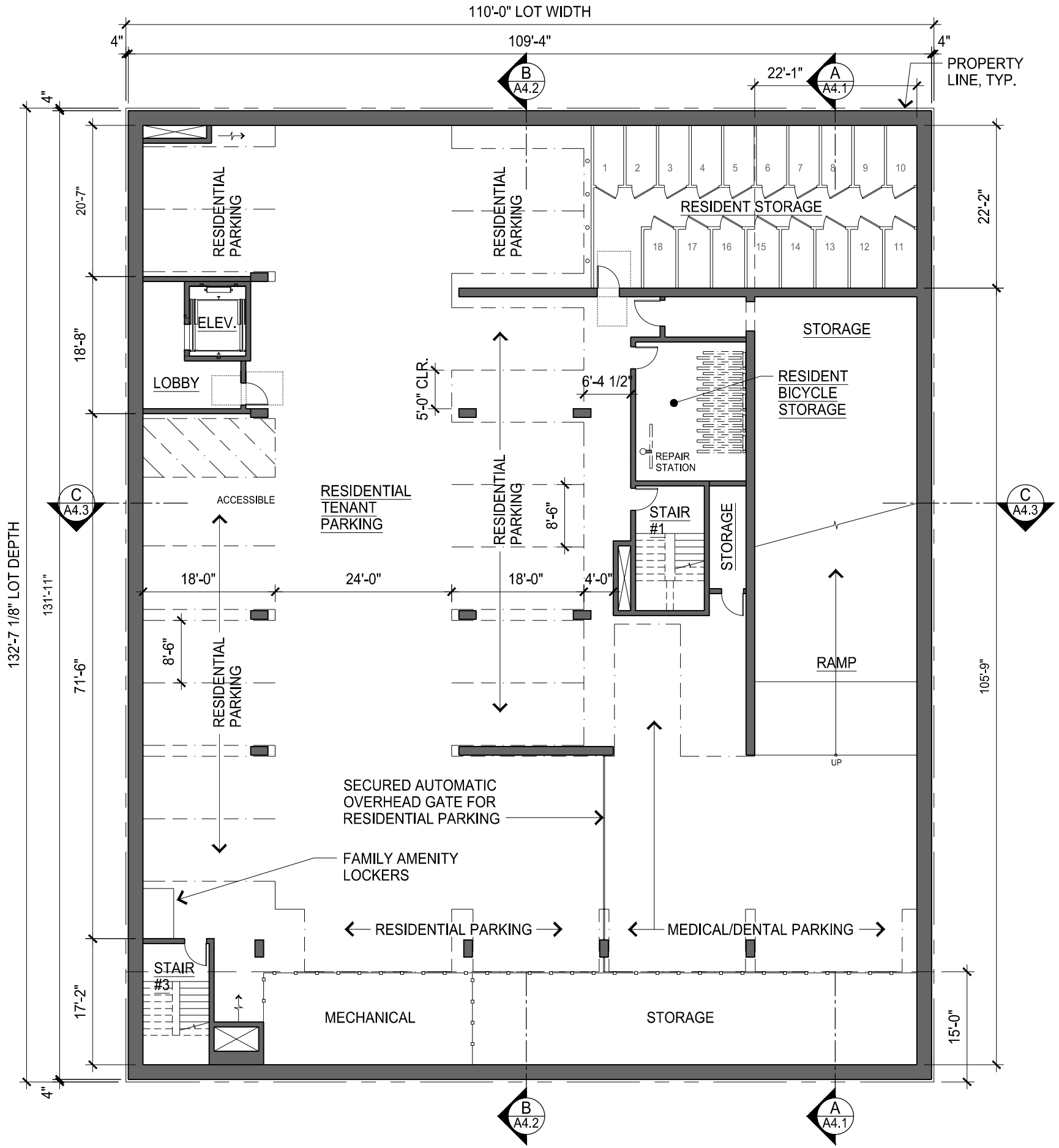
Site Plan

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

A1.2



PROPOSED BASEMENT PARKING LEVEL P3 FLOOR PLAN

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

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

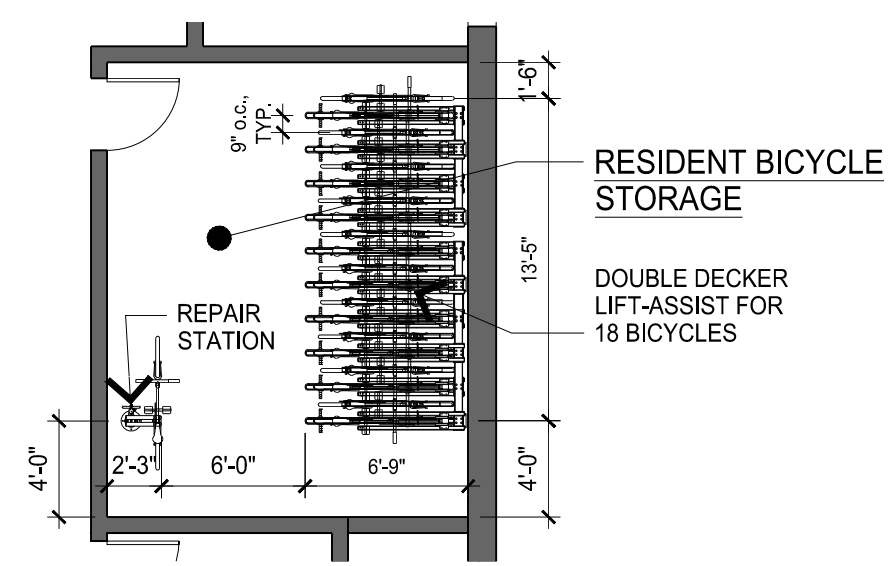
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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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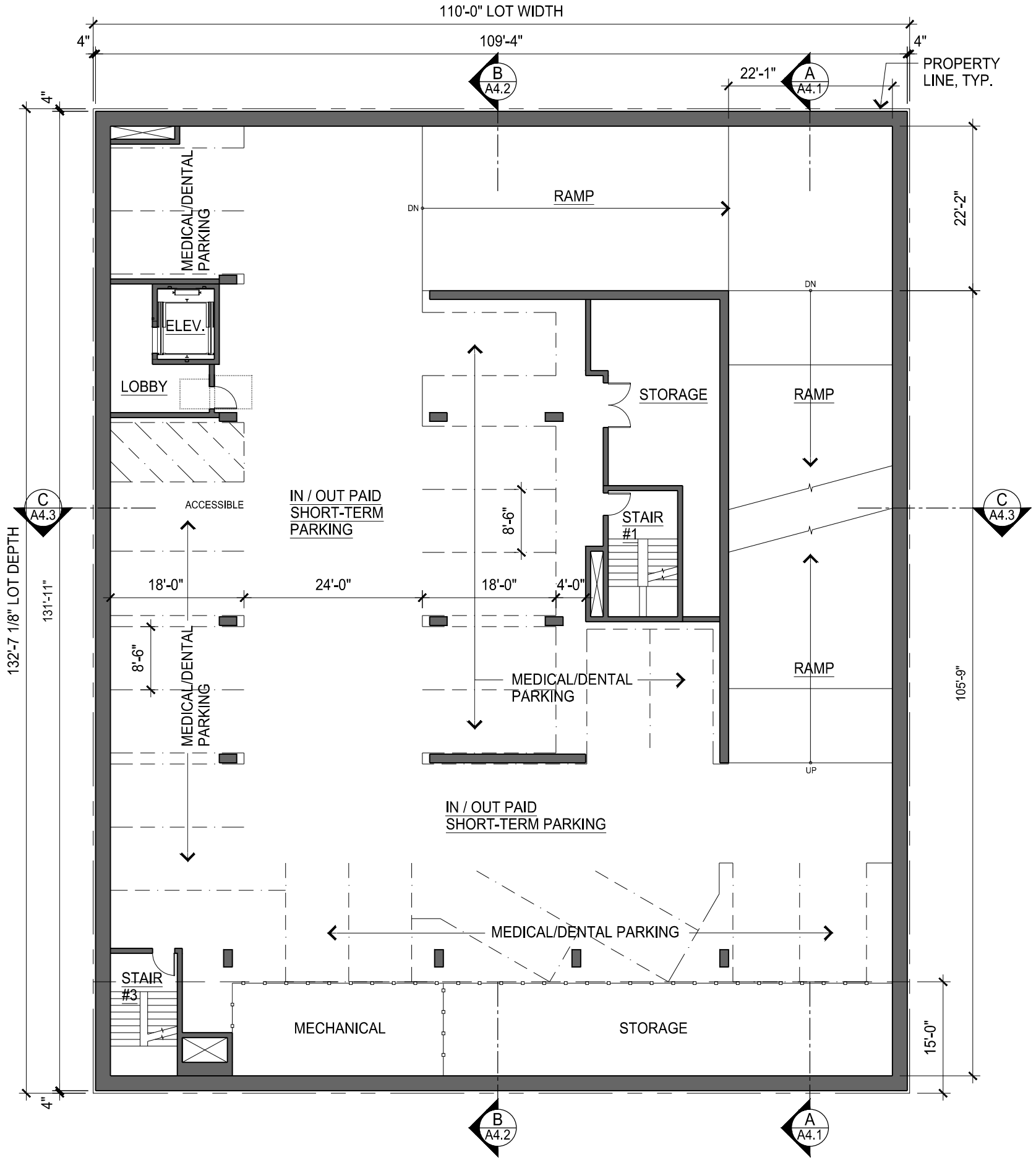
Basement Parking Level P3 Floor Plan

Scale: As noted

A2.1



PROPOSED BASEMENT PARKING LEVEL P2 FLOOR PLAN

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

N

PARKING LEVEL P2

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P2	1	13	8	22

	REQUIRED	ACCESSORY	TOTAL
MEDICAL / DENTAL	22	0	22

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

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

BUILDING SERVICES 1,649 SQ.FT.

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

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

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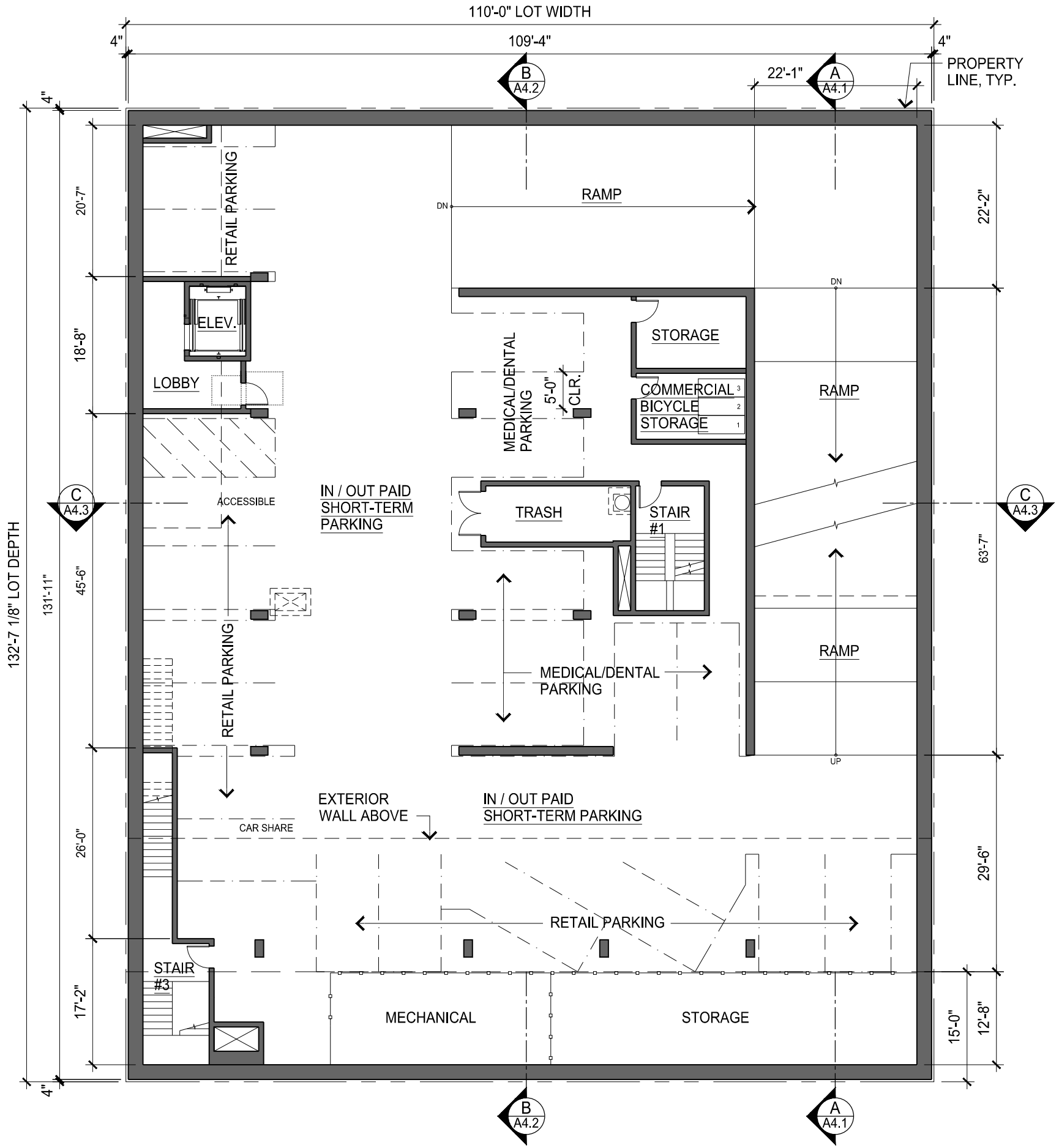
Basement Parking Level P2 Floor Plan

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

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

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

N

PARKING LEVEL P1

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P1	1	10	9	20

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

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

BICYCLE PARKING, COMMERCIAL:

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

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

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

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

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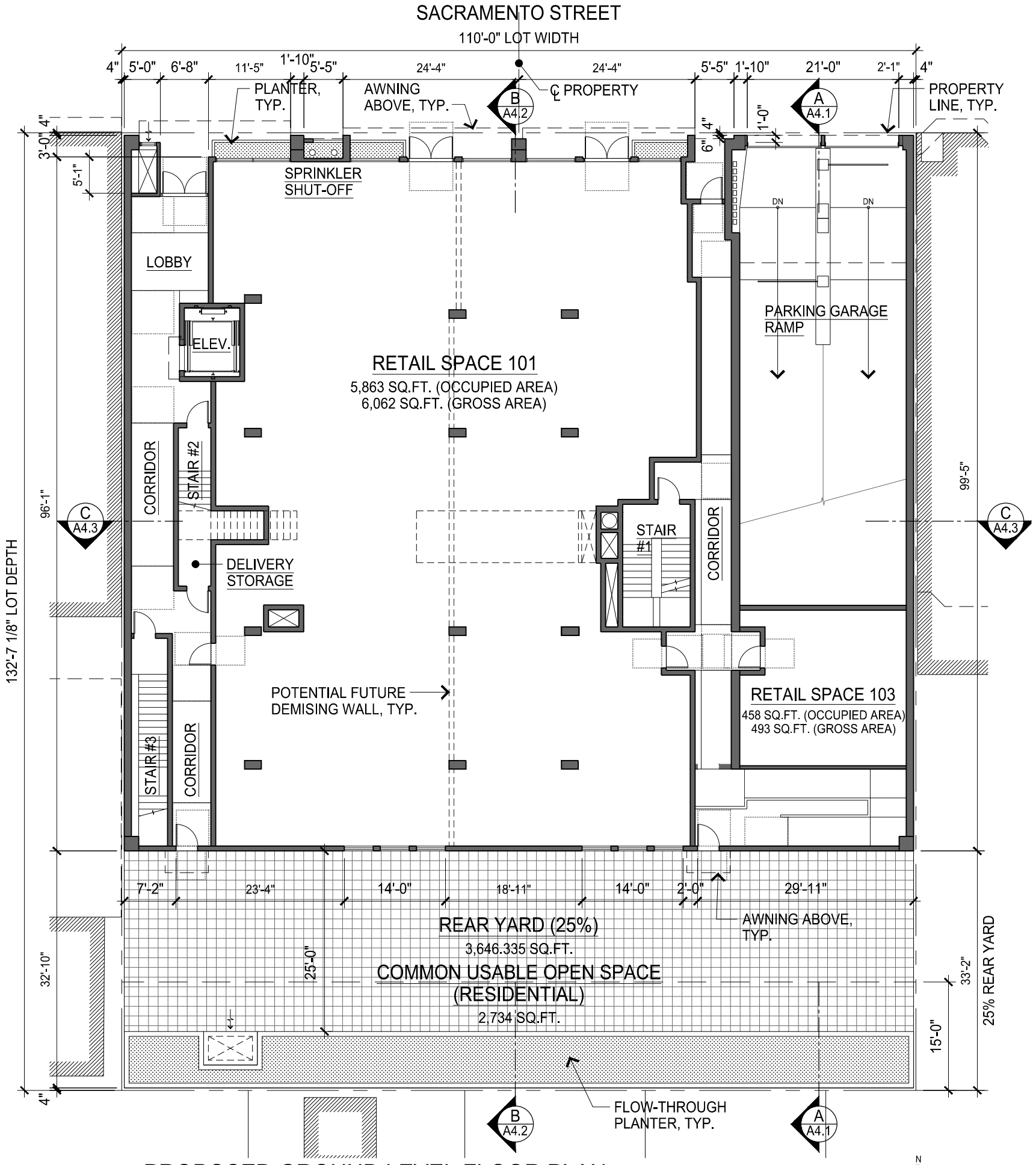
Basement Parking Level P1 Floor Plan

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

A2.3



PROPOSED GROUND LEVEL FLOOR PLAN

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

GROUND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

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

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

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

PROVIDED: 2,734 SQ.FT.

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Revision
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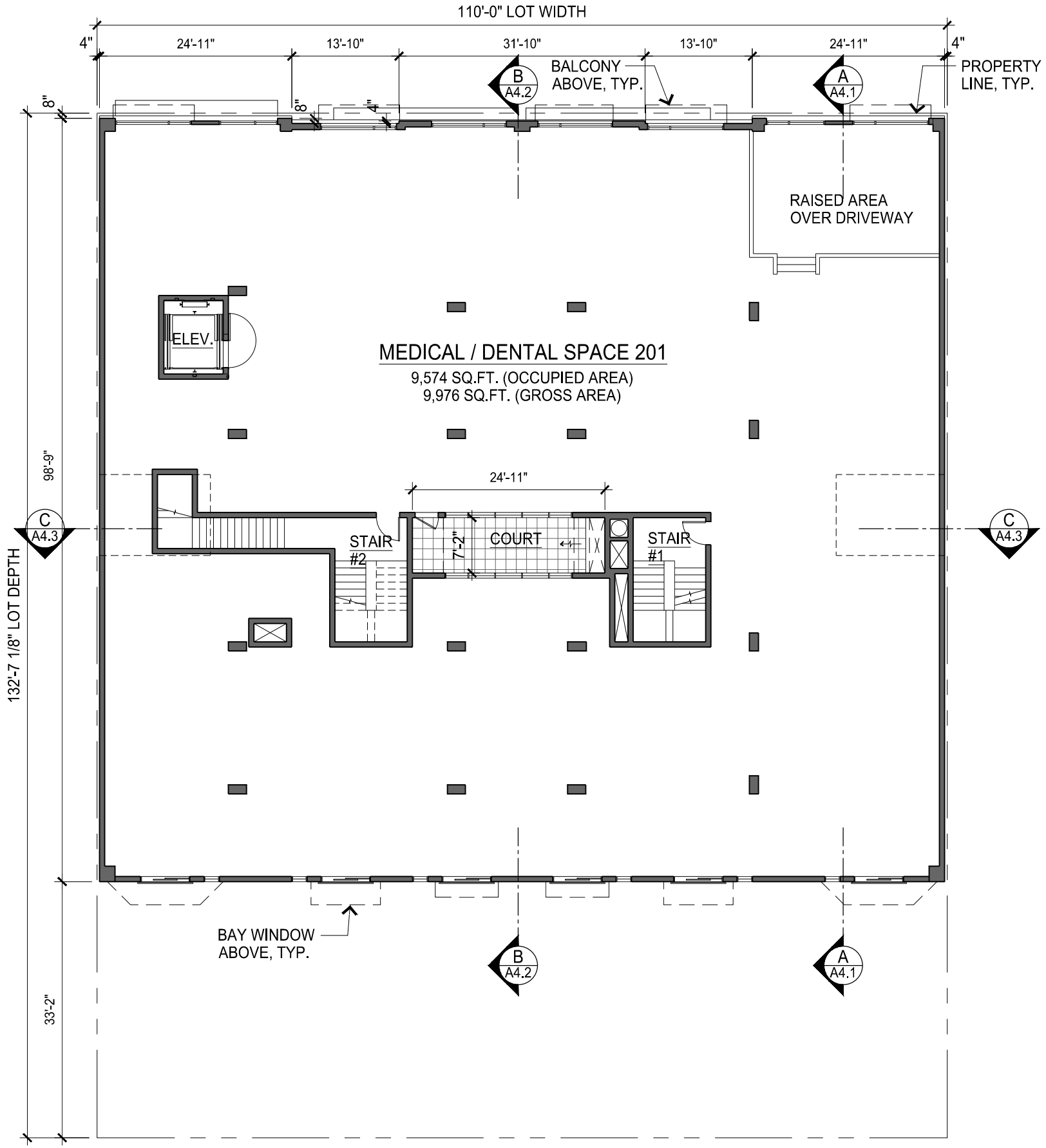
Additional Information
Requested by Planning

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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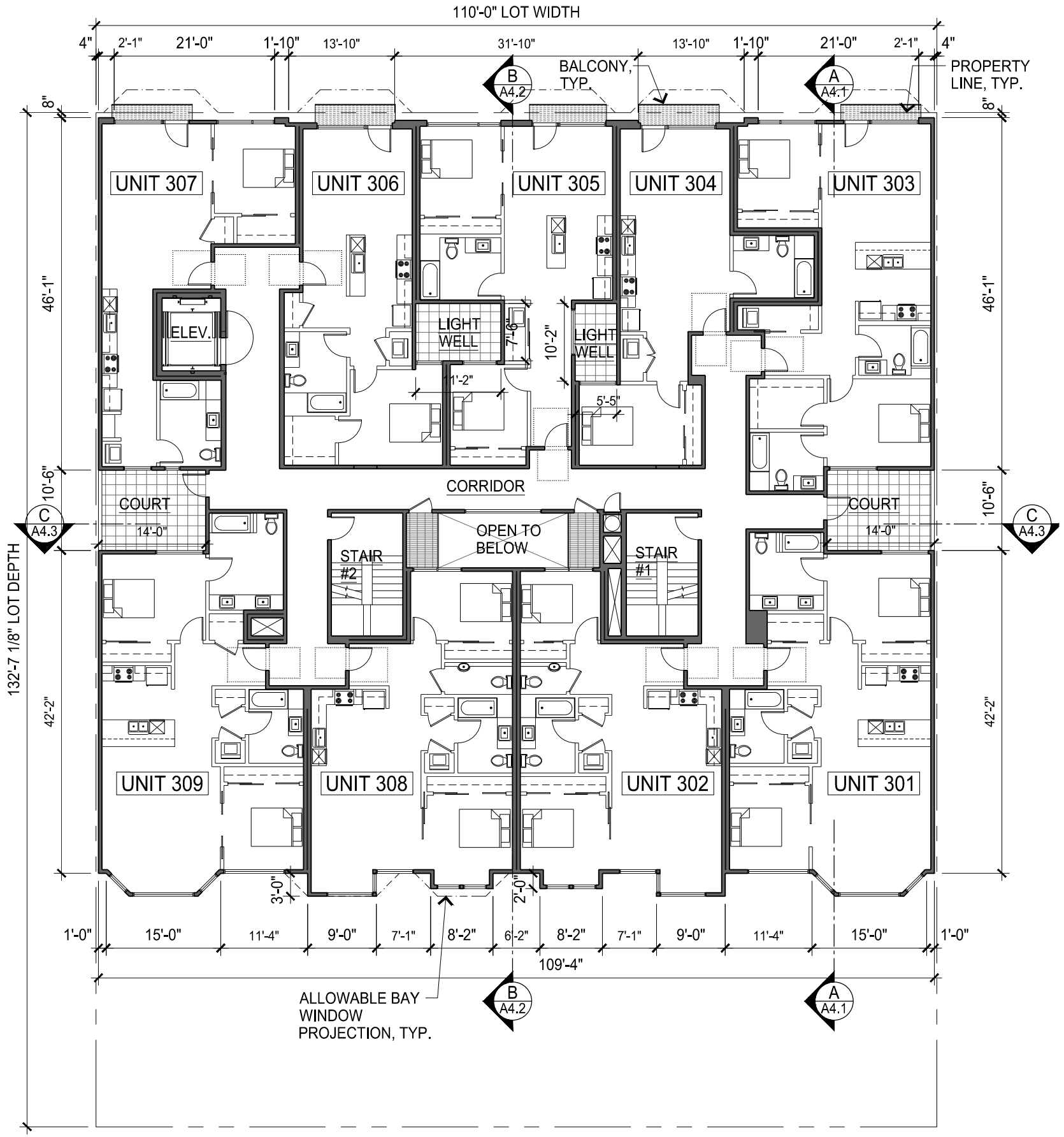
Second Level Floor Plan

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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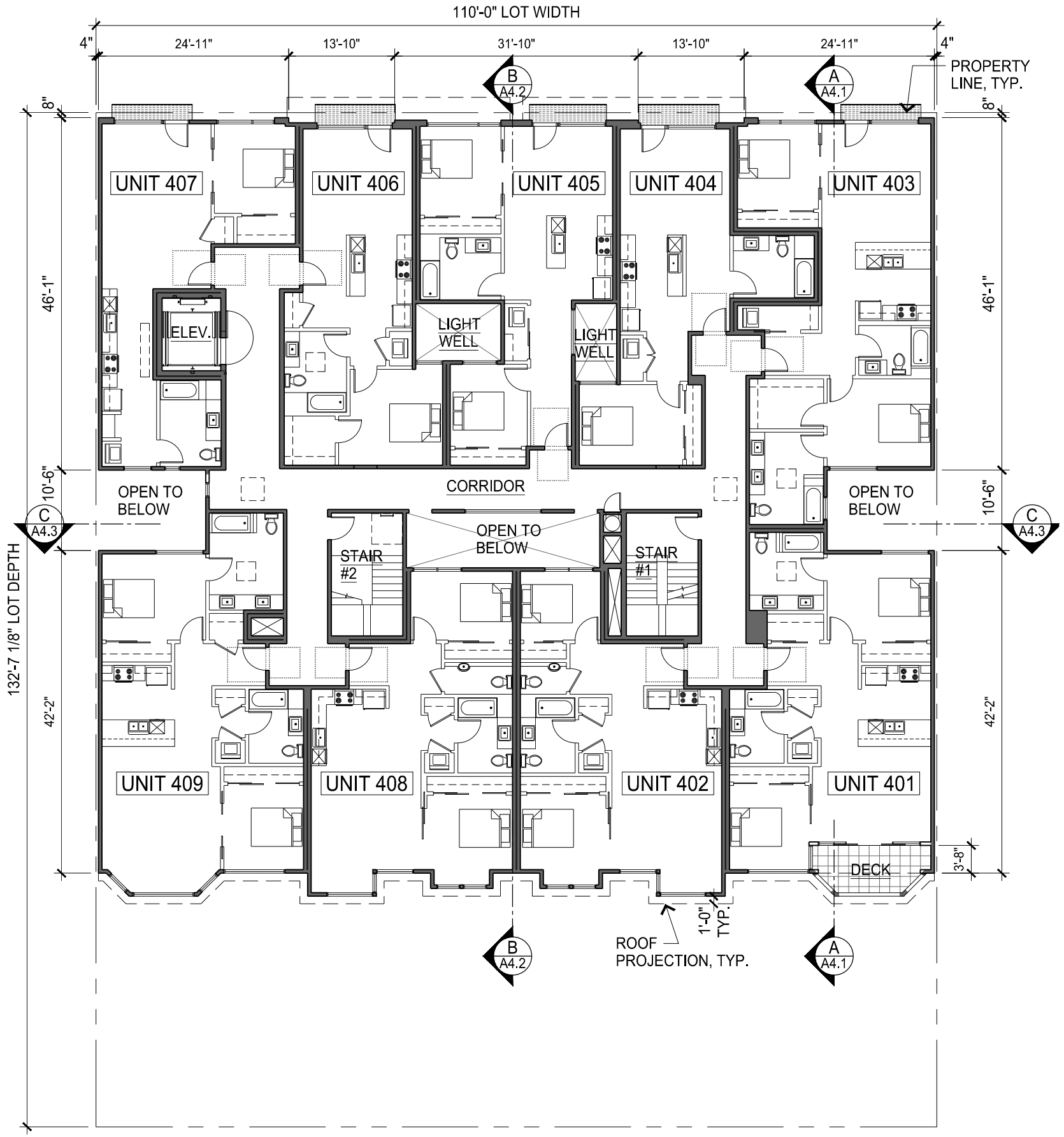
Third Level Floor Plan

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

A2.6

3843



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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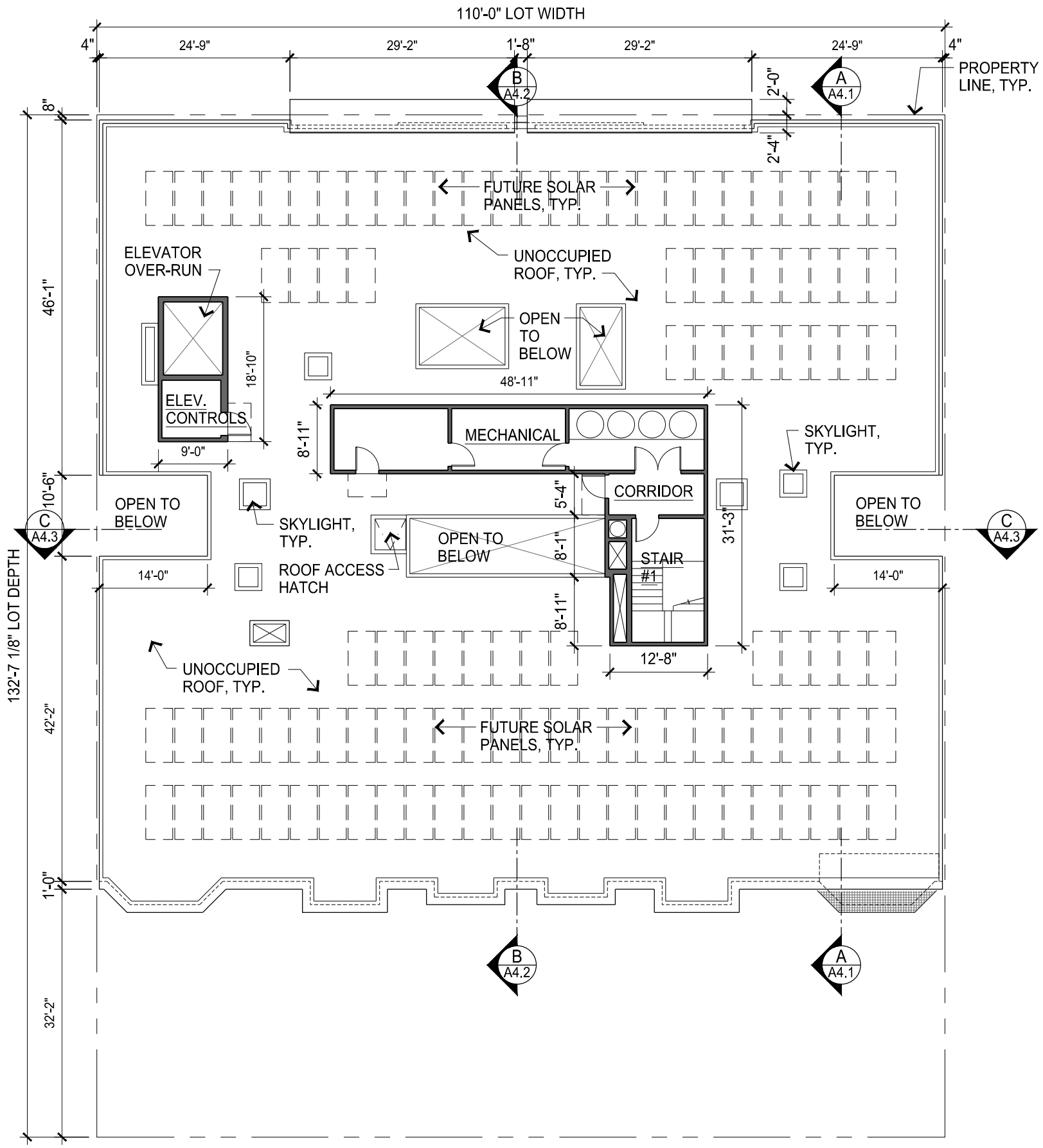
Fourth Level Floor Plan

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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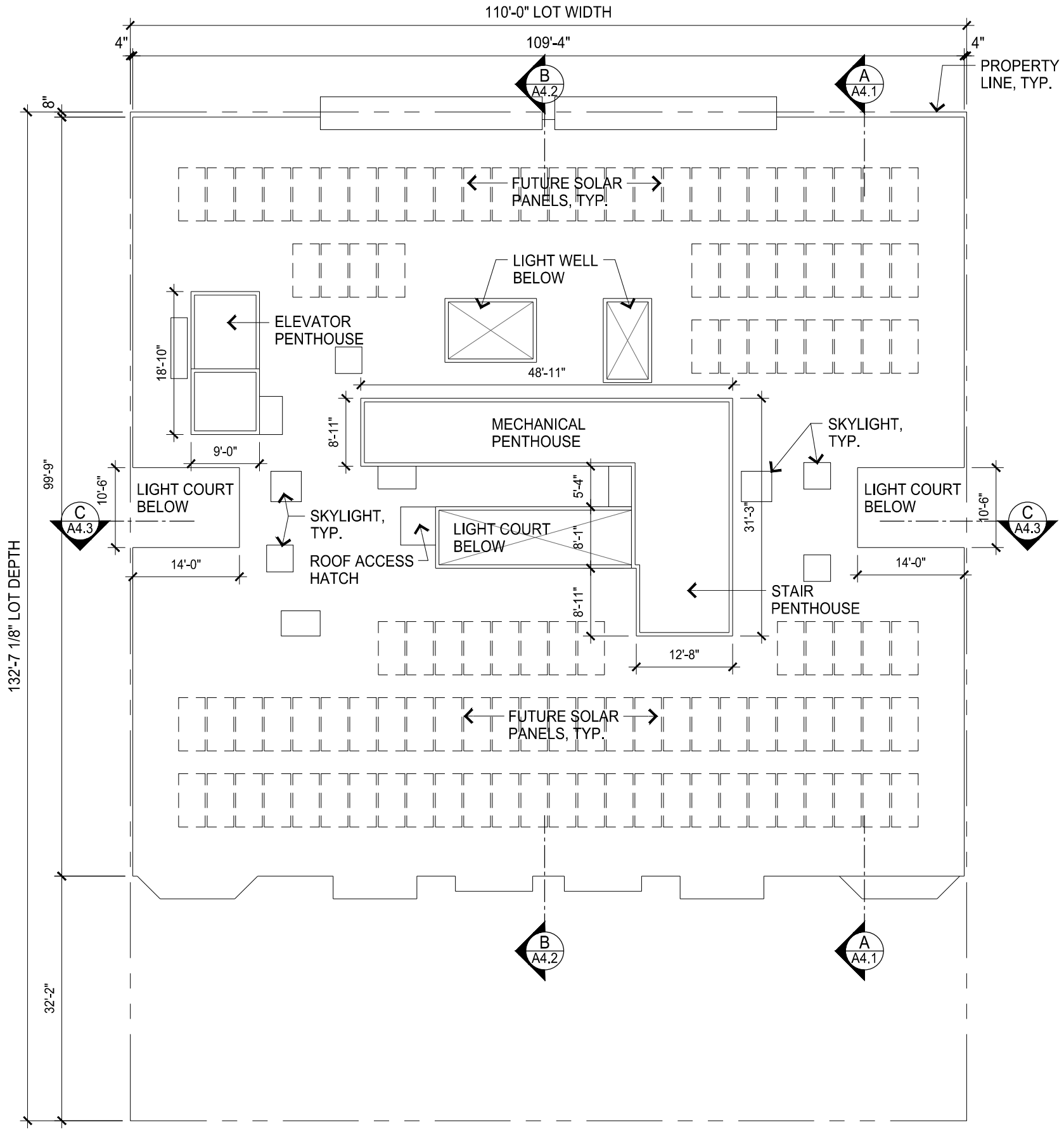
Roof Level Floor Plan

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

GARY GEE ARCHITECTS, INC.
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San Francisco, CA 94103
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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
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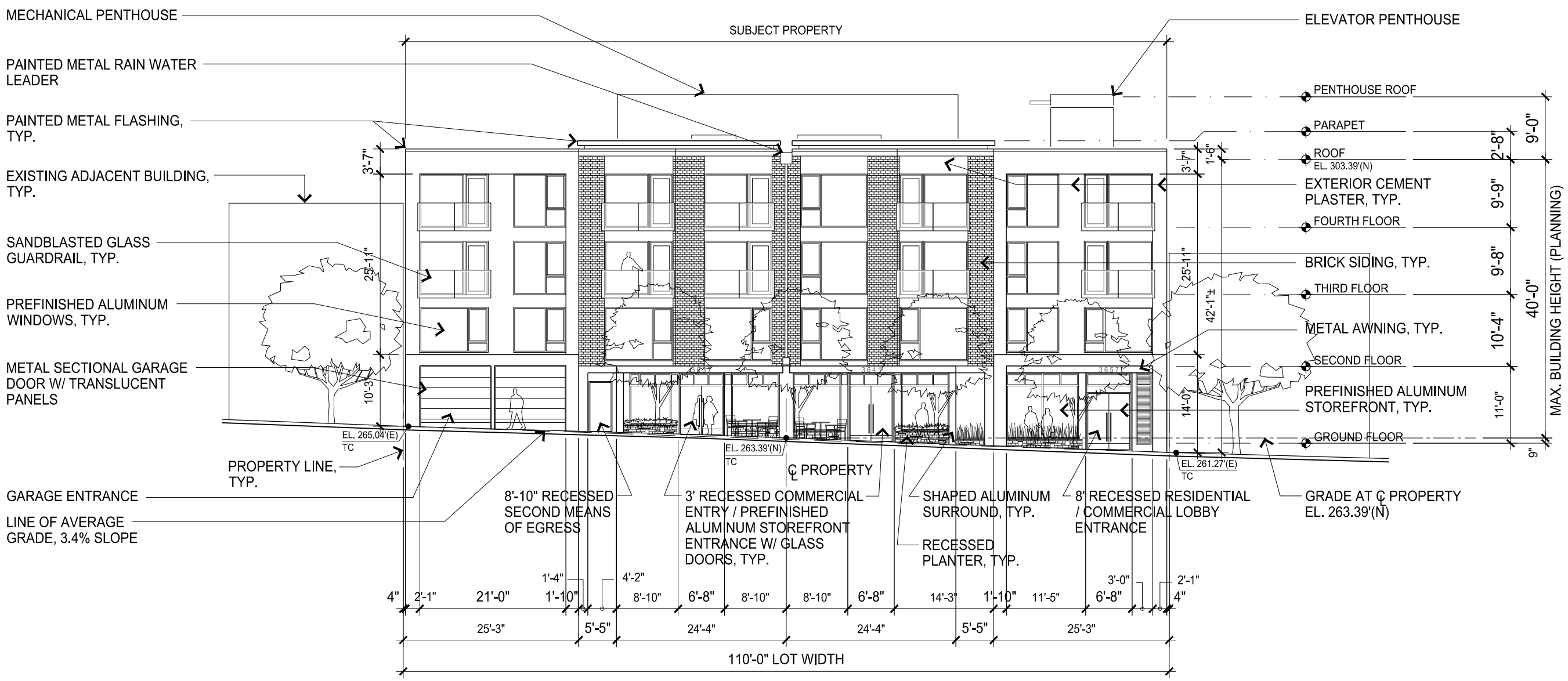
Revision
September 24, 2018
Additional Information
Requested by Planning

Proposed Sacramento Street View Rendering

R1



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

PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

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

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Exterior Elevation

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

A3.1

PROPOSED SACRAMENTO STREET COMMERCIAL STOREFRONT VIEW

3637 SACRAMENTO STREET GROUND FLOOR DESIGN CONCEPTS

COMMERCIAL STOREFRONTS AND RESIDENTIAL LOBBY ORIENTED FOR PEDESTRIAN SCALE:

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

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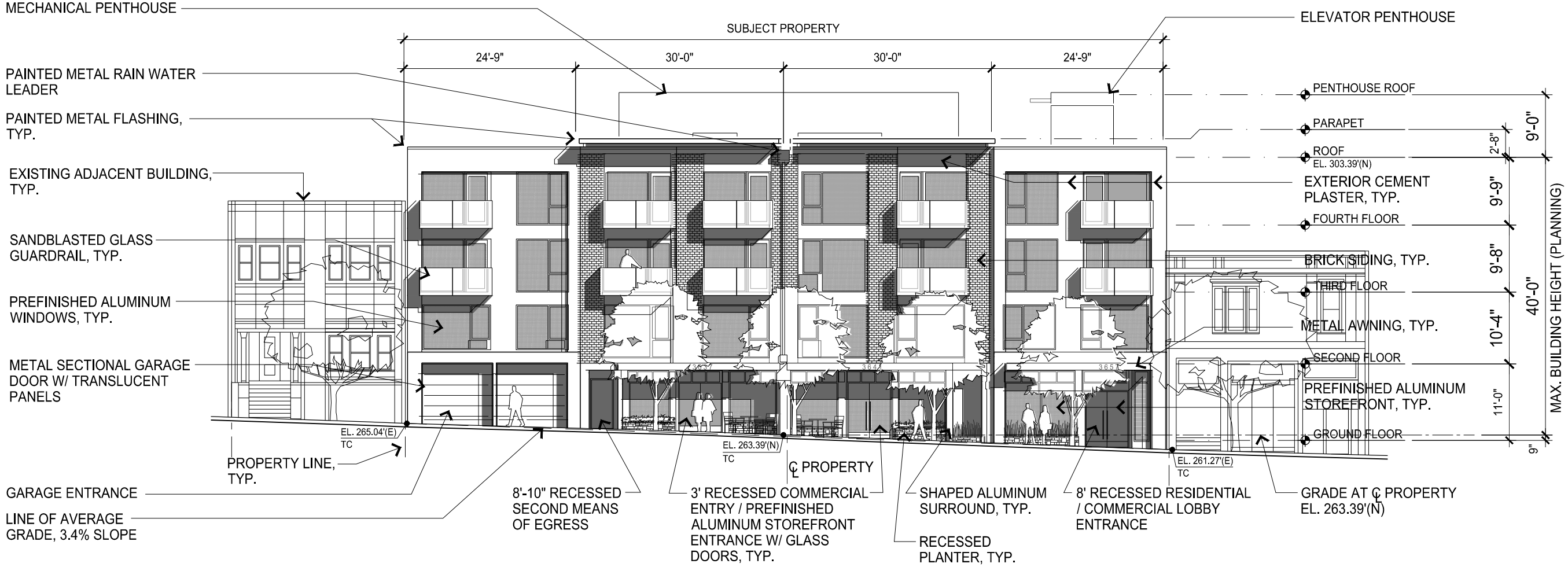
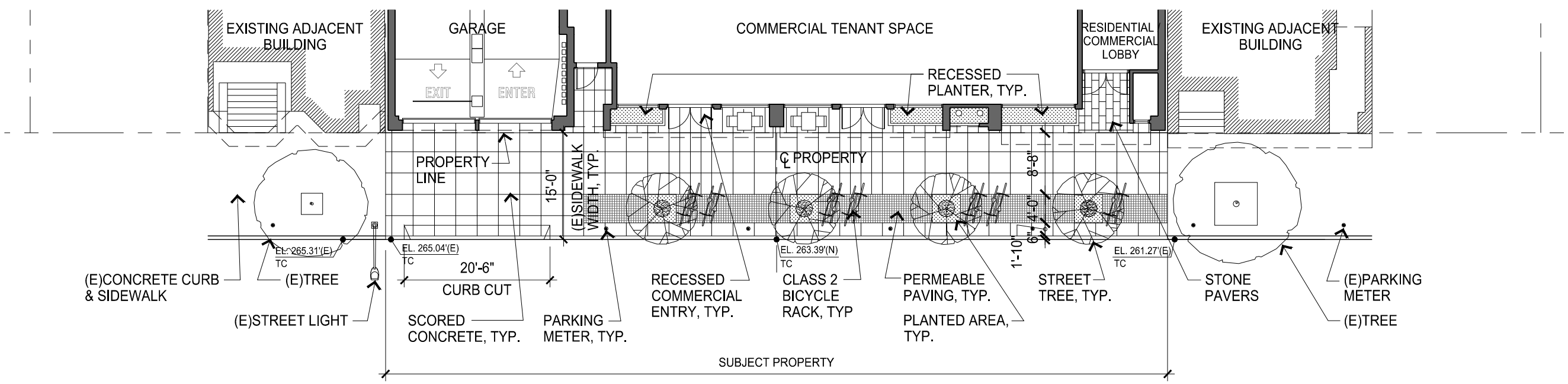
Proposed Commercial Storefront View Rendering

R2



PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

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



SACRAMENTO STREET

PROPOSED GROUND LEVEL PLAN - SACRAMENTO STREET FRONTAGE

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

N

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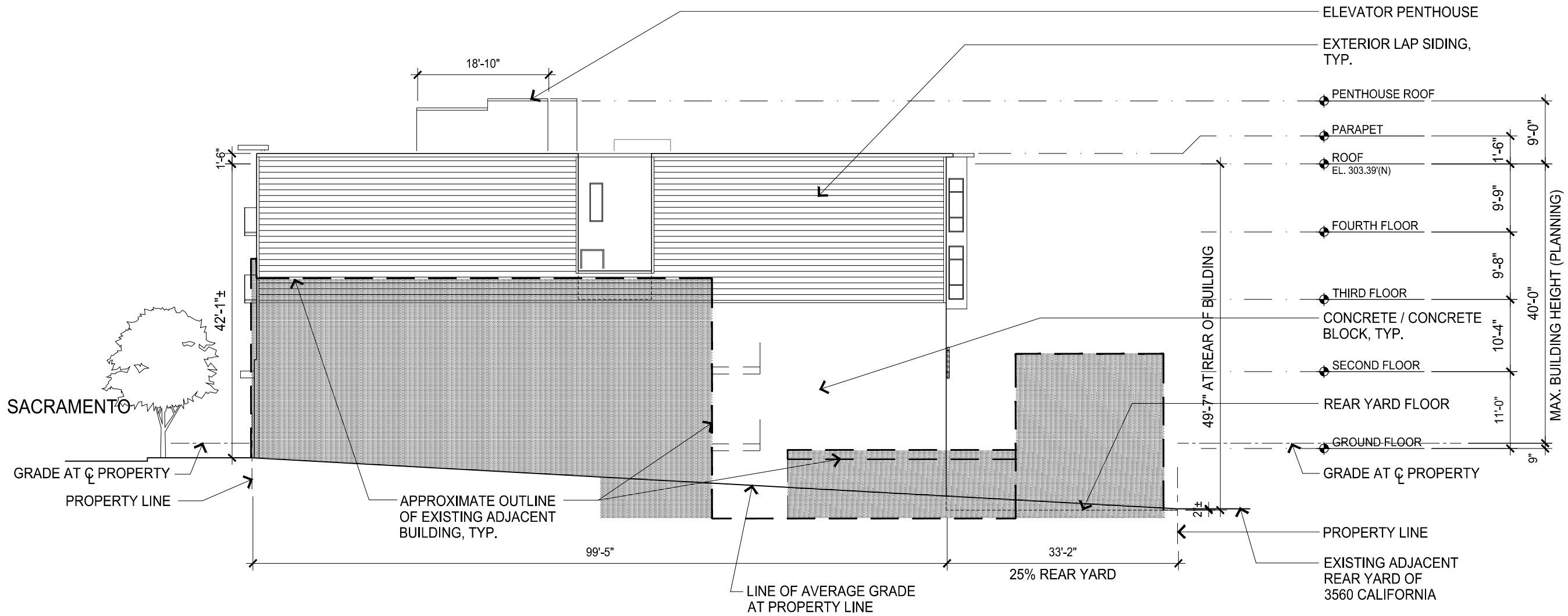
Elevation Study

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

A3.1d



PROPOSED WEST ELEVATION

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

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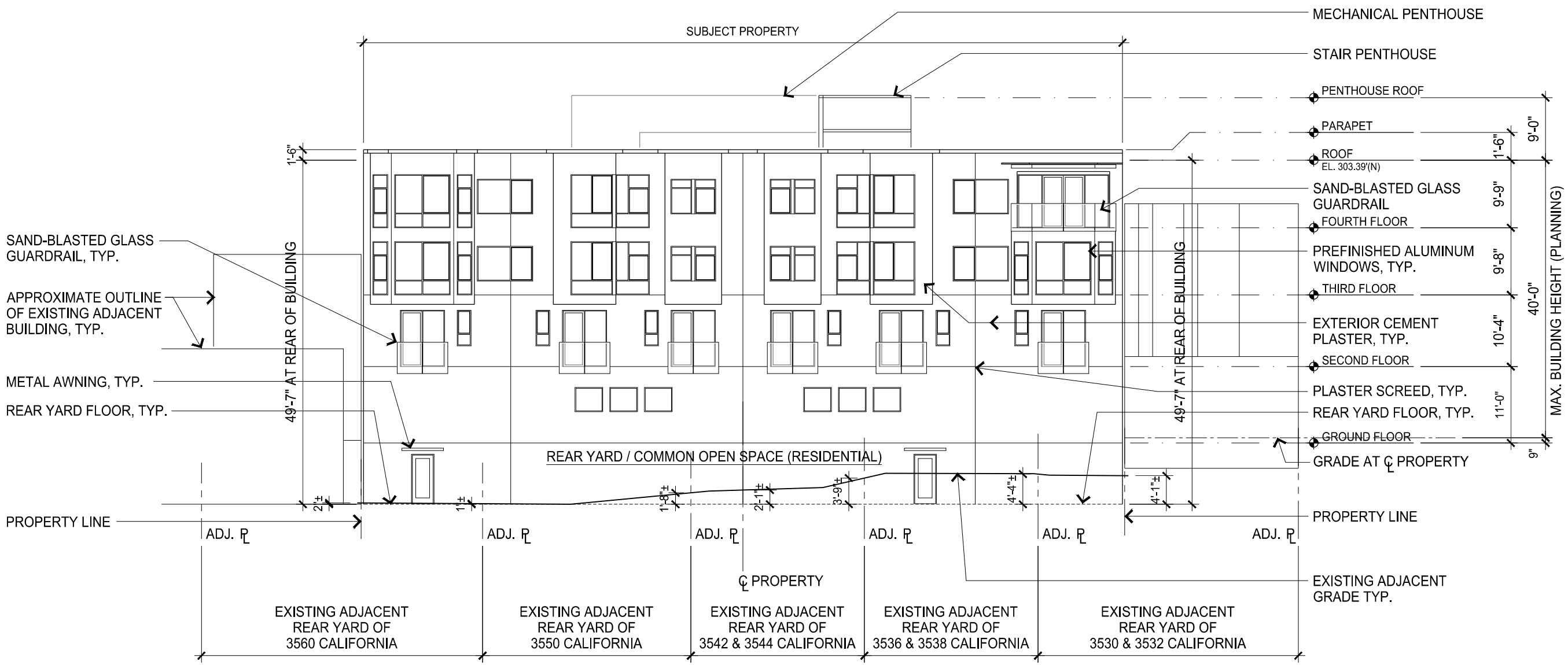
Exterior Elevation

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

A3.2



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

PROPOSED SOUTH ELEVATION

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

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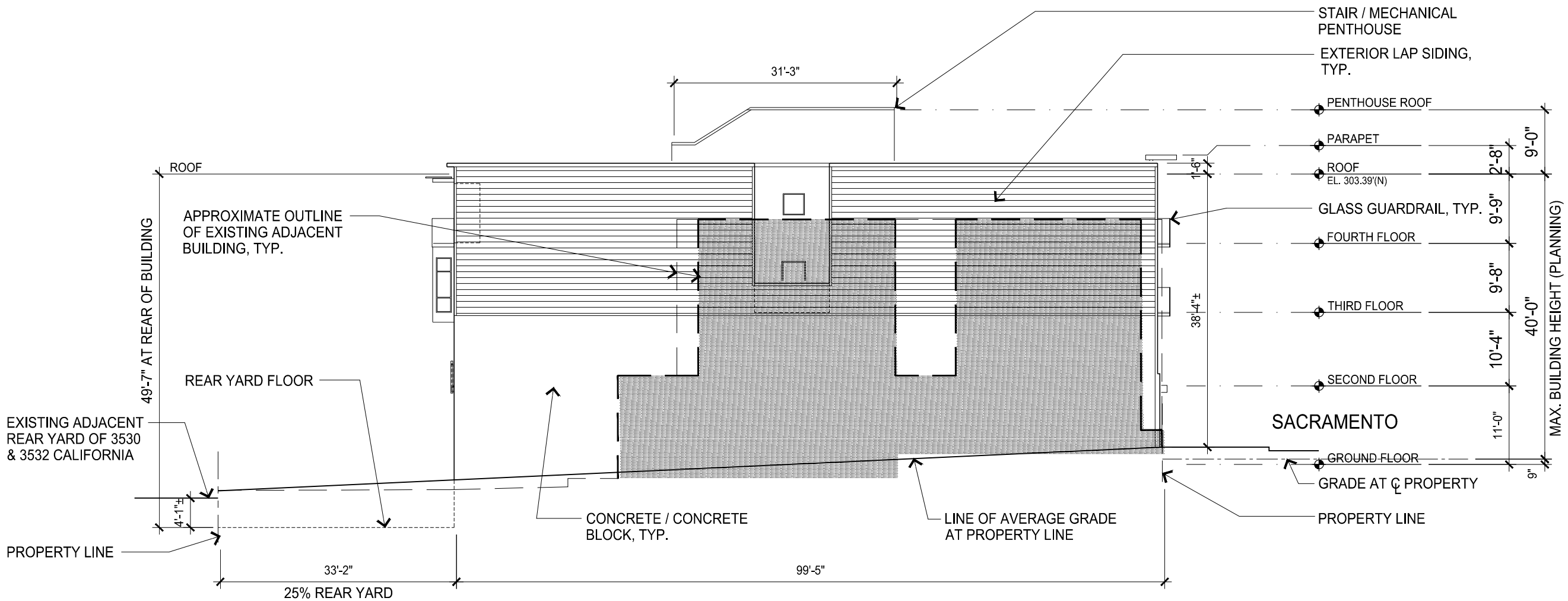
Exterior Elevation

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

A3.3



PROPOSED EAST ELEVATION

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

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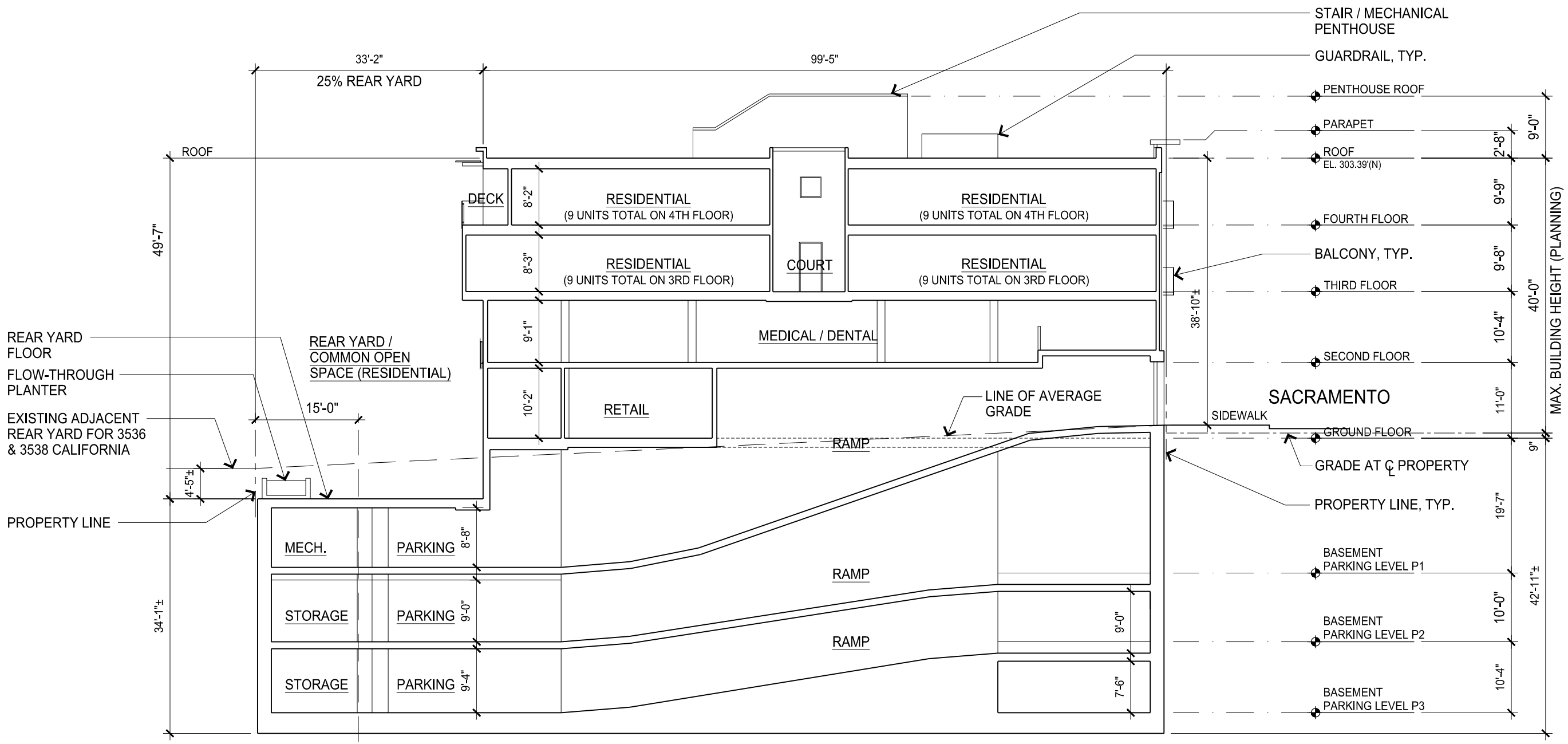
Exterior Elevation

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

A3.4



PROPOSED BUILDING SECTION A - at AUTO RAMP

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

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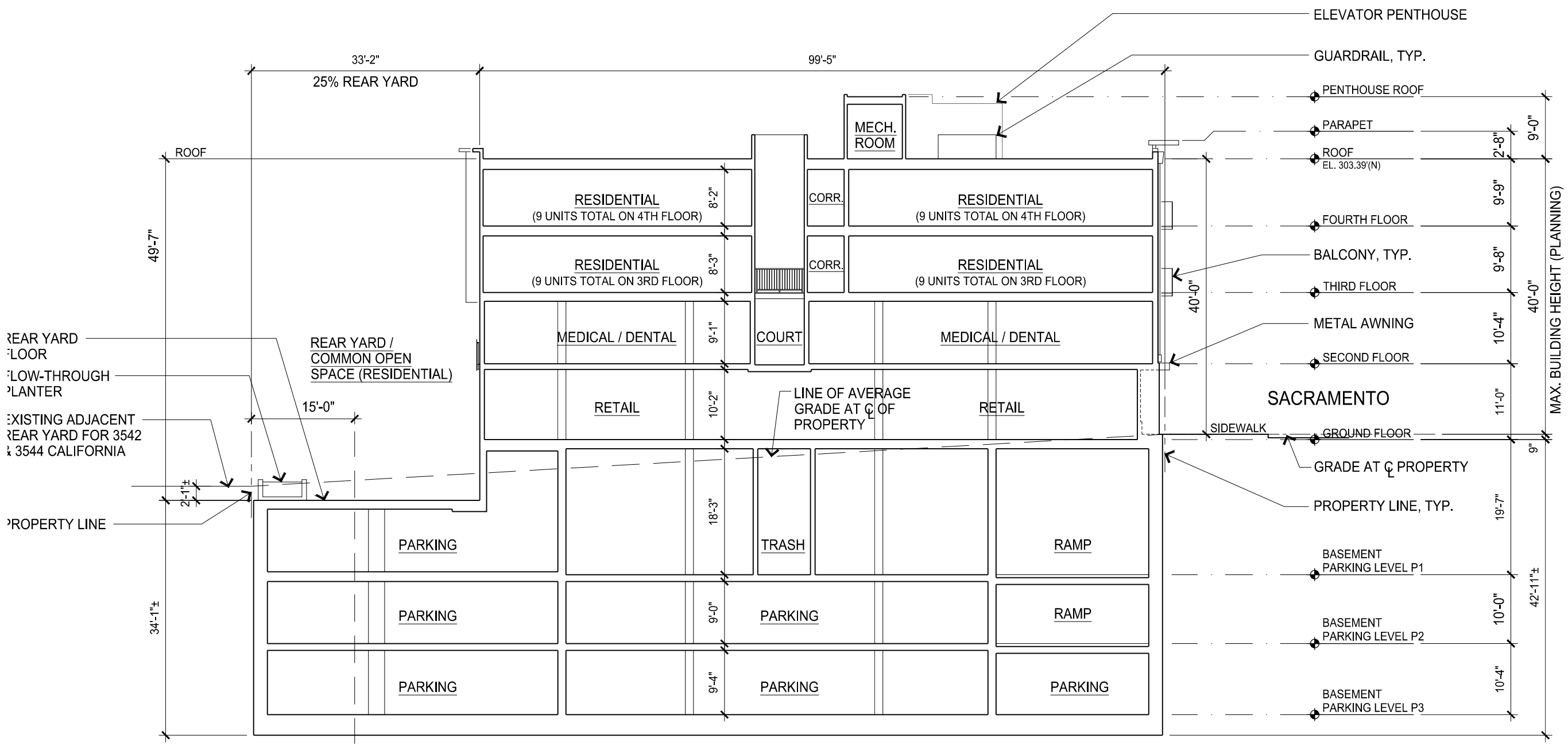
Building Section

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

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

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

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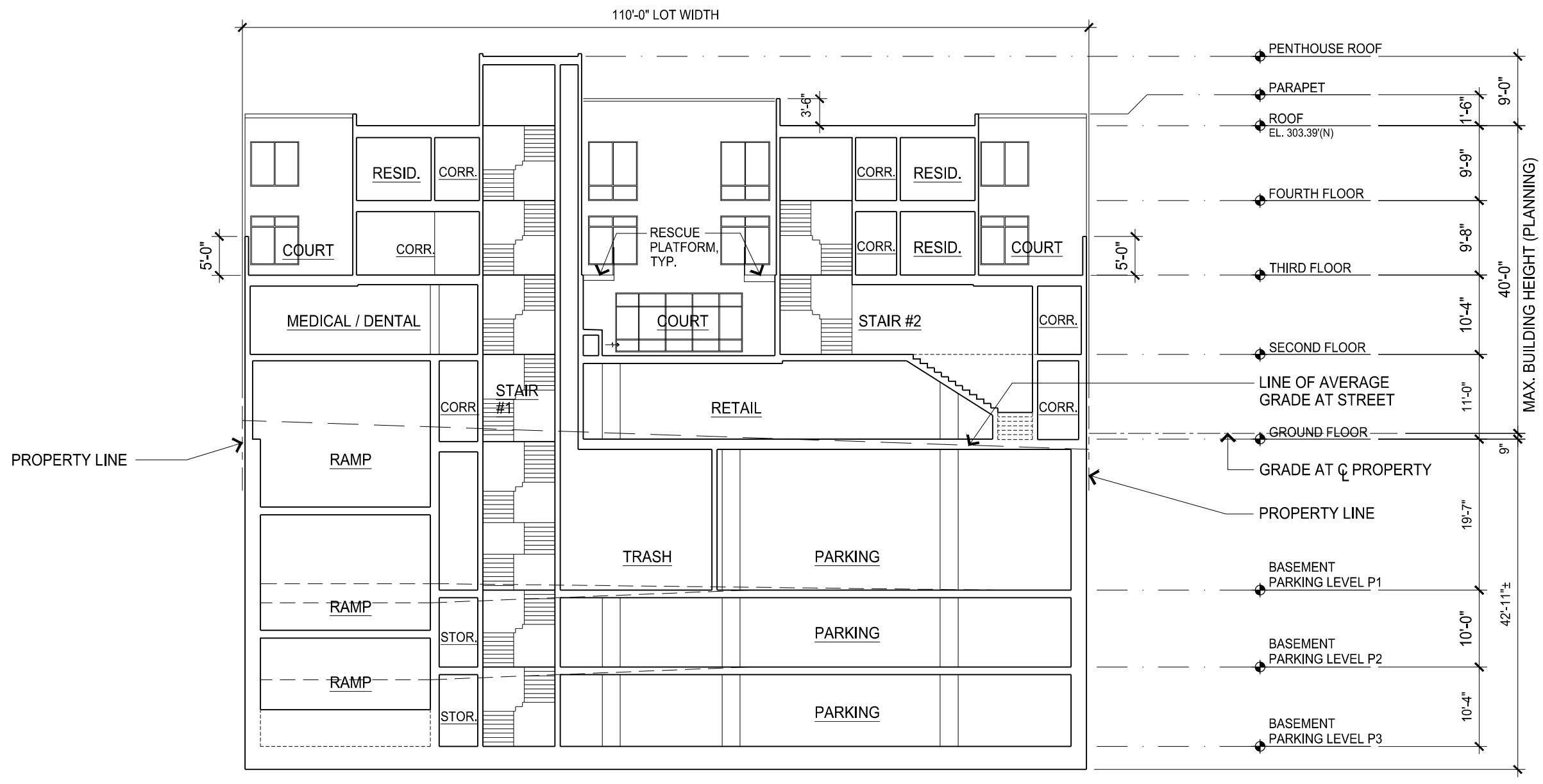
Building Section

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

A4.2



PROPOSED BUILDING SECTION C - CROSS SECTION

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

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Building Section

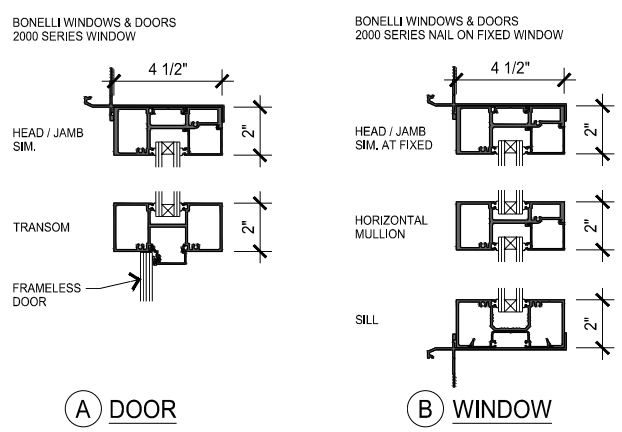
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR WITH TRANSLUCENT PANELS, TYP.

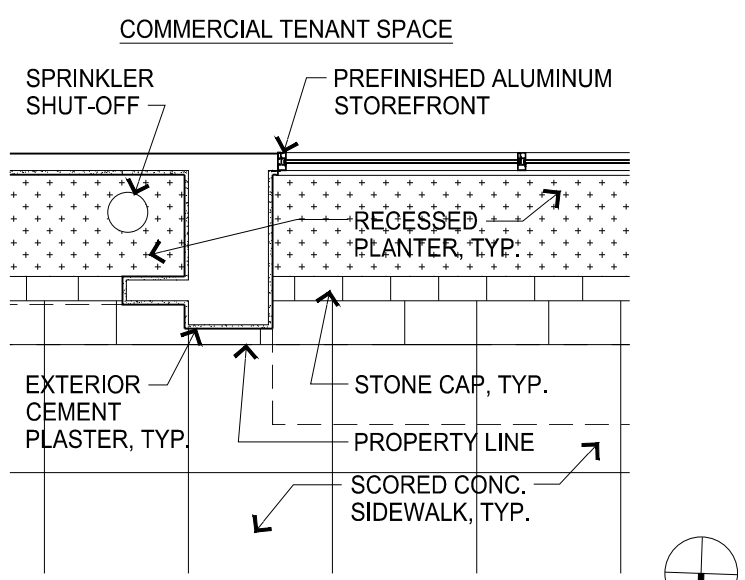
5 GARAGE DOOR CONCEPTUAL IMAGE

NO SCALE



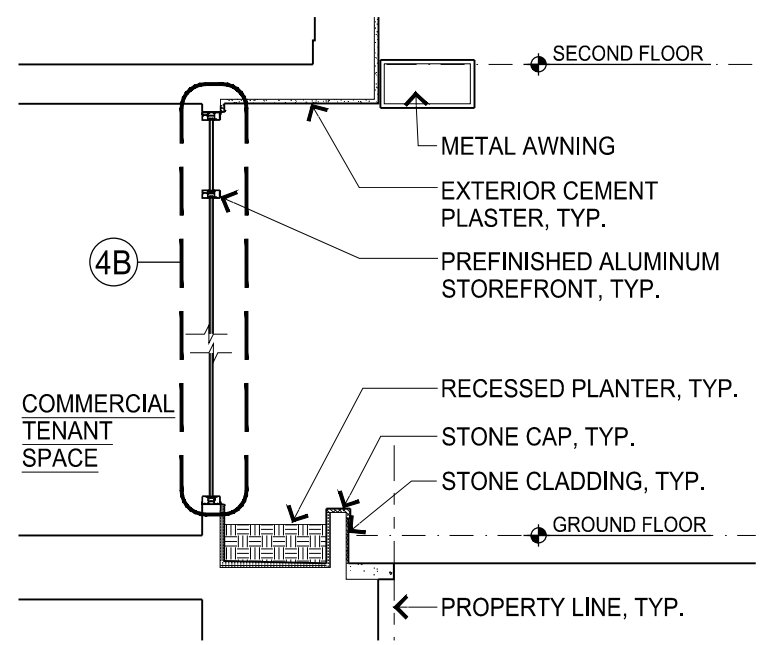
4 STOREFRONT PROFILES

NO SCALE



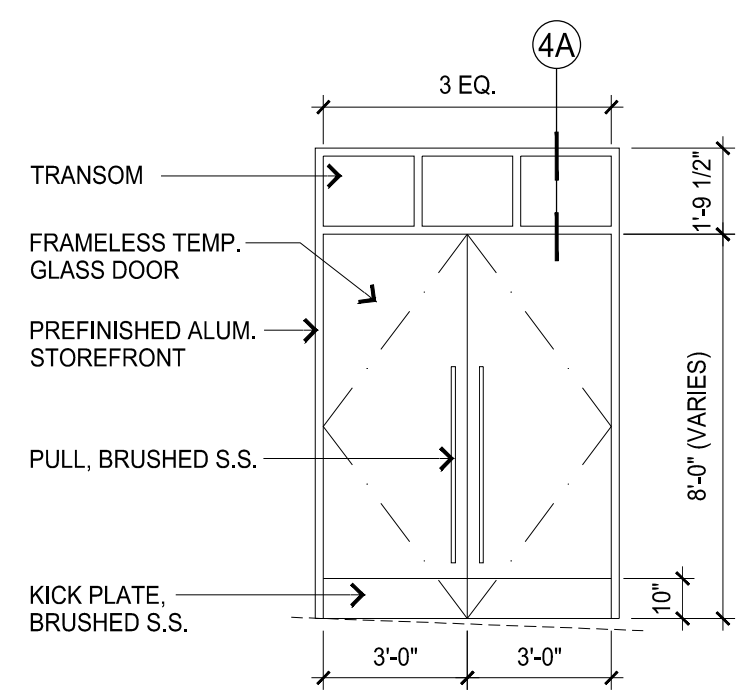
3 STOREFRONT JAMB

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



2 STOREFRONT AT PLANTER

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



1 ENTRY DOOR ELEVATION

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

KEY ELEVATION: SACRAMENTO STREET FACADE

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

3637 Sacramento Street

Mixed-Use Condominium Project

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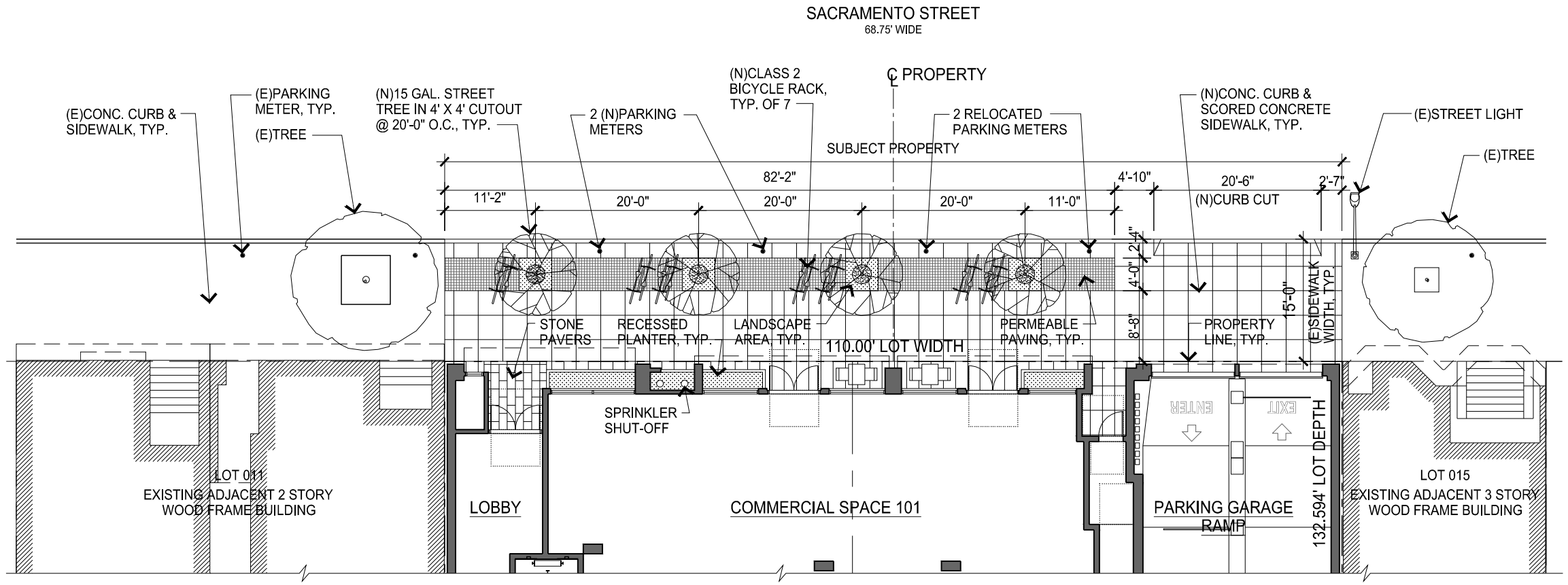
Revision November 21, 2017 Additional Information Requested by Planning/EE

Architectural Profiles

Scale: As noted

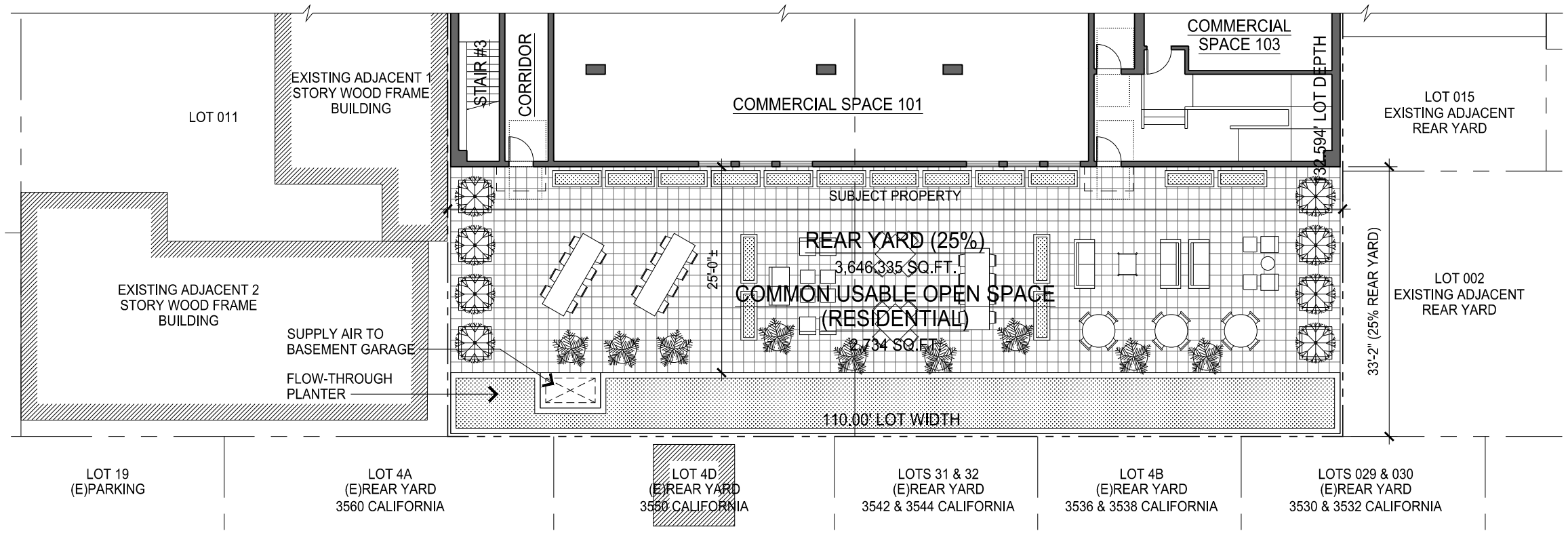
A9.1

3857



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

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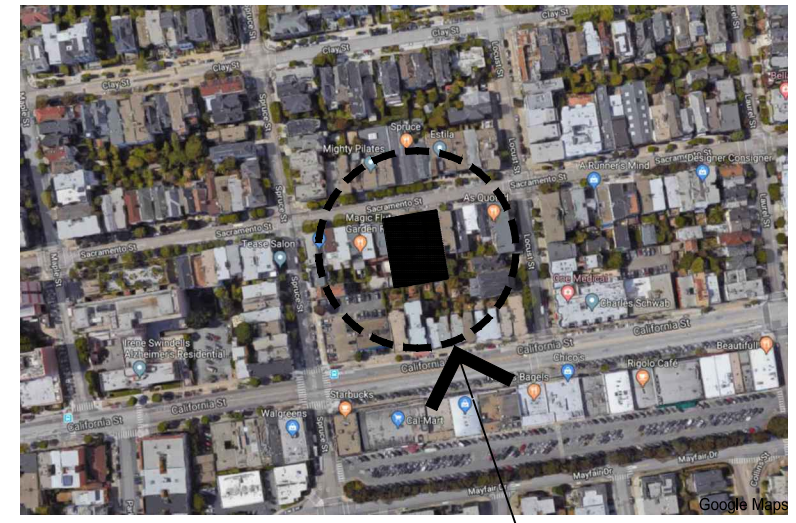
Cover Sheet

A0.0

3859

3637 SACRAMENTO STREET - STREET VIEW

LOCATION MAP



PROJECT SITE

N

PROJECT DESCRIPTION

PROPOSED DEMOLITION OF EXISTING BUILDINGS.

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

PROJECT INFORMATION

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

DRAWING INDEX

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

3637
Sacramento Street

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Revision
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Commission Approval

Project Information

Scale: None

A0.1

3860

OPEN SPACE, 18 RESIDENTIAL UNITS:

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

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

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

OFF-STREET AUTOMOBILE PARKING:

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

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

BICYCLE PARKING:

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

NOTE: EACH CLASS 2 BICYCLE RACK ACCOMMODATES 2 BICYCLES.

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

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

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

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

BUILDING AREA CALCULATIONS (Per Planning):

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

**AREAS NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS:

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

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

3637 Sacramento Street

Mixed-Use Condominium Project

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Commission Approval

Planning Information

Scale: None

A0.2a

PLANNING CODE ANALYSIS TABLE

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

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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	

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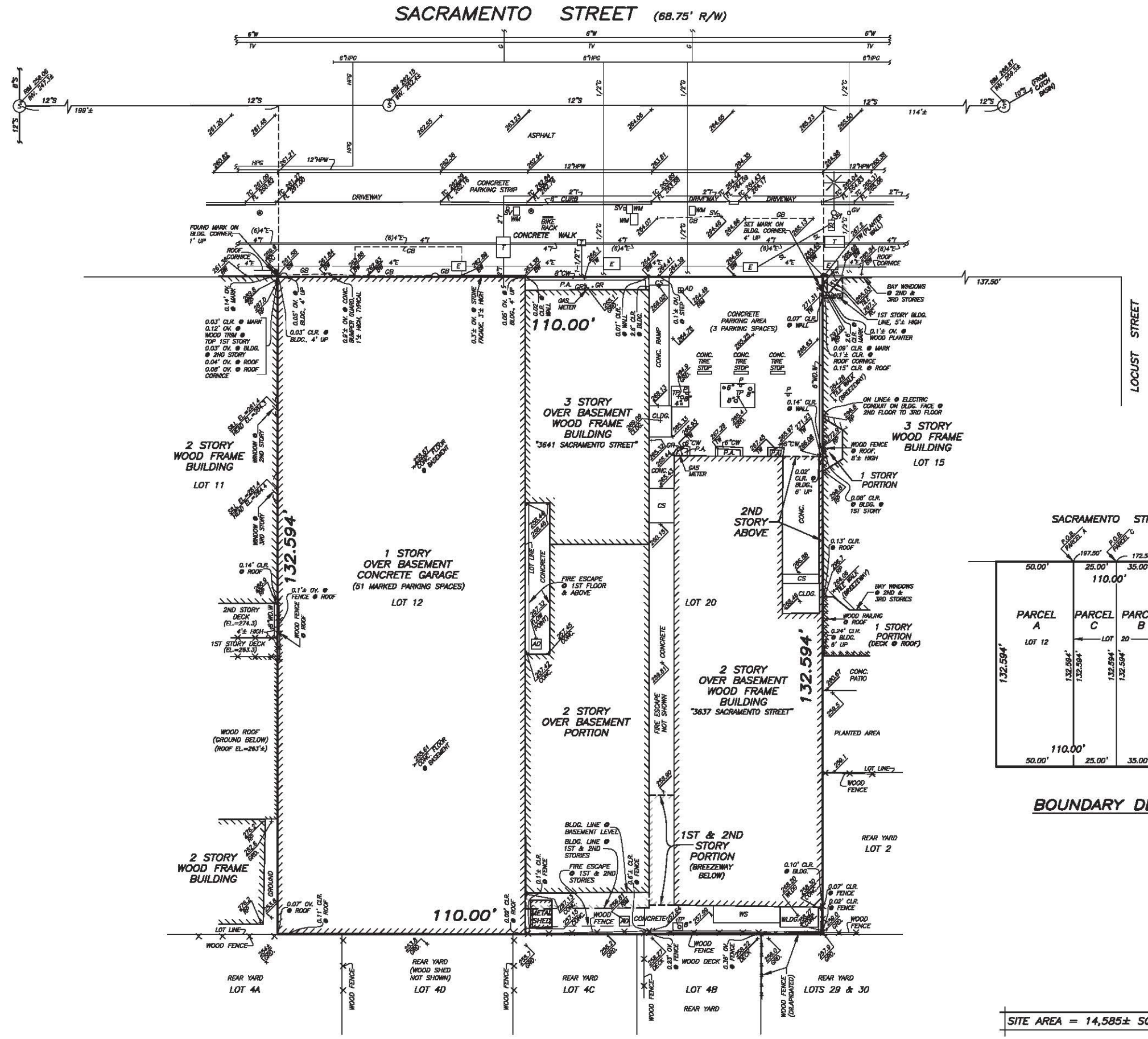
Planning Department Notes

Scale: None

A0.2c



LEGEND

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

SURVEY REFERENCE

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

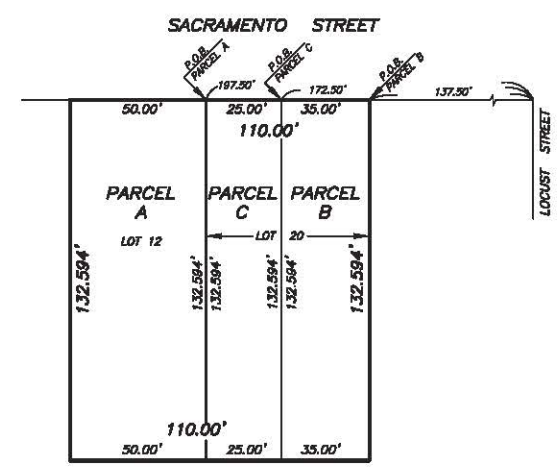
CITY OF SAN FRANCISCO MONUMENT MAP NO. 49 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

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.



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 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.

3864

EXISTING BLOCK DIAGRAM

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

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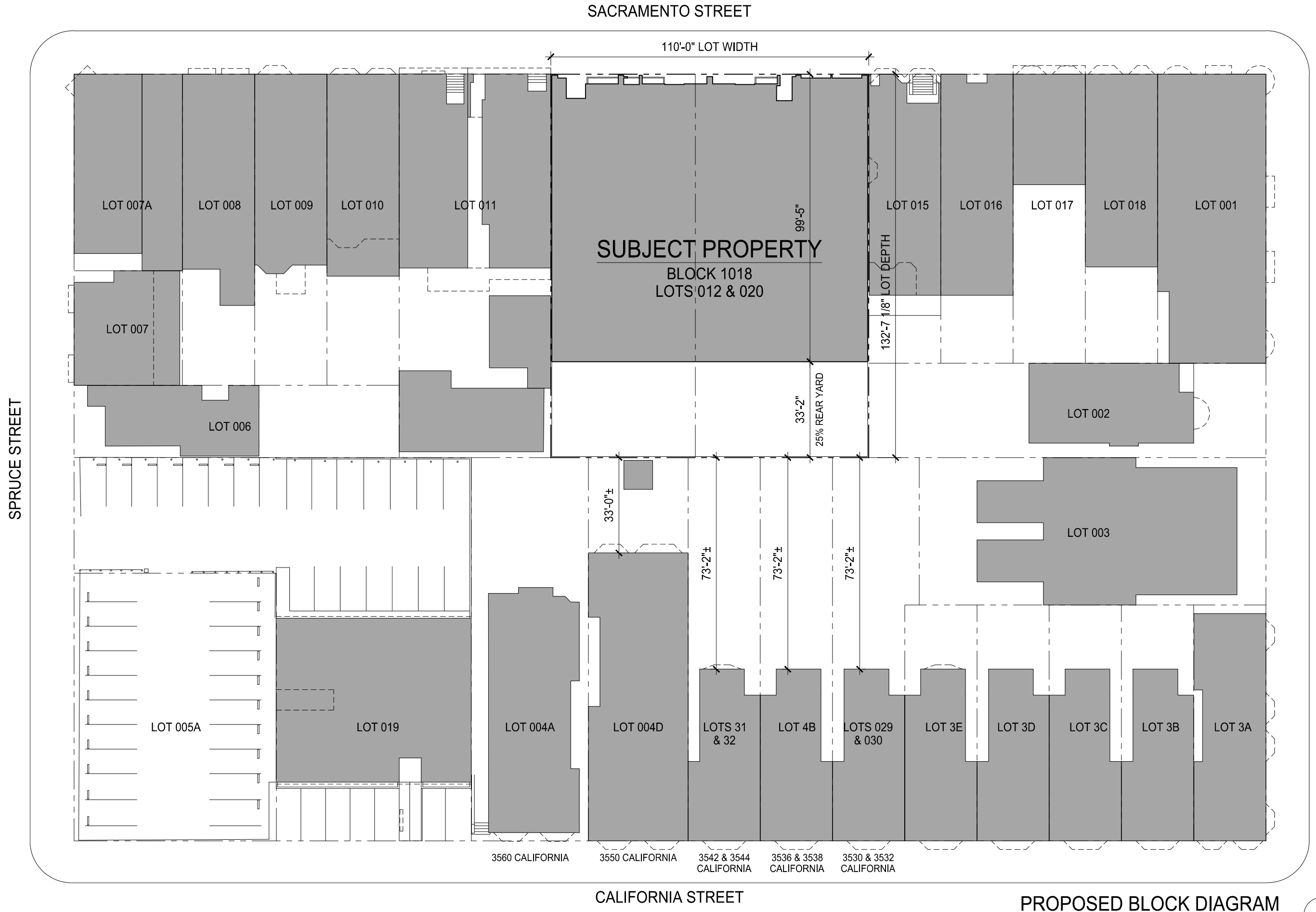
Existing Block Diagram

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

A0.2d



PROPOSED BLOCK DIAGRAM

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

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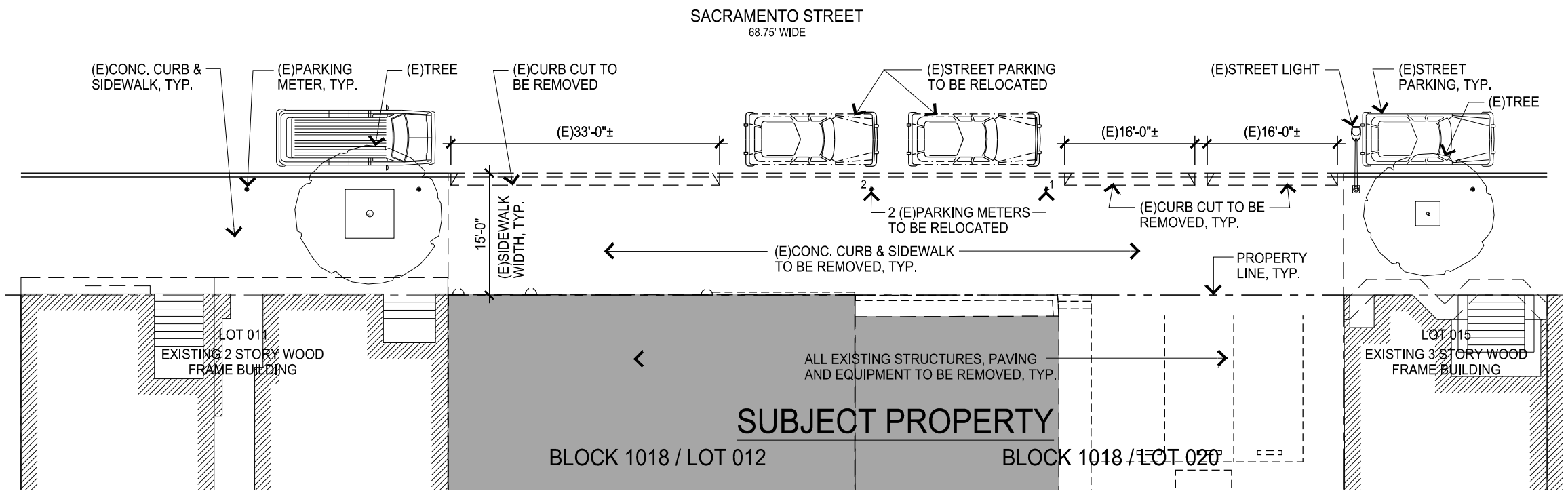
Proposed Block Diagram

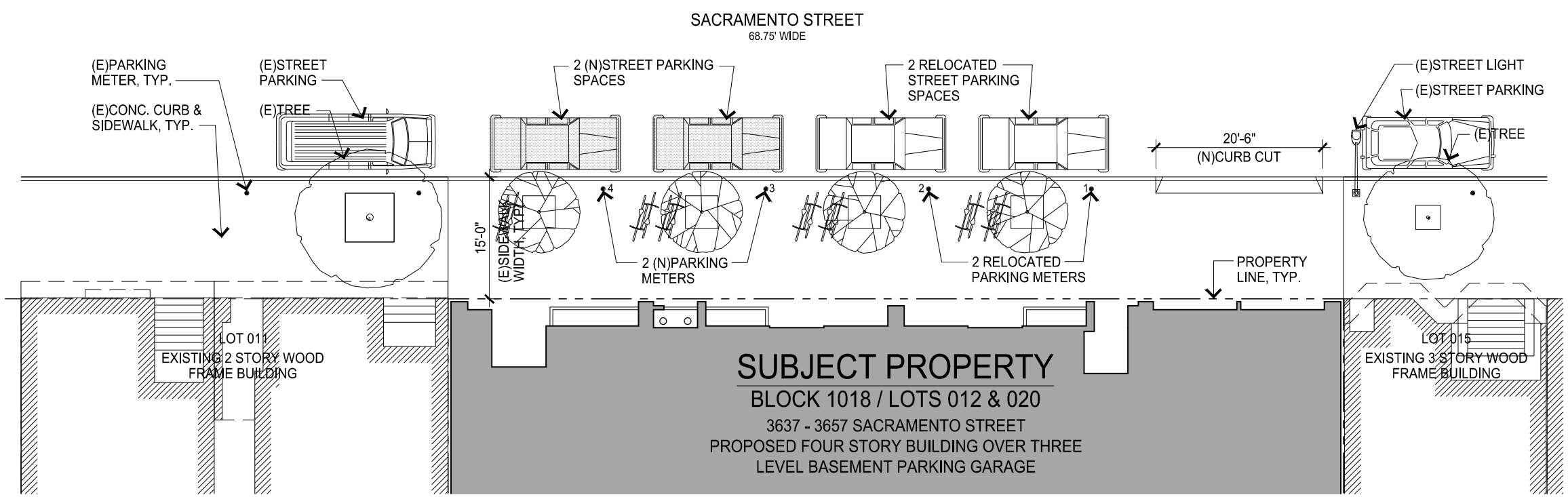
Scale: 1/32" = 1'-0"

A0.2e



EXISTING STREET PARKING PLAN

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



PROPOSED STREET PARKING PLAN

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

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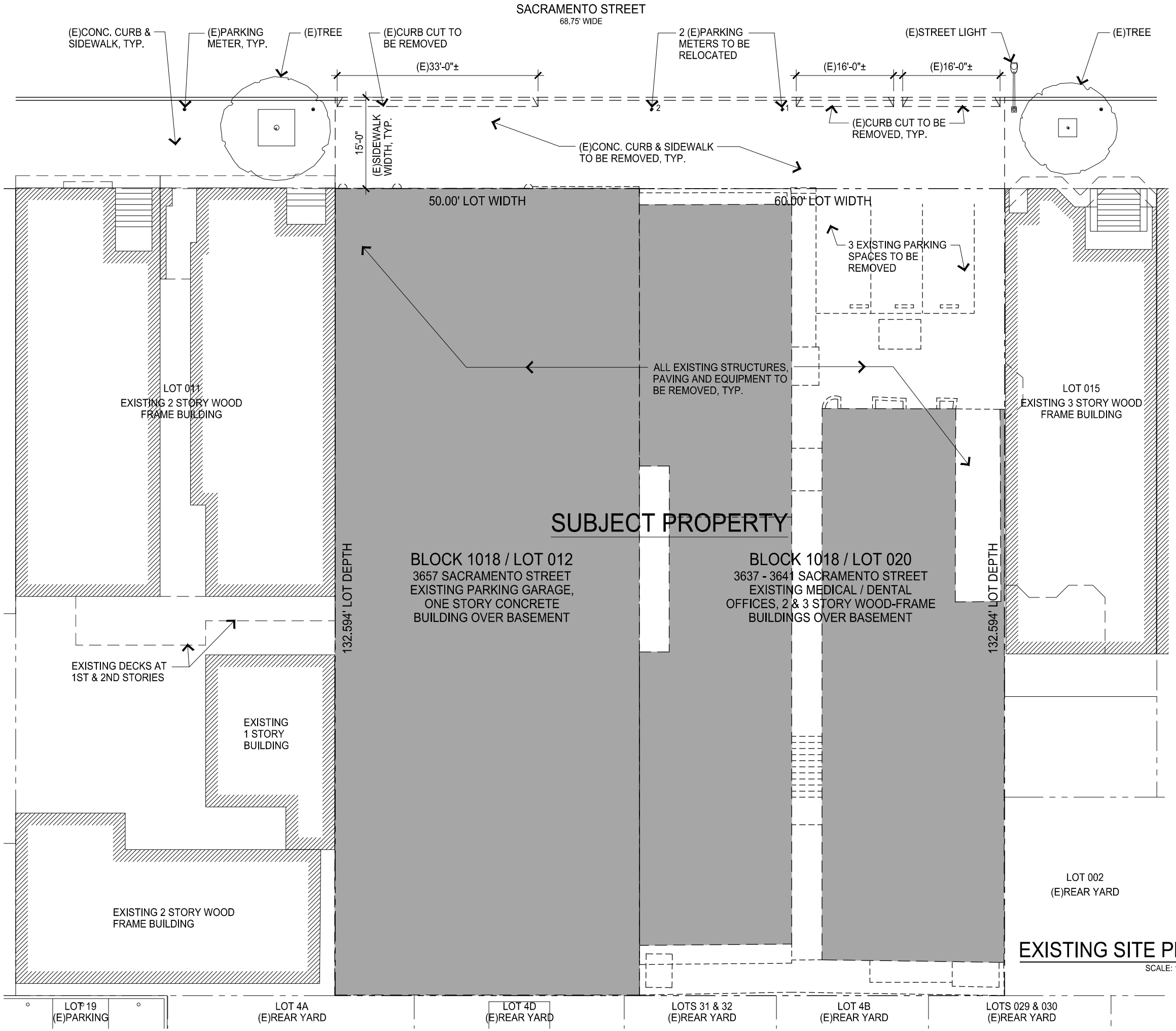
Street Parking Diagrams

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

A0.2f



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

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Existing Site Plan

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

A1.1

SACRAMENTO STREET FACADE

BASEMENT

SECOND

GROUND

AS-BUILT ELEVATION

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

AS-BUILT FLOOR PLANS

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

N

3637 Sacramento Street

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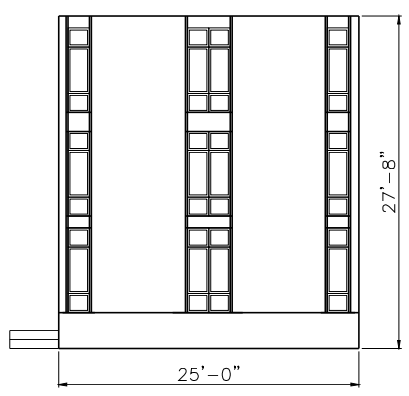
As-Built Drawings: 3637 Sacramento

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

EX1.0

3869

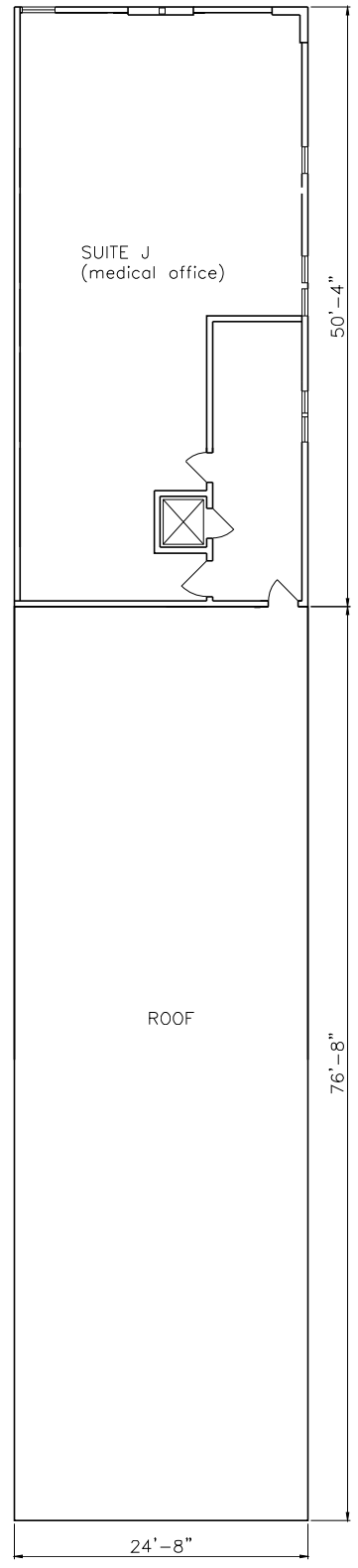
SACRAMENTO STREET



SACRAMENTO STREET FACADE

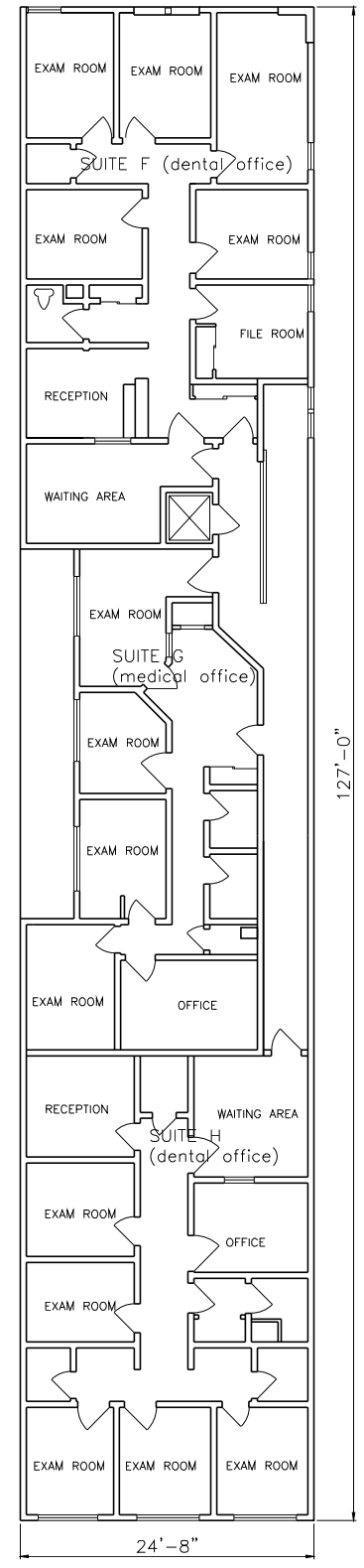
AS-BUILT ELEVATION

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



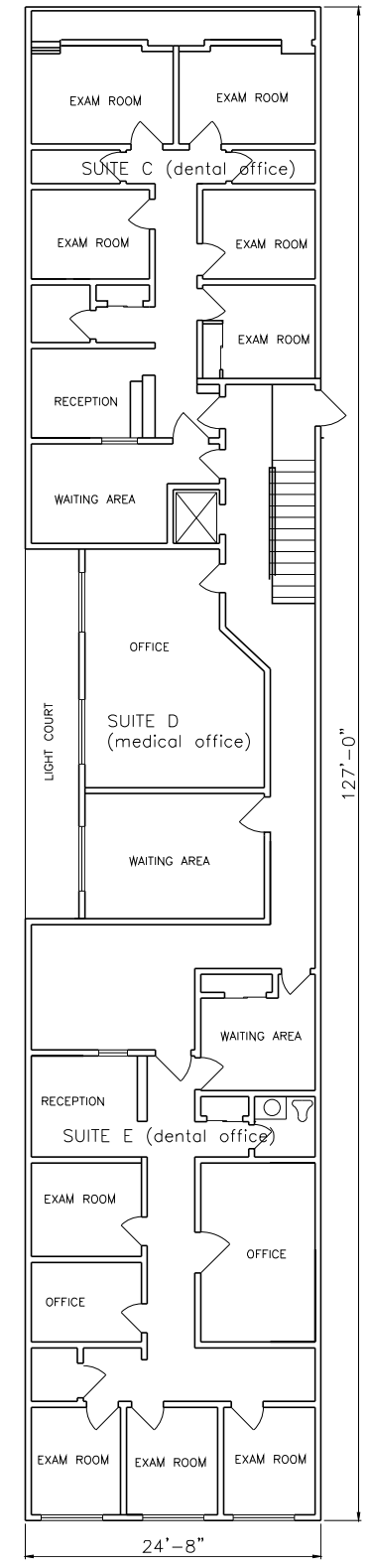
THIRD FLOOR
1,047 GSF

THIRD



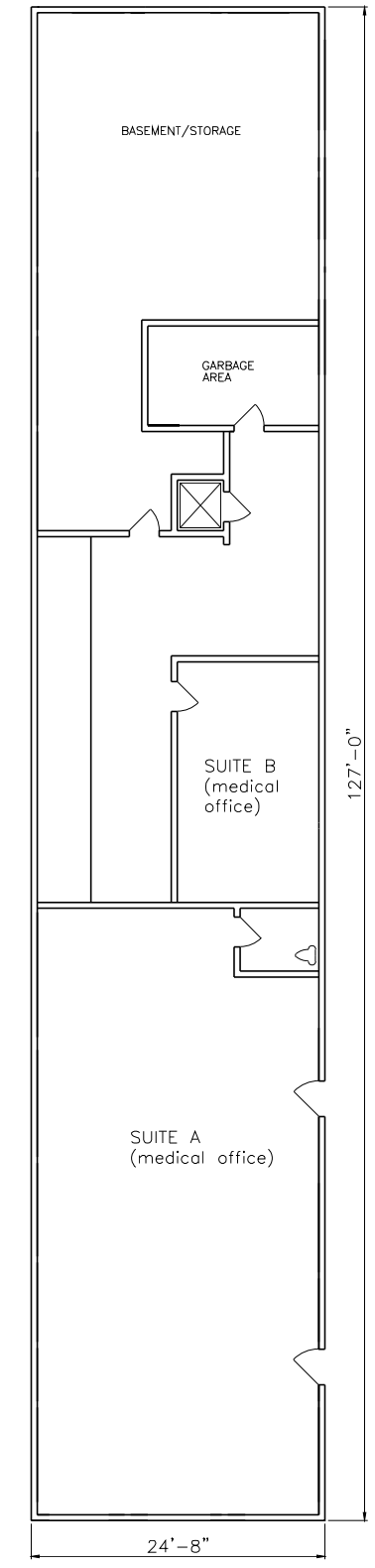
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND



BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

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

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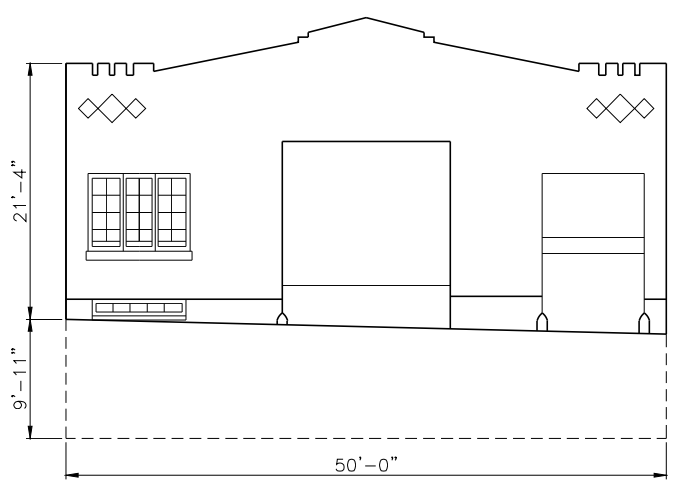
As-Built Drawings: 3641 Sacramento

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

EX2.0

3870

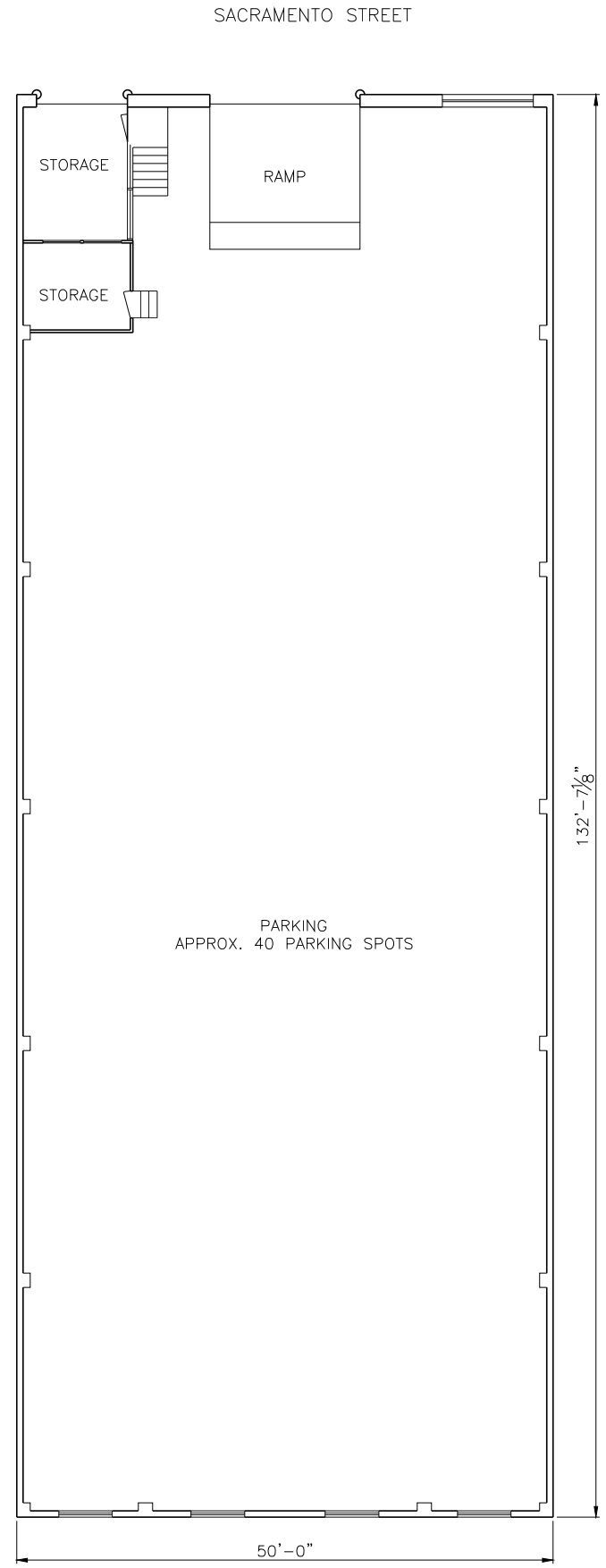
3871



SACRAMENTO STREET FACADE

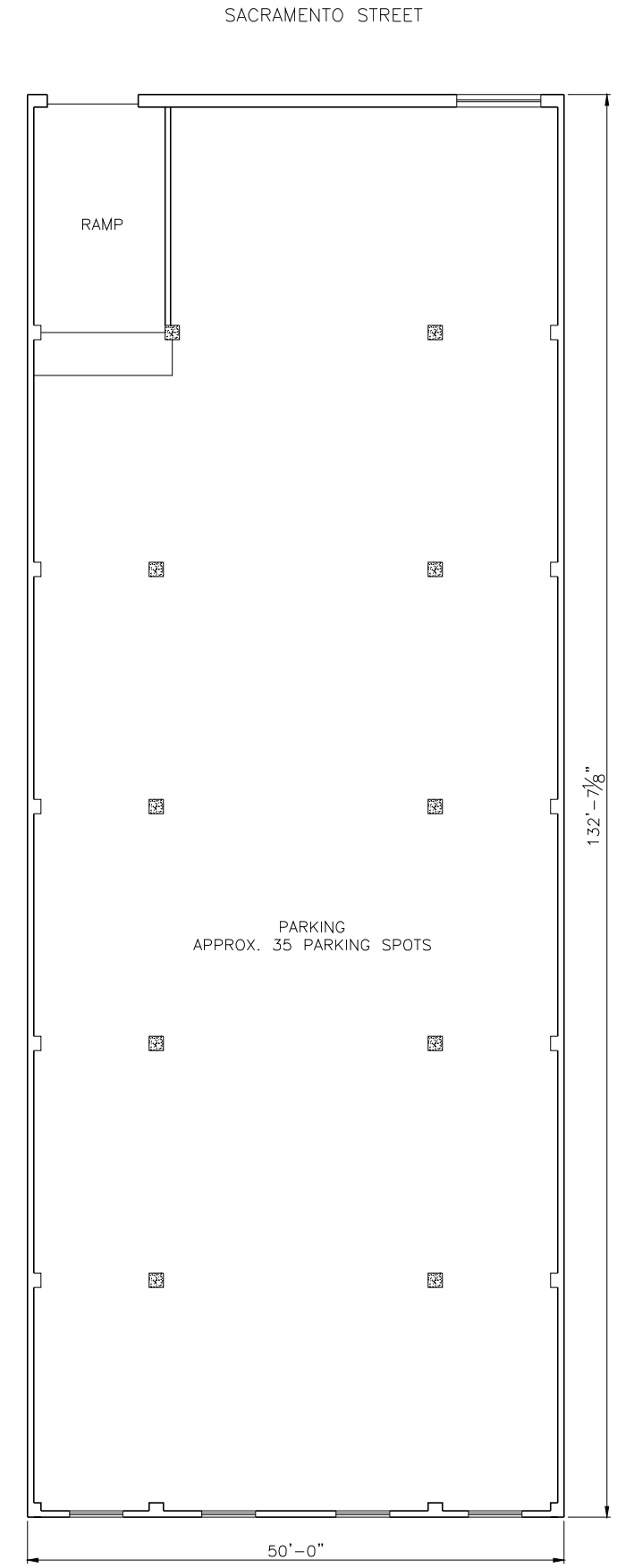
AS-BUILT ELEVATION

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



UPPER LEVEL
6,125 SQ.FT.

GROUND



LOWER LEVEL
6,125 SQ.FT.

BASEMENT

AS-BUILT FLOOR PLANS

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

N

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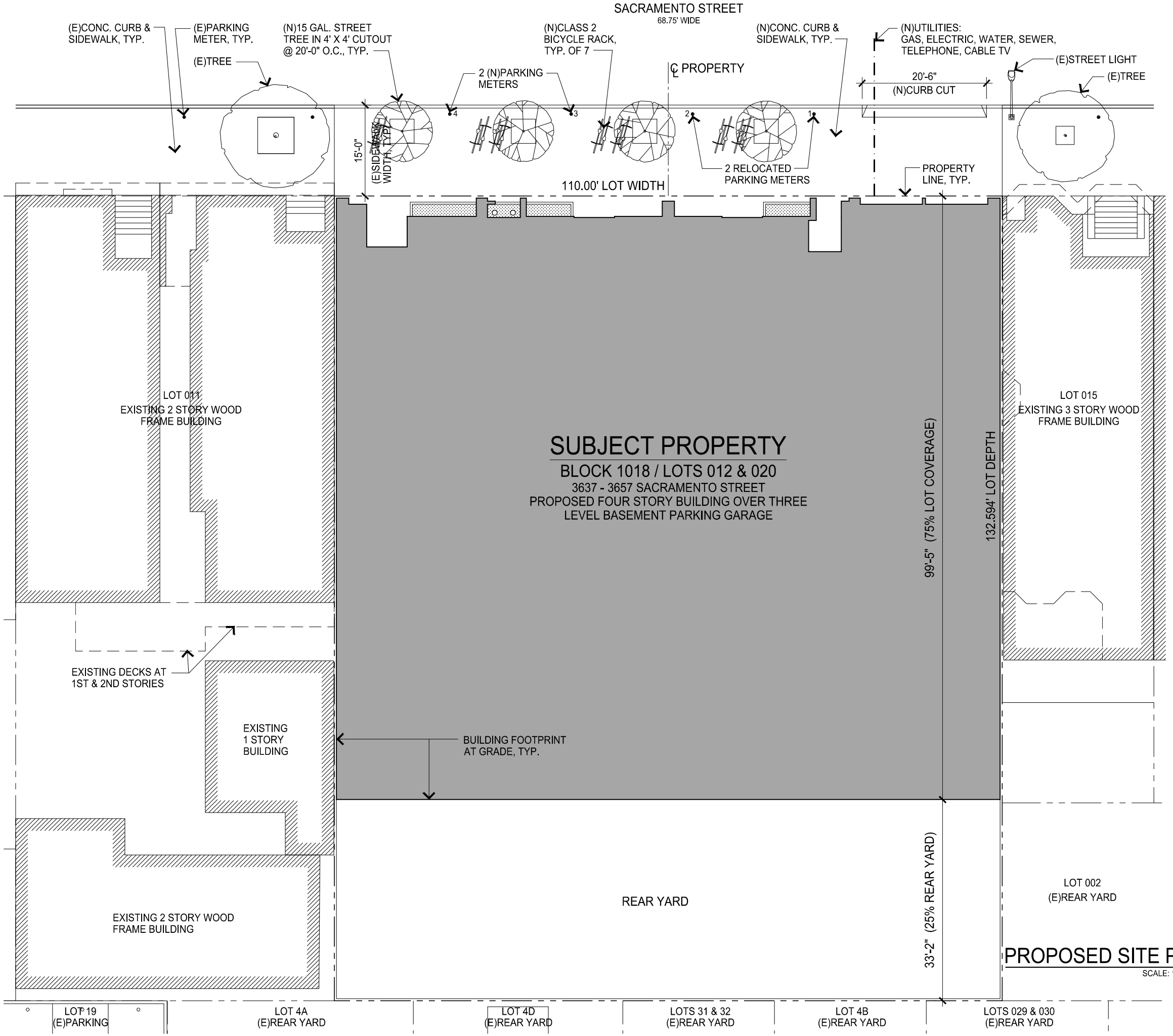
As-Built Drawings: 3657 Sacramento

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

EX3.0



PROPOSED SITE PLAN

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

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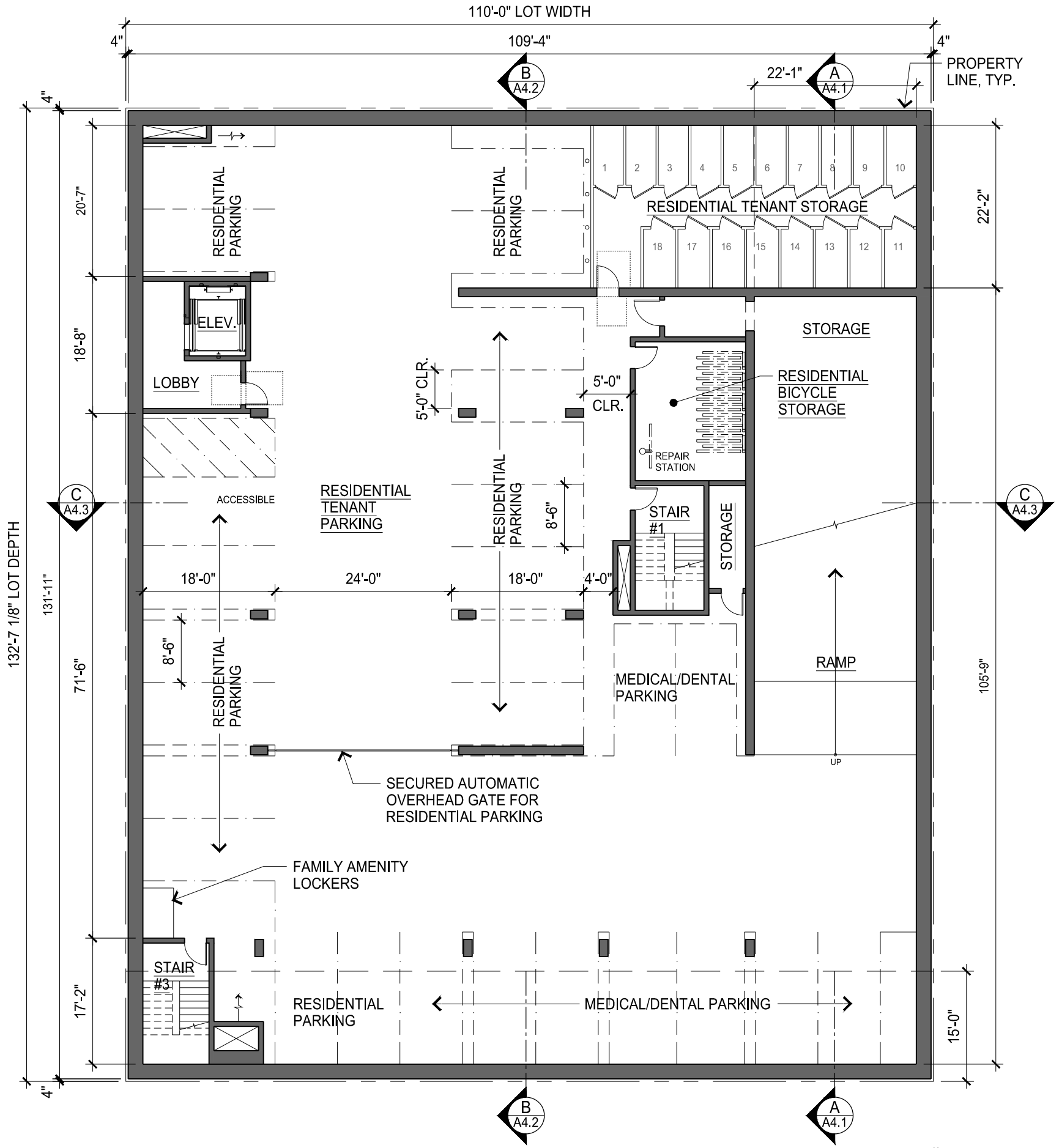
Site Plan

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

A1.2



PROPOSED BASEMENT PARKING LEVEL P2 FLOOR PLAN

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

N

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

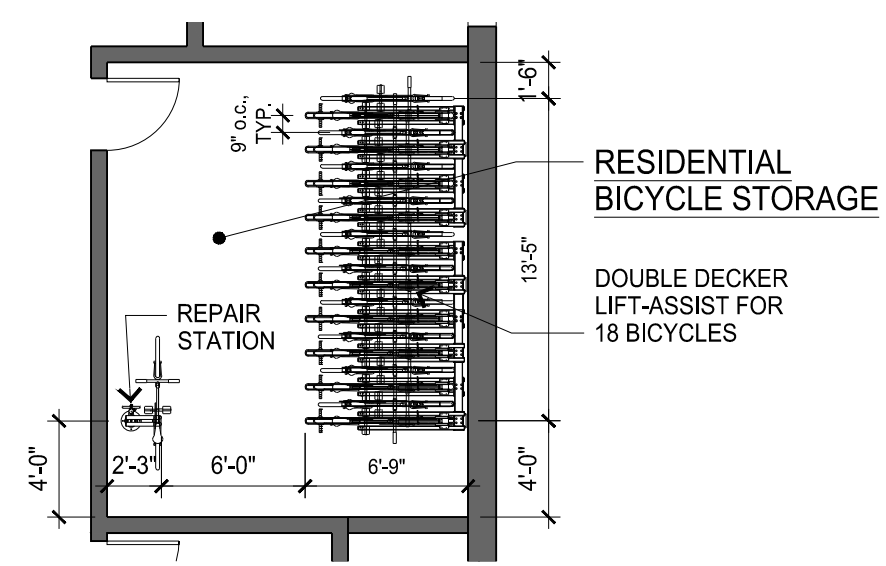
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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"

N

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Revision July 12, 2018 Revisions per Owner

Revision July 31, 2018 Additional Information Requested by Planning

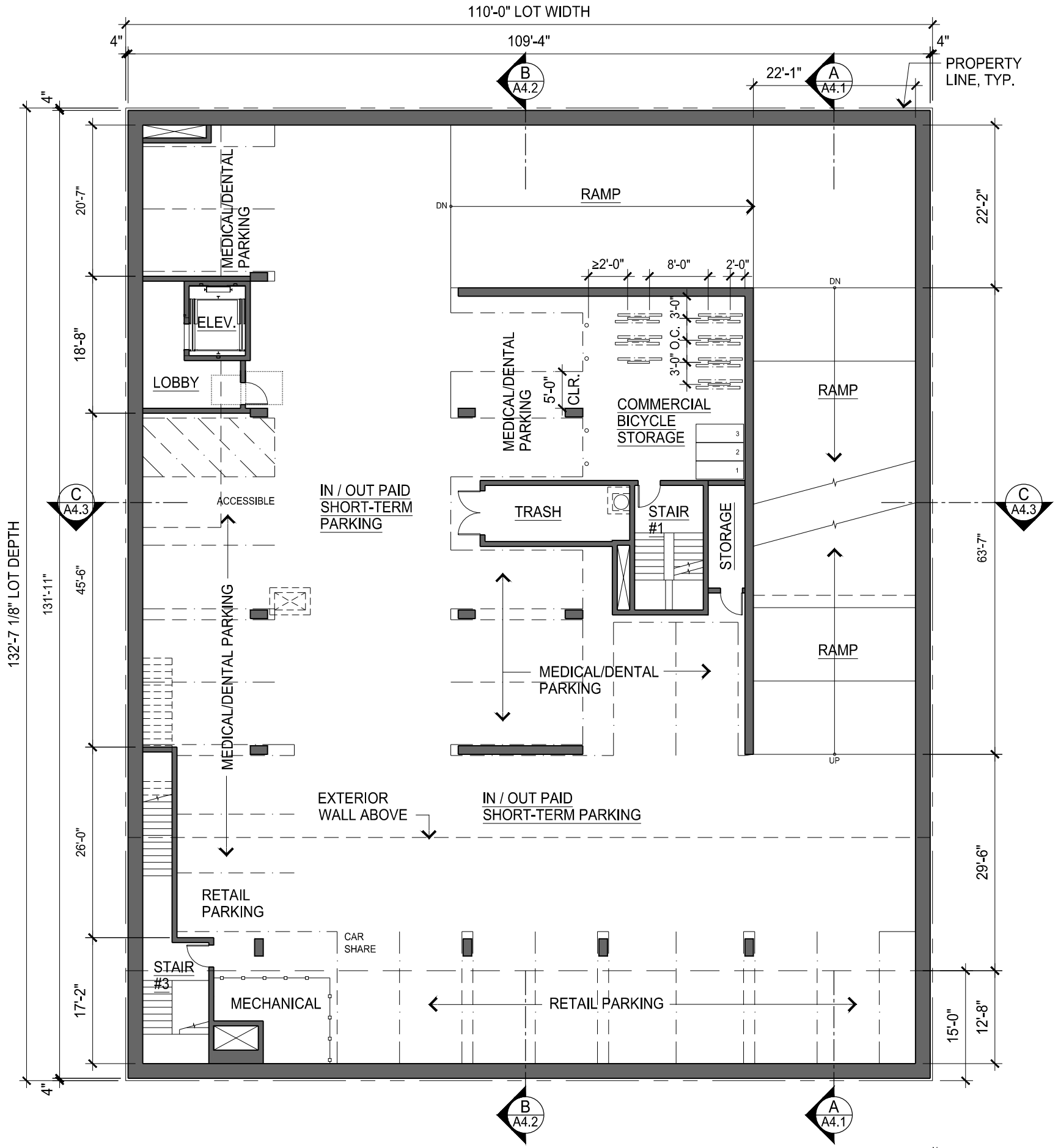
Revision September 24, 2018 Additional Information Requested by Planning

Revision December 31, 2018 Revisions per Planning Commission Approval

Basement Parking Level P2 Floor Plan

Scale: As noted

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

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

PARKING LEVEL P1

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P1	1	19	3	23

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

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

BICYCLE PARKING, COMMERCIAL:

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

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

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

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

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Revision
September 24, 2018
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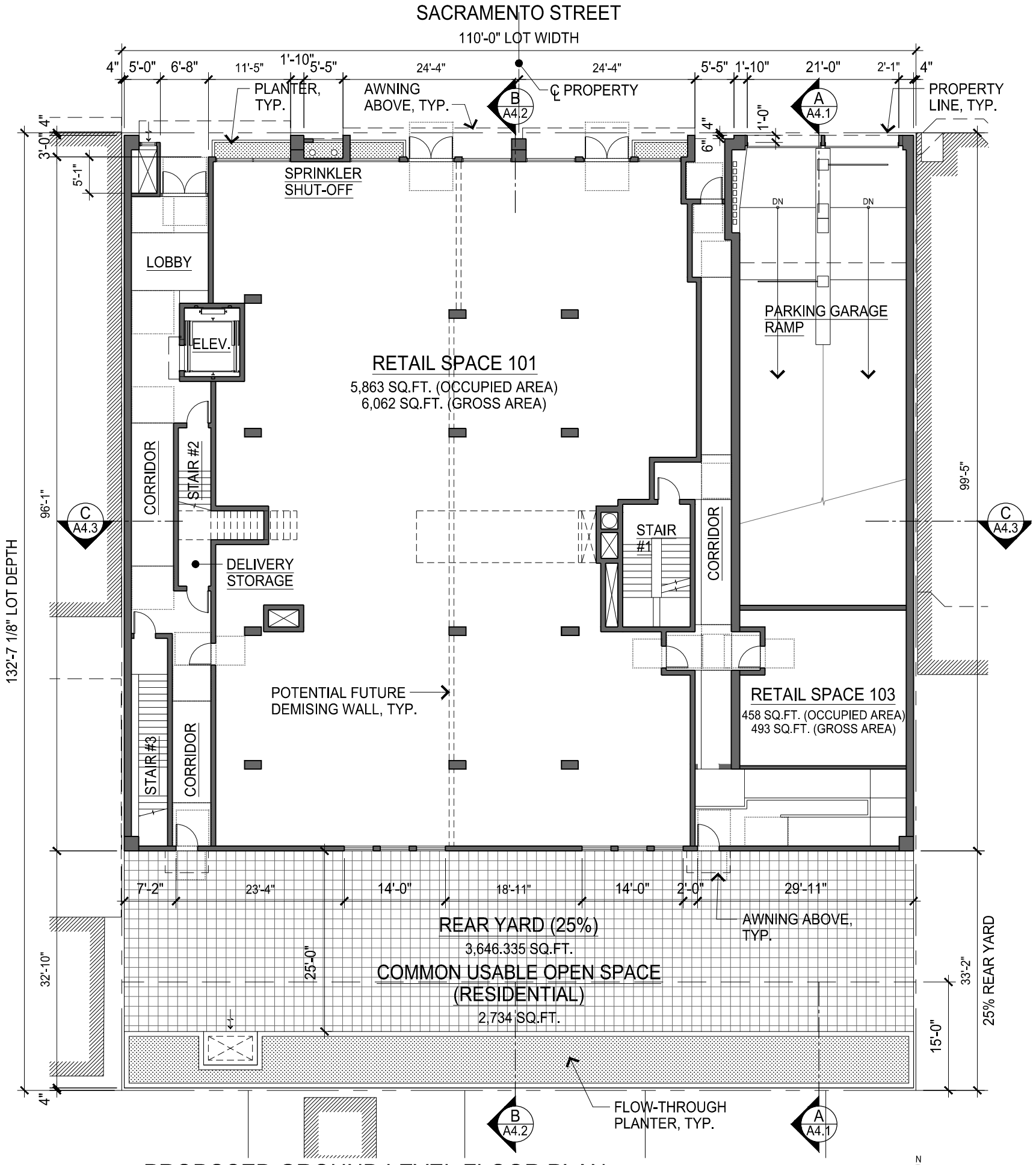
Requested by Planning

Revision
December 31, 2018
Revisions per Planning
Commission Approval

Basement Parking Level P1 Floor Plan

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

A2.3



PROPOSED GROUND LEVEL FLOOR PLAN

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

GROUND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

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

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

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

PROVIDED: 2,734 SQ.FT.

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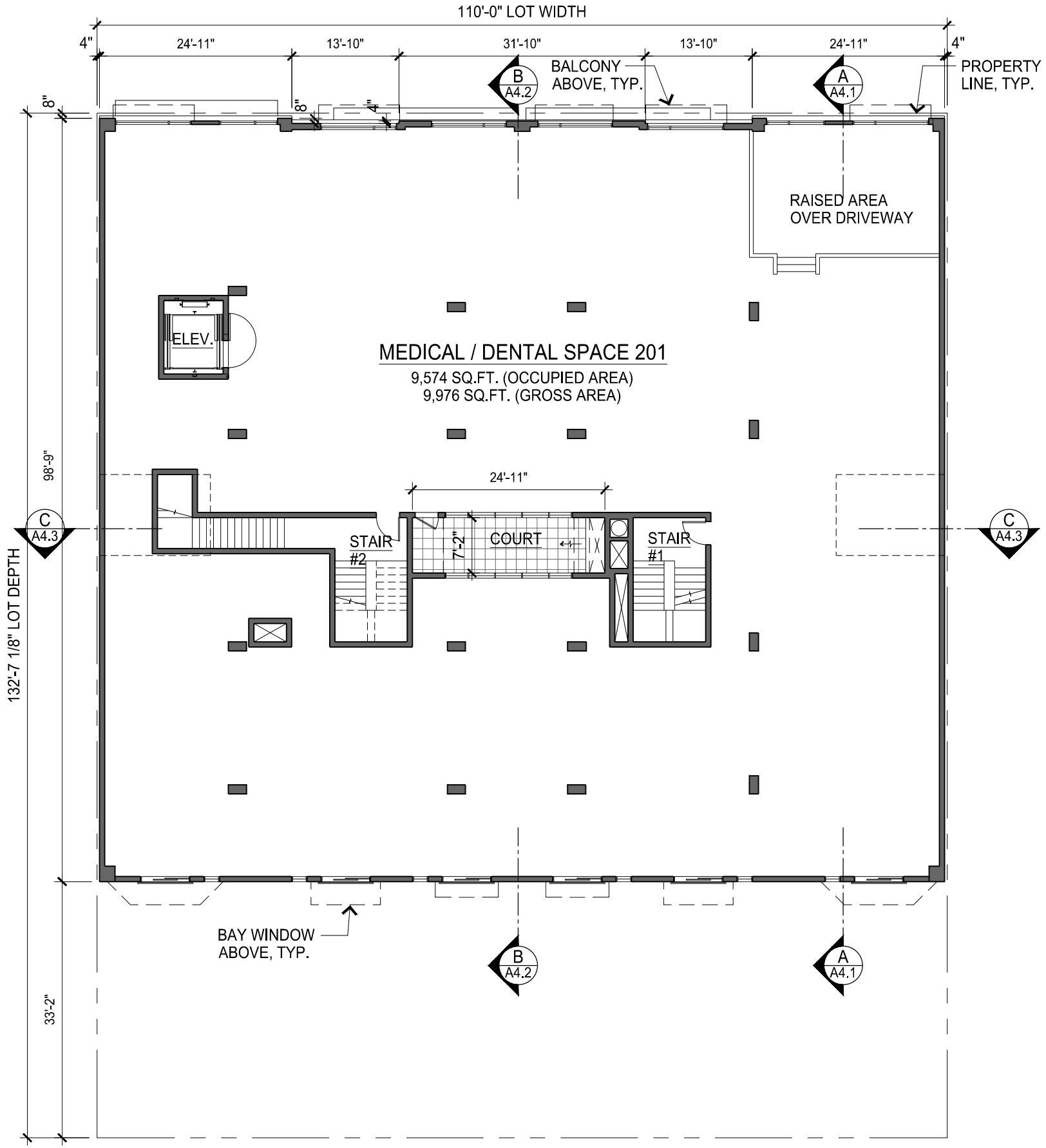
Ground Level Floor Plan

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

A2.4



PROPOSED SECOND LEVEL FLOOR PLAN

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

N

SECOND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

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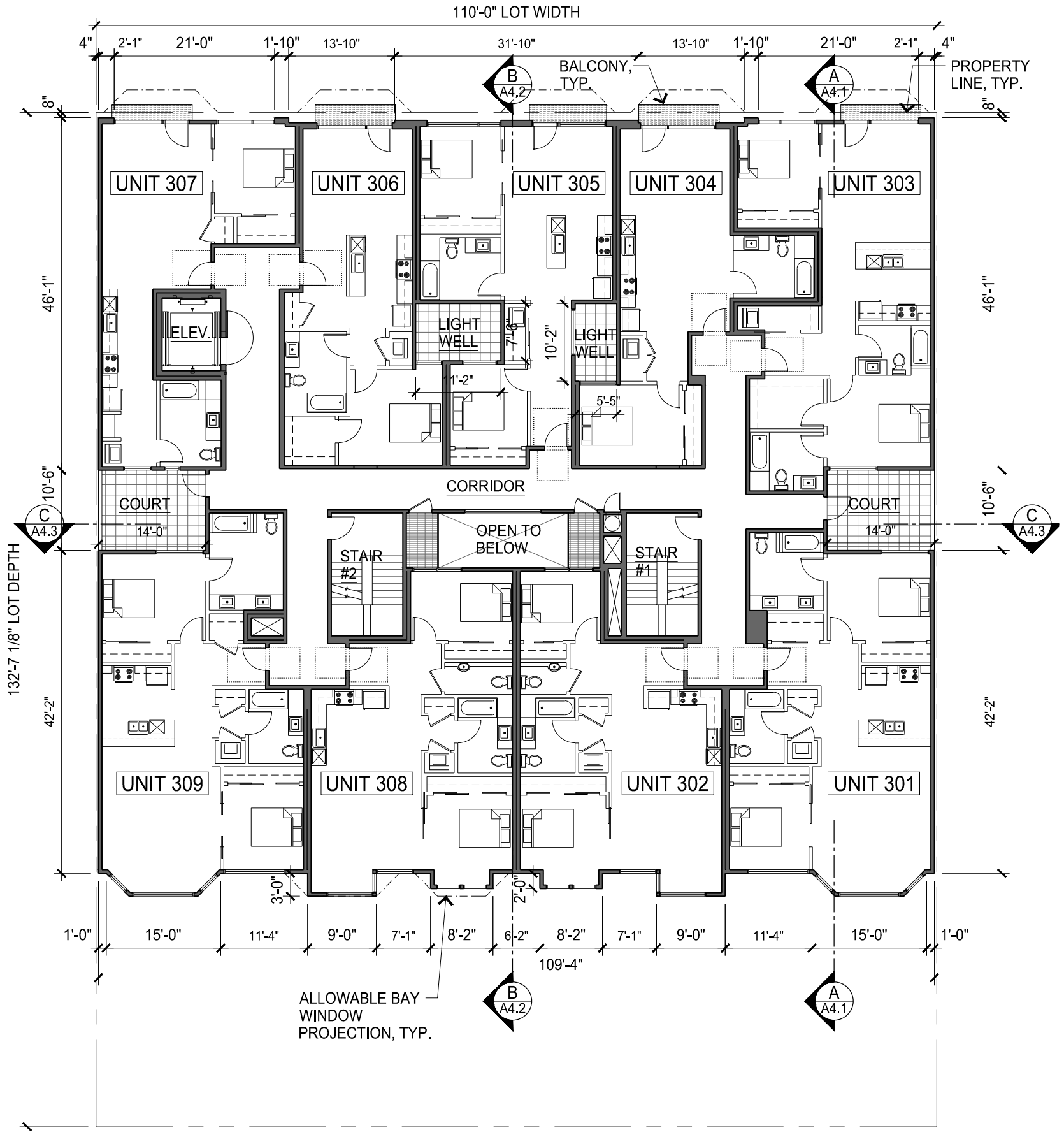
Second Level Floor Plan

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

A2.5



PROPOSED THIRD LEVEL FLOOR PLAN

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

N

THIRD FLOOR LEVEL

THIRD LEVEL UNIT TABULATION:

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

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

ALLOWED PROJECTIONS:

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

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

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

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

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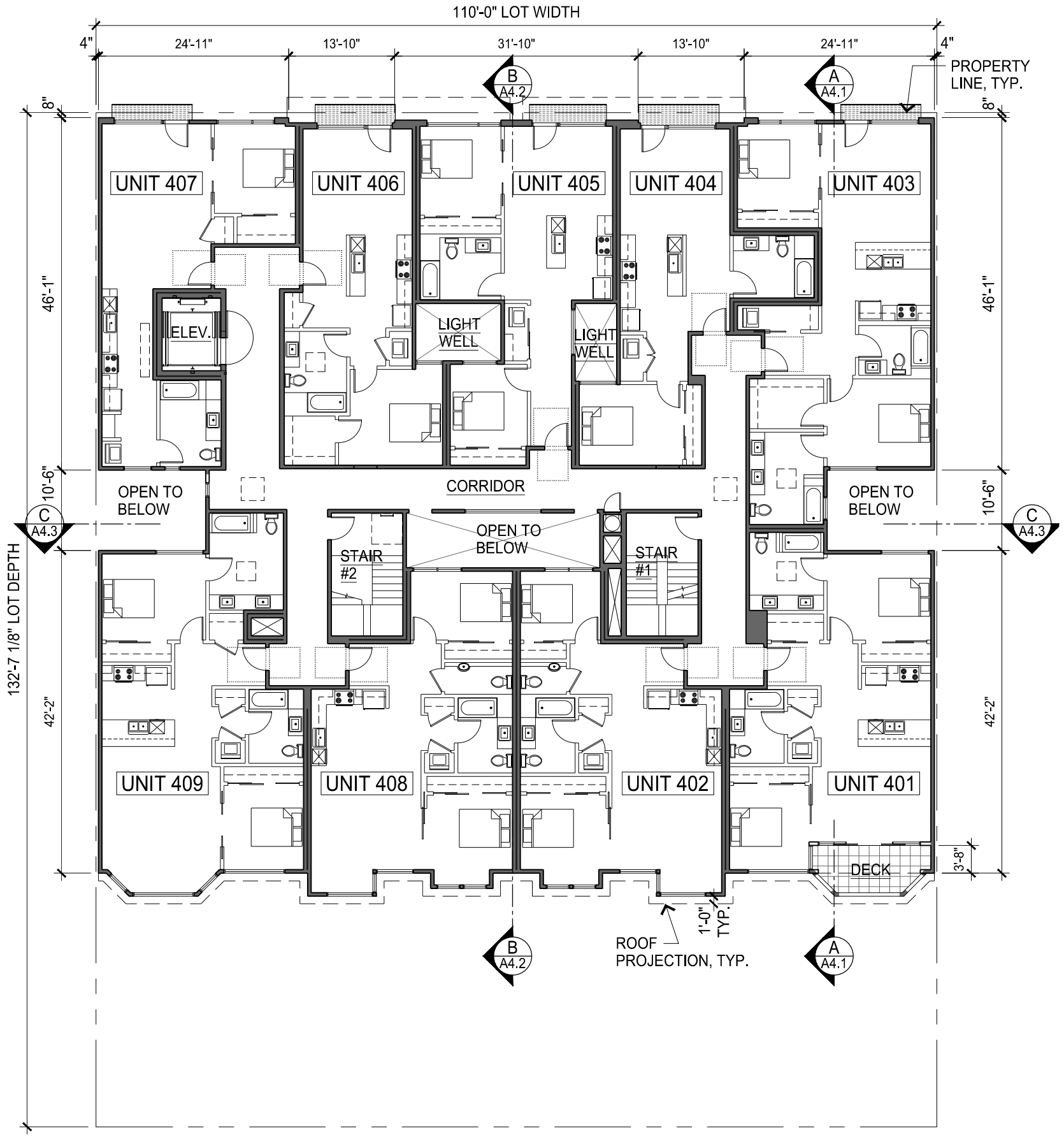
Third Level Floor Plan

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

A2.6



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.

PROPOSED FOURTH LEVEL FLOOR PLAN

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

N

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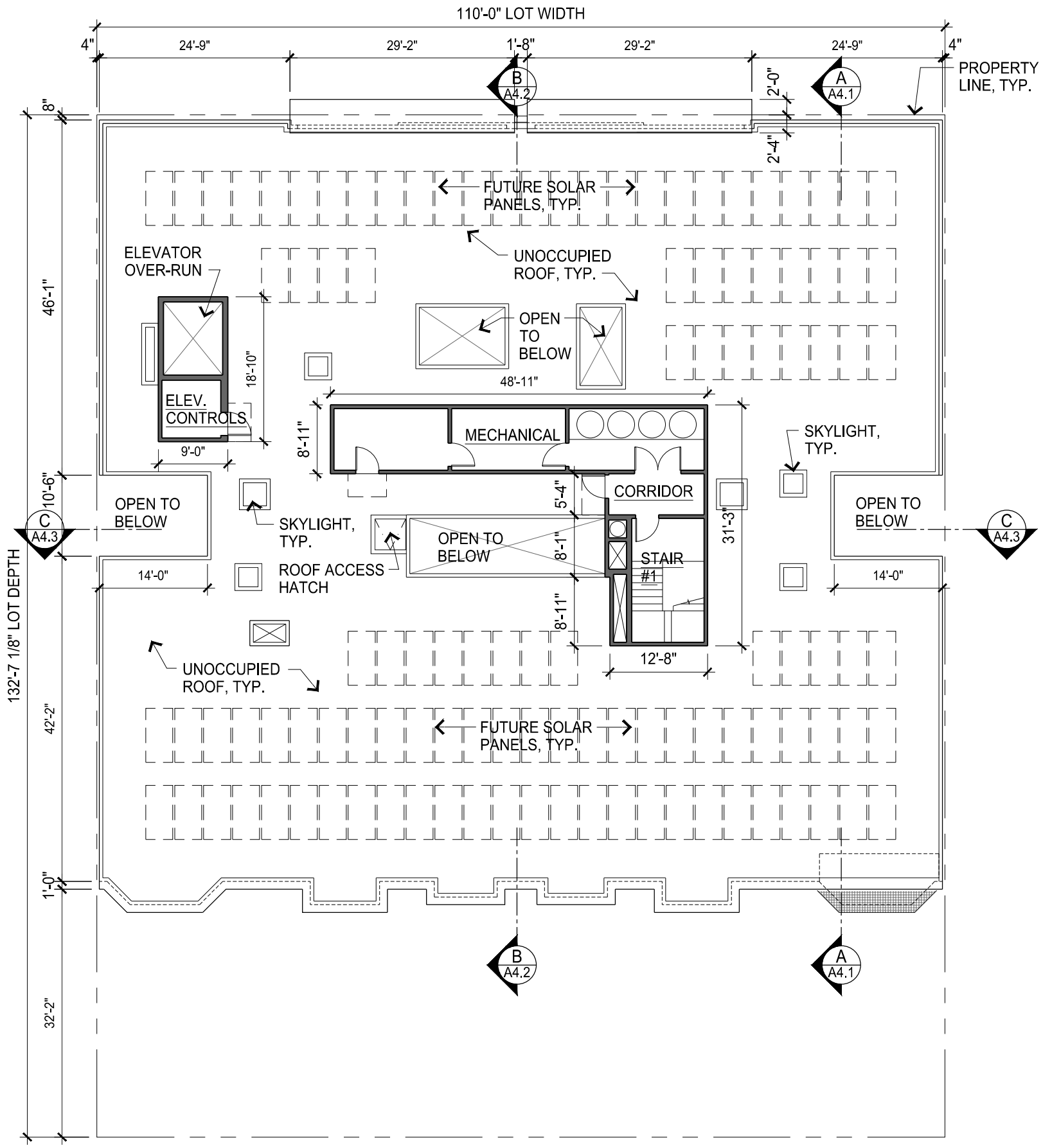
Fourth Level Floor Plan

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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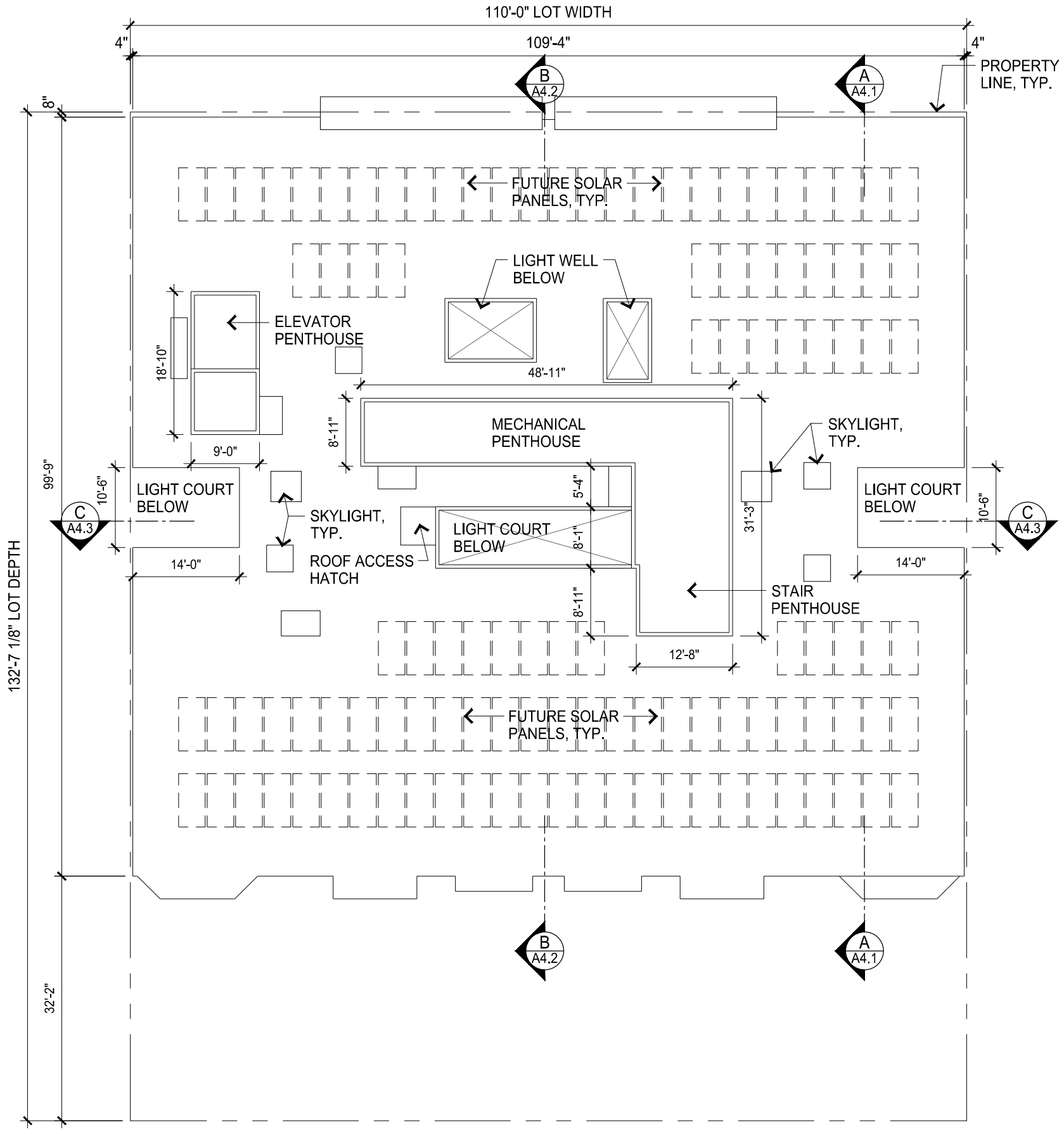
Roof Level Floor Plan

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

A2.8



PROPOSED PENTHOUSE ROOF PLAN

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

N

3880

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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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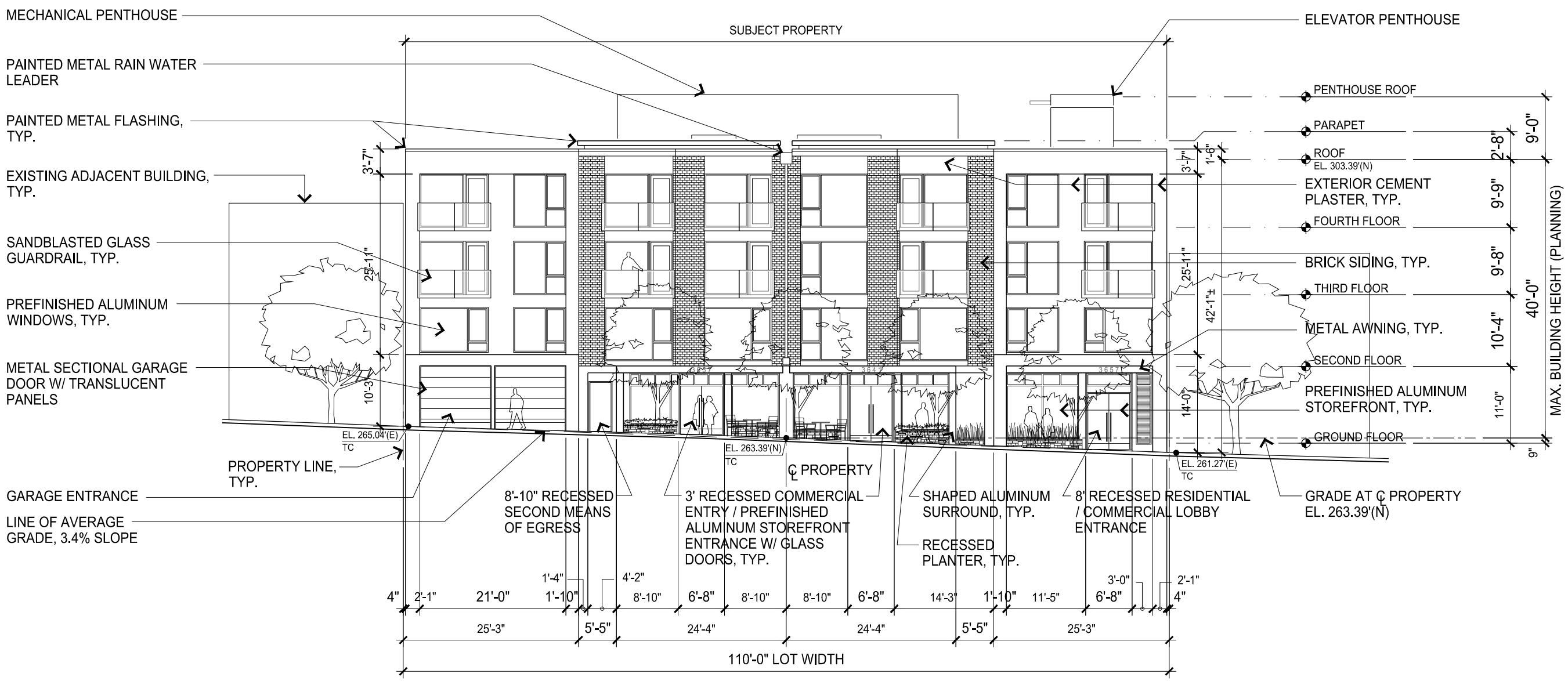
Proposed Sacramento Street View Rendering

R1



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

PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

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

3882

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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

3883

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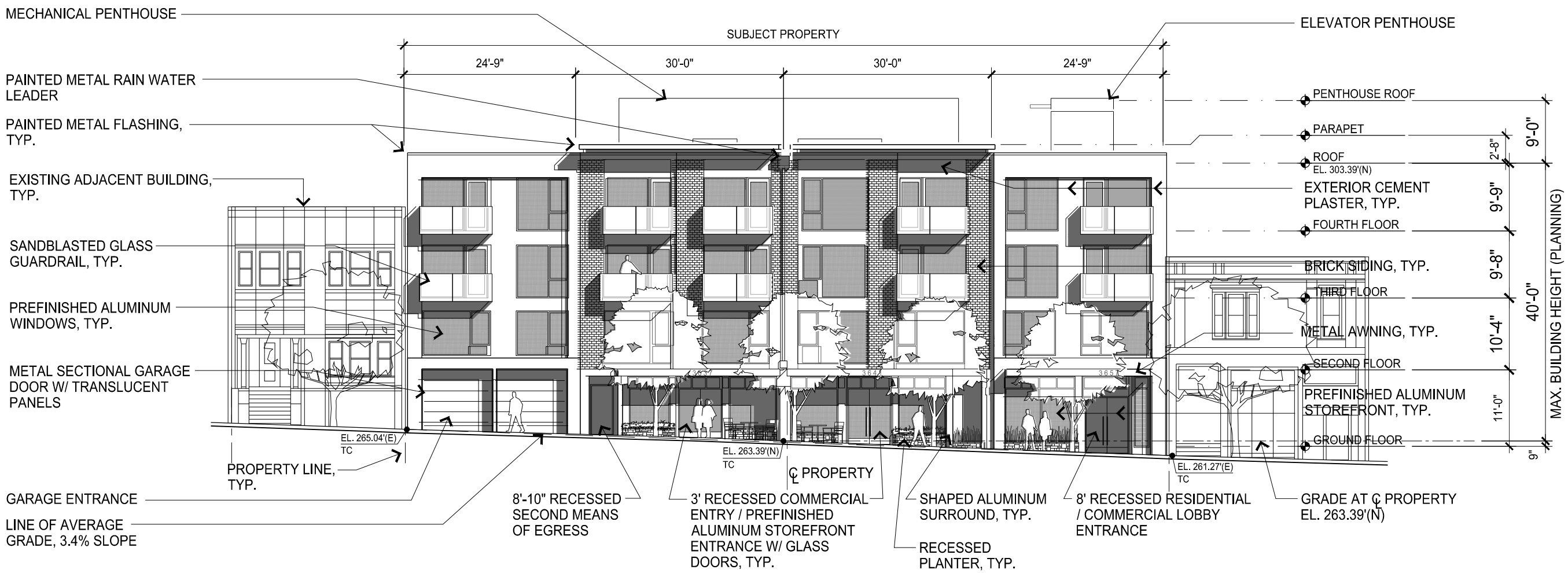
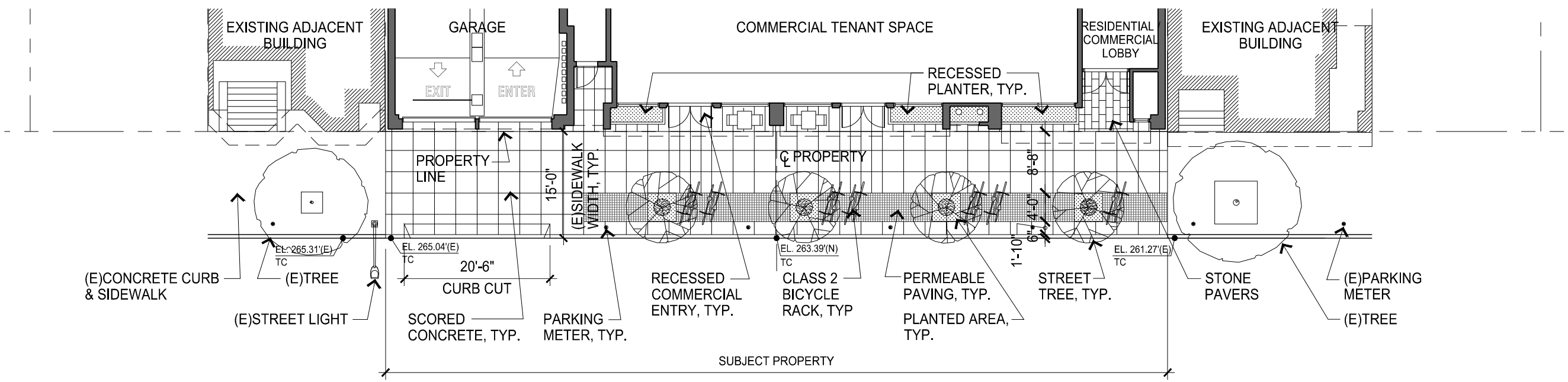
Proposed Commercial Storefront View Rendering

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

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

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

Project No.
07-018

Date
March 17, 2017

Revision
April 28, 2017
Additional Information
Requested by Planning

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

Revision
July 31, 2018
Additional Information
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Revision
September 24, 2018
Additional Information
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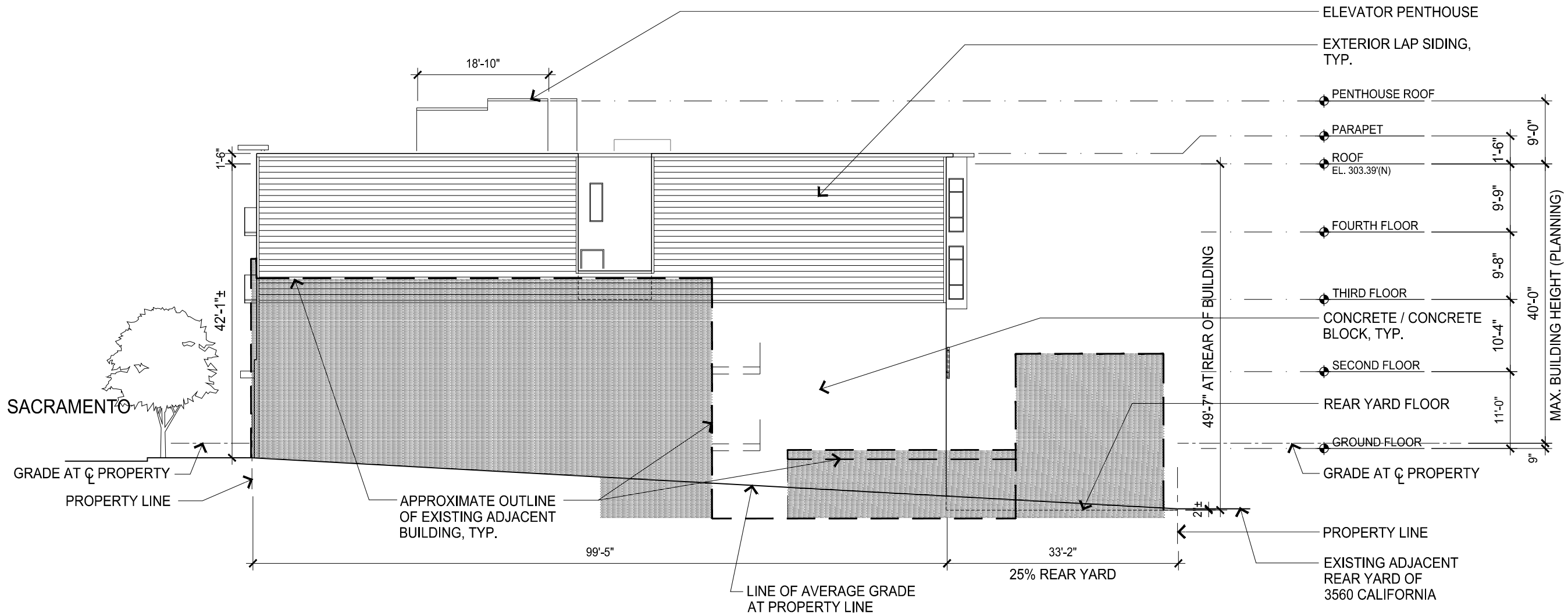
Elevation Study

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

A3.1d



PROPOSED WEST ELEVATION

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

3885

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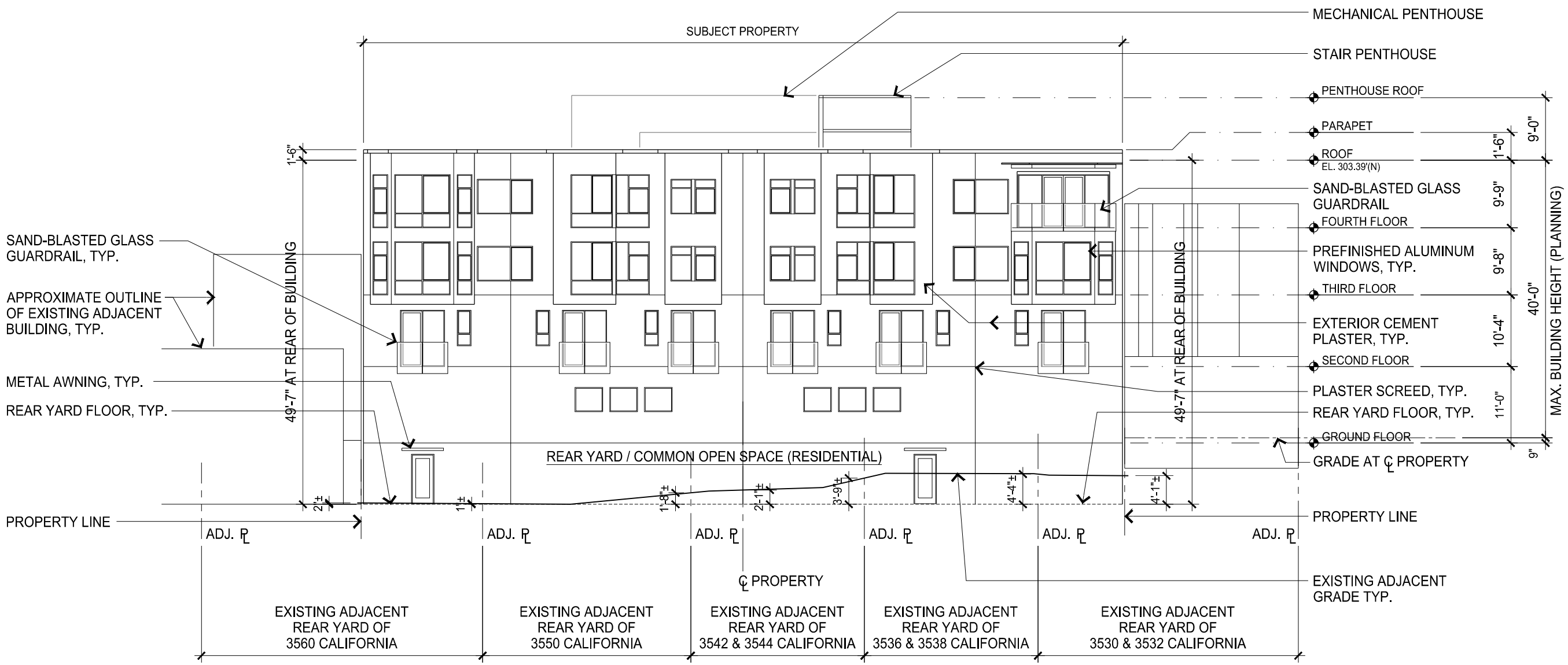
Exterior Elevation

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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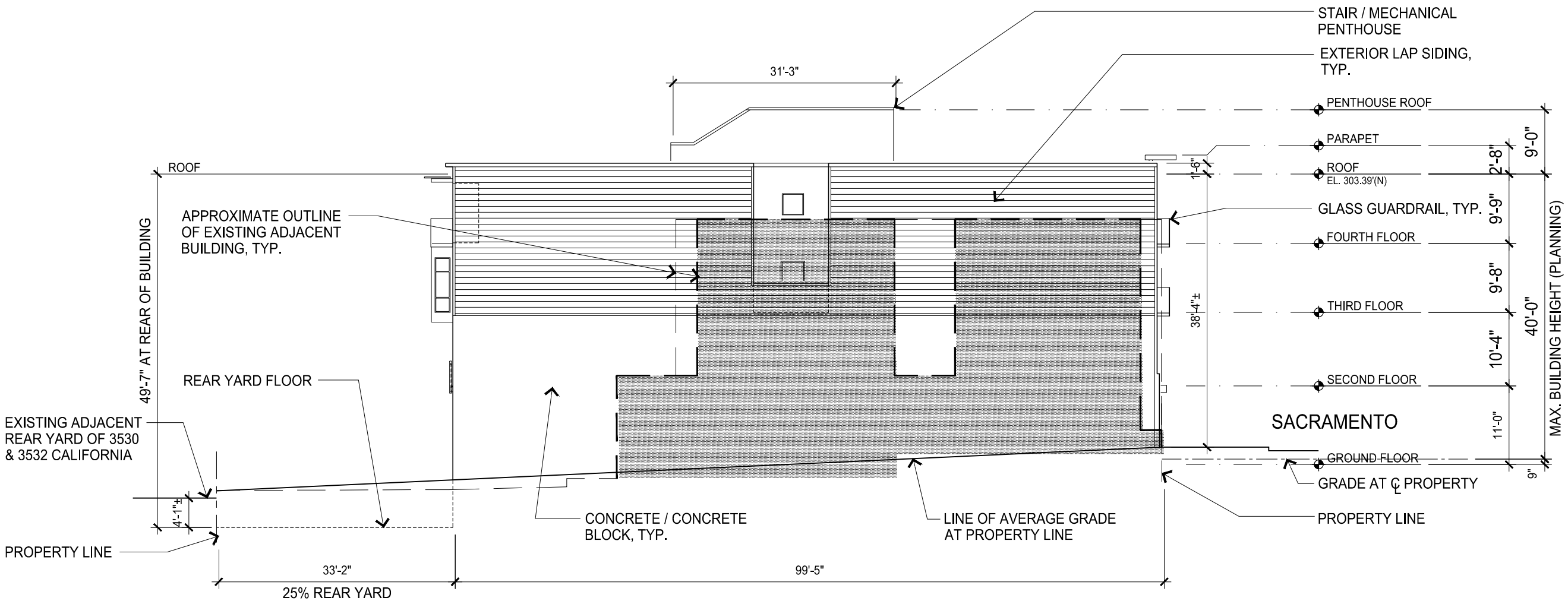
Exterior Elevation

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

A3.3



PROPOSED EAST ELEVATION

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

3887

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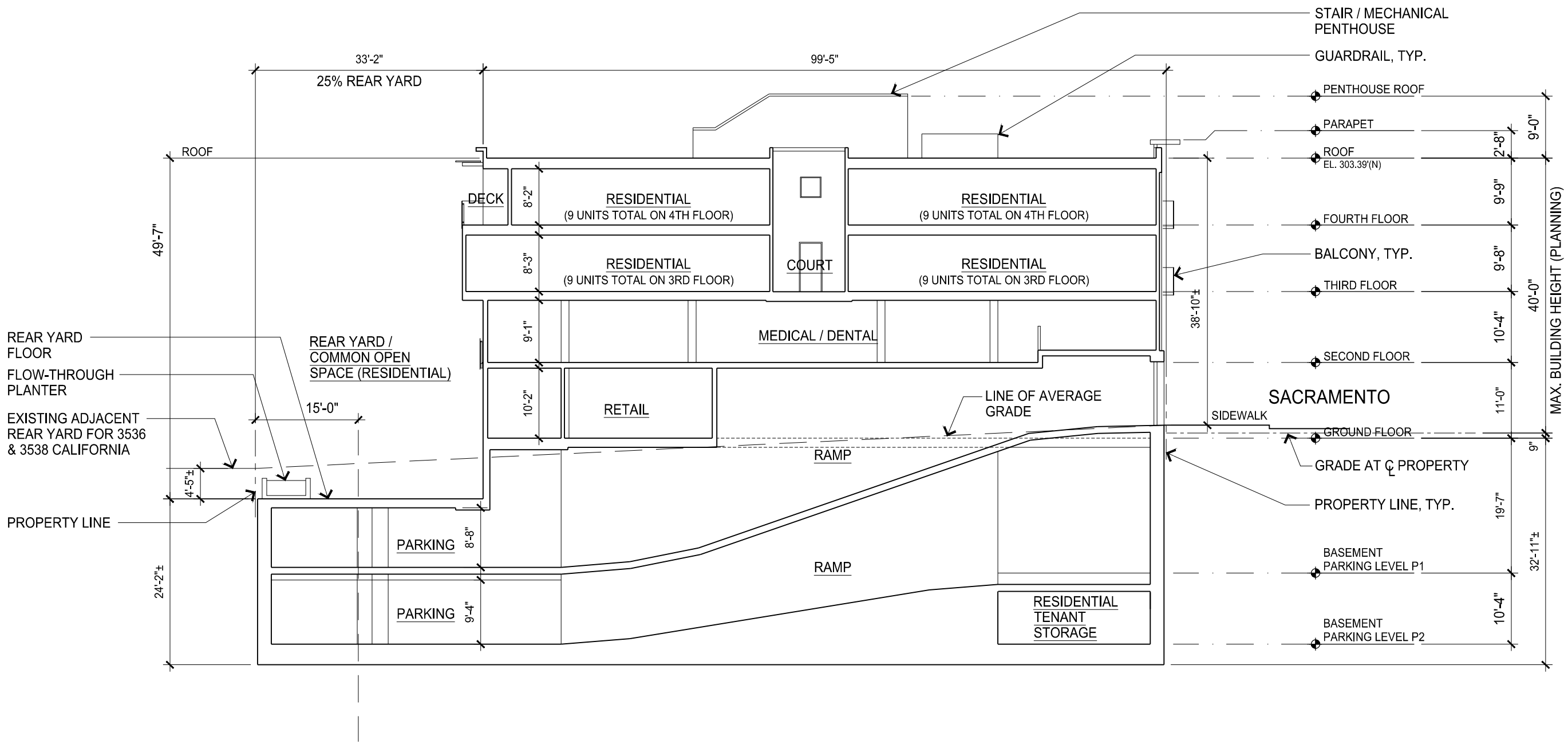
Exterior Elevation

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

A3.4



PROPOSED BUILDING SECTION A - at AUTO RAMP

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

3888

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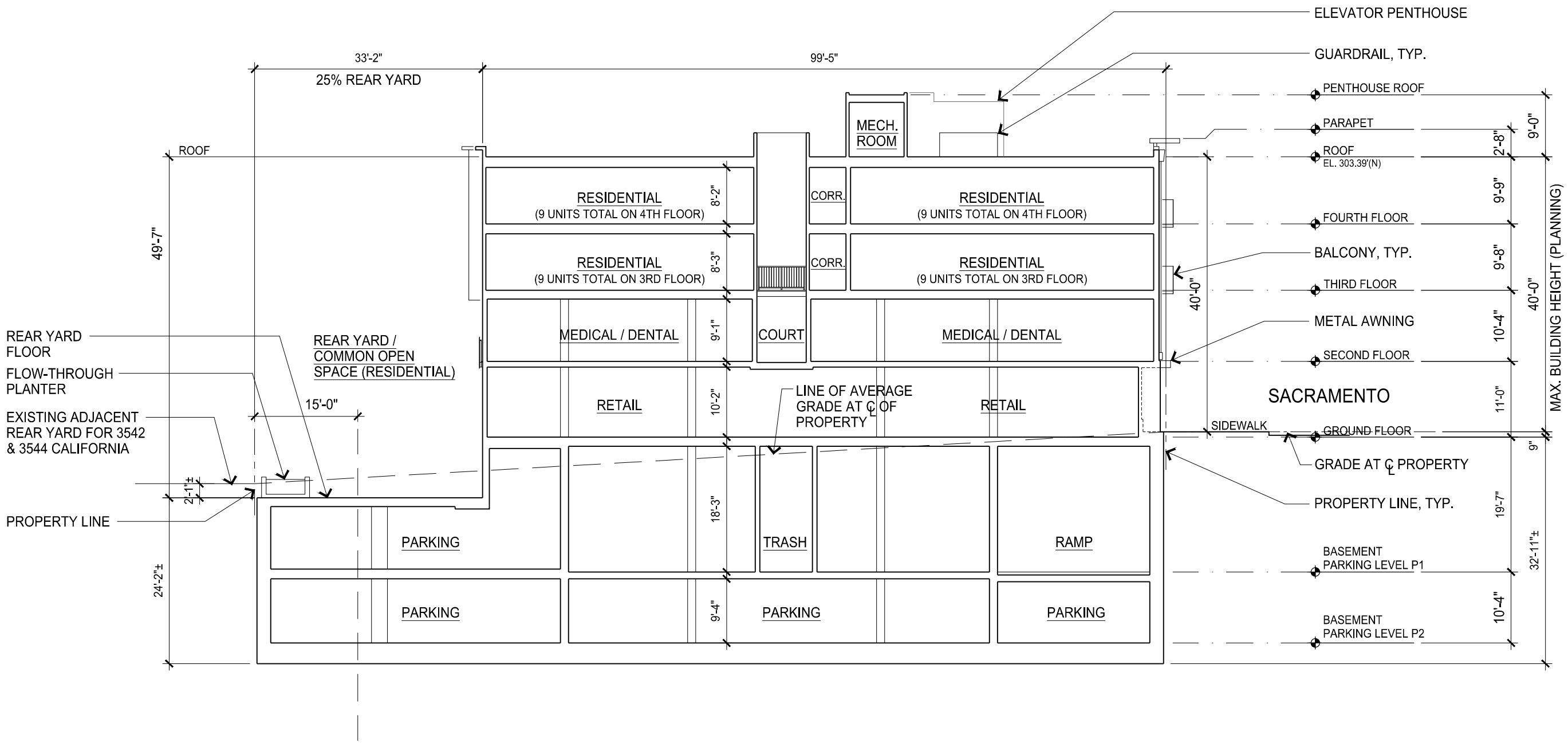
Revision
December 31, 2018
Revisions per Planning
Commission Approval

Building Section

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

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

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

3889

3637 Sacramento Street

Mixed-Use Condominium Project

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Building Section

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

A4.2

PROPOSED BUILDING SECTION C - CROSS SECTION

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

3890
0688

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Building Section

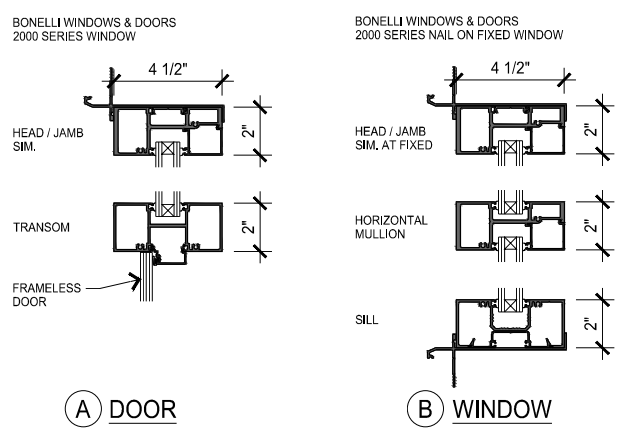
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR WITH TRANSLUCENT PANELS, TYP.

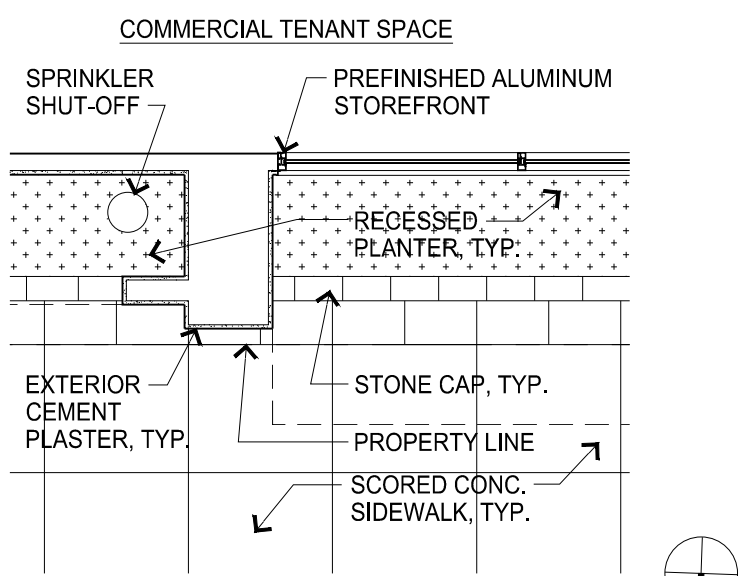
5 GARAGE DOOR CONCEPTUAL IMAGE

NO SCALE



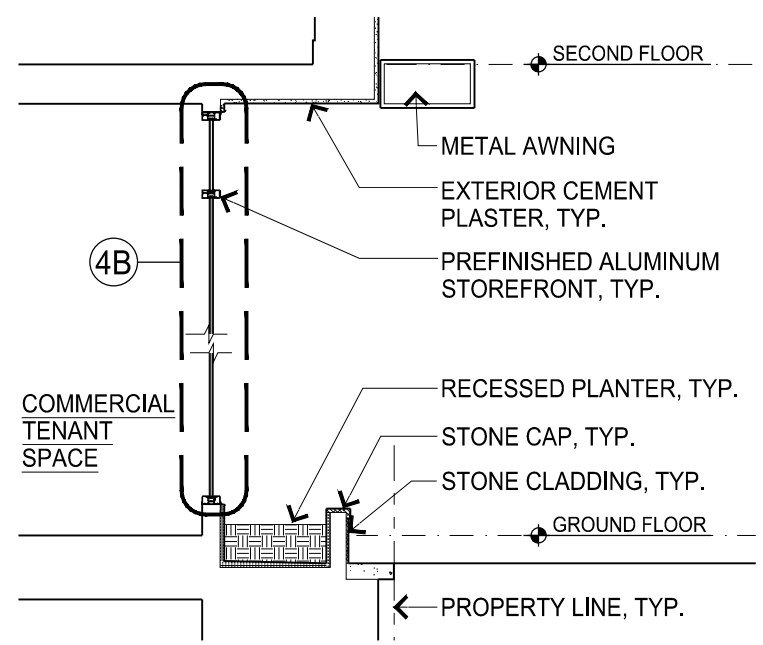
4 STOREFRONT PROFILES

NO SCALE



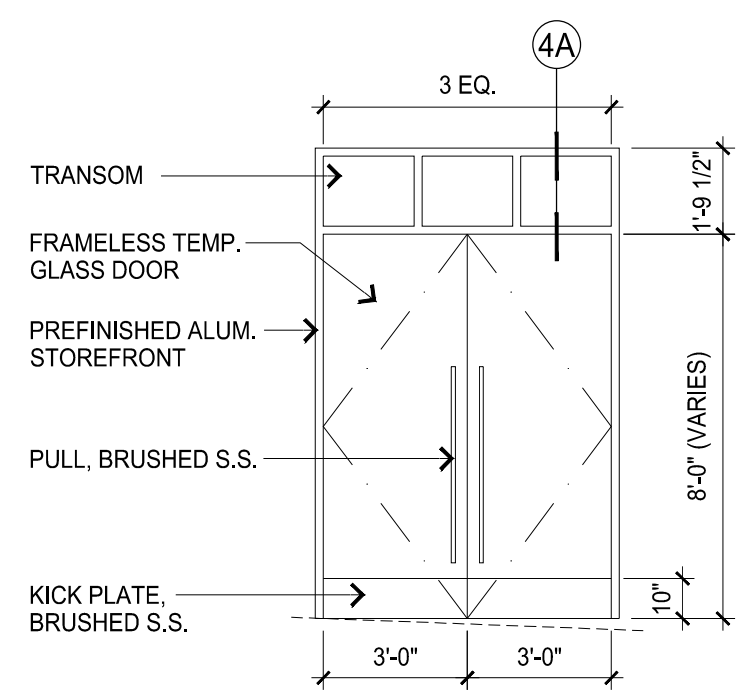
3 STOREFRONT JAMB

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



2 STOREFRONT AT PLANTER

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



1 ENTRY DOOR ELEVATION

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

KEY ELEVATION: SACRAMENTO STREET FACADE

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

3637 Sacramento Street

Mixed-Use Condominium Project

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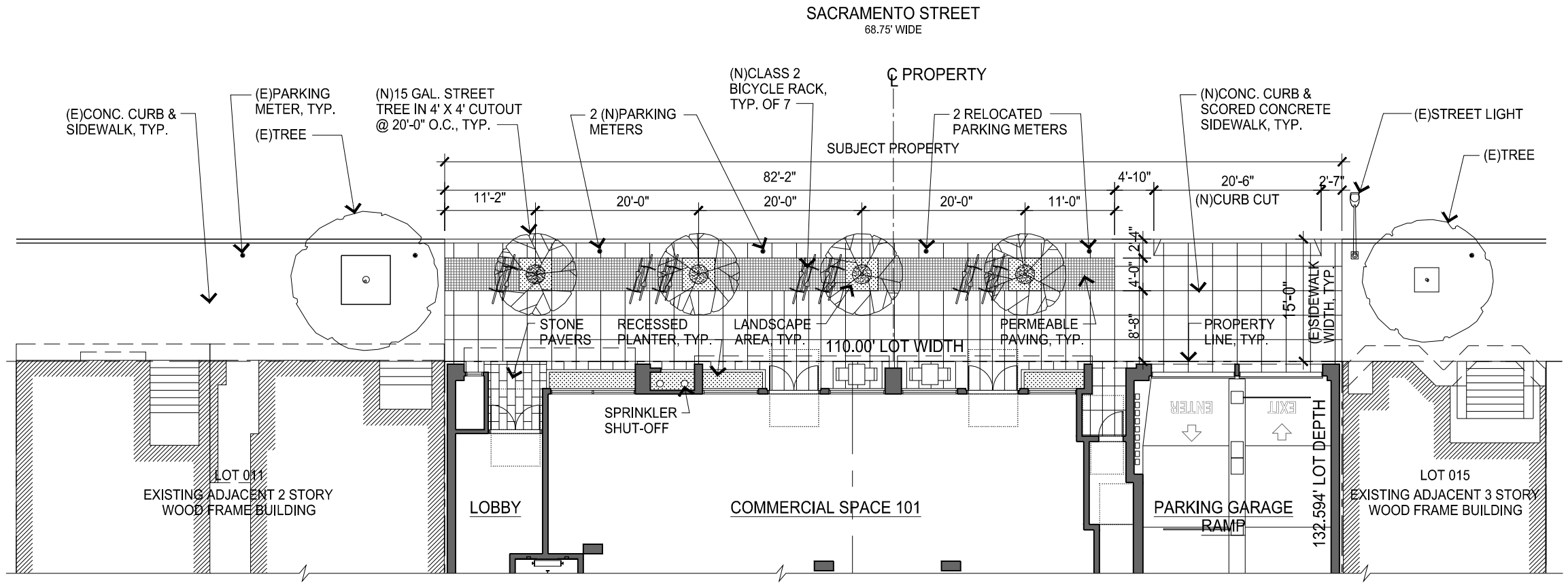
Architectural Profiles

Scale: As noted

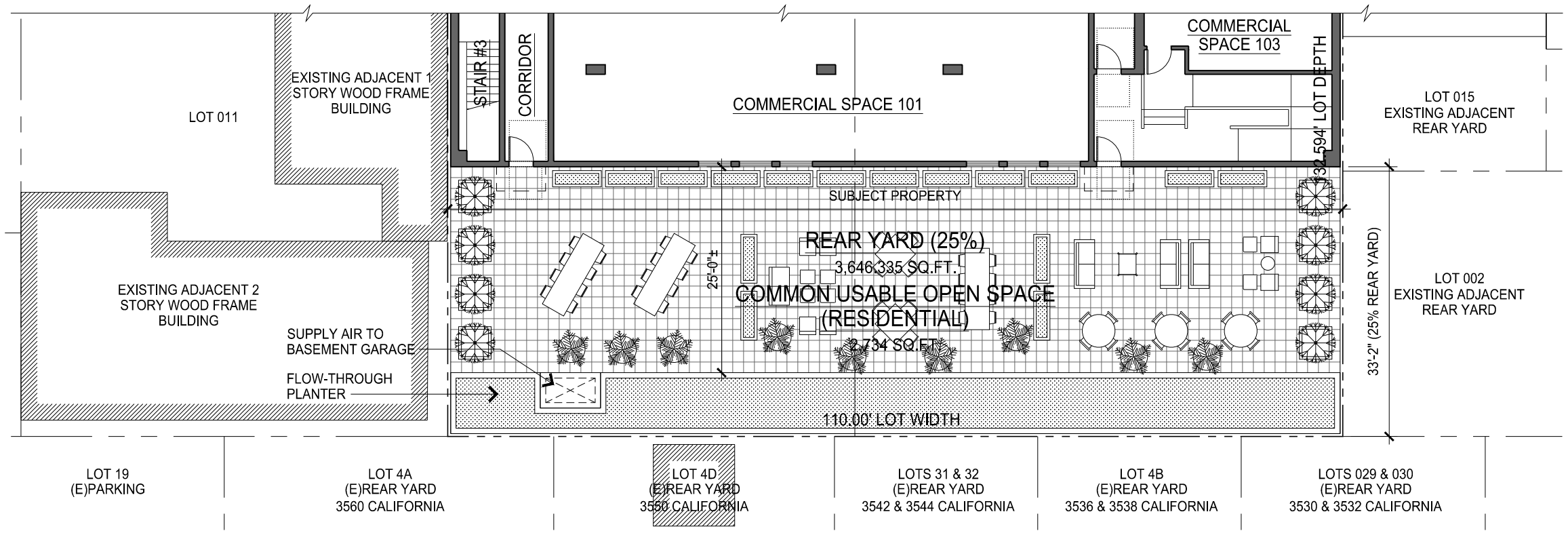
A9.1

3891



PROPOSED GROUND LEVEL LANDSCAPE PLAN

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



PROPOSED REAR YARD / COMMON OPEN SPACE LANDSCAPE PLAN

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

3892

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Conceptual Landscape Plan

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

L0.1

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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San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

Moscone
Emblidge
&Otis LLP

220 Montgomery St
Suite 2100
San Francisco
California 94104

Ph: (415) 362-3599
Fax: (415) 362-2006

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:

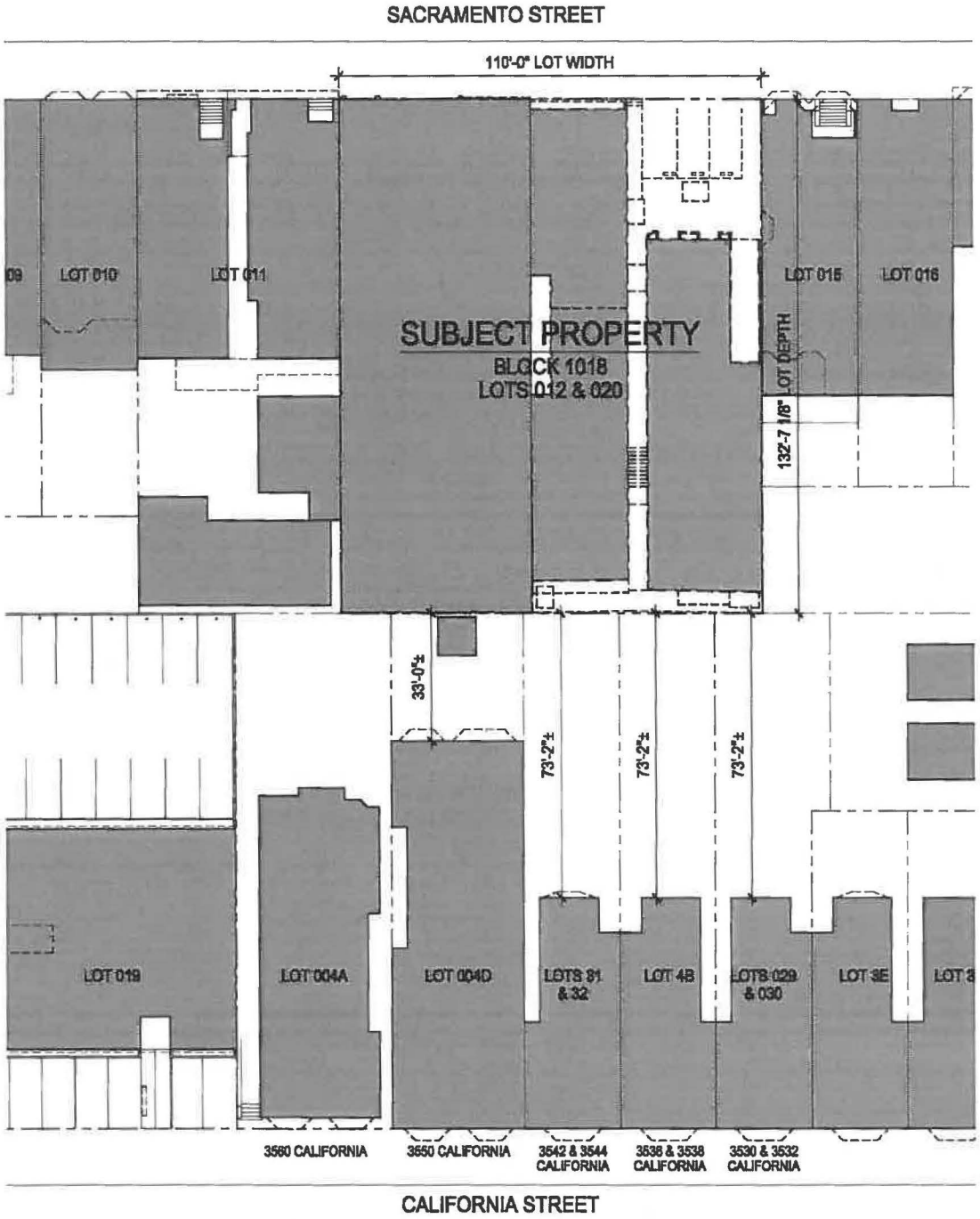
The Project provides 18 units of new housing on the third and fourth floors of the building. A mix of one and two-bedroom units will provide much needed housing in Presidio Heights, where relatively few units of new housing have been built. The Project provides ground floor retail space to enhance this 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.

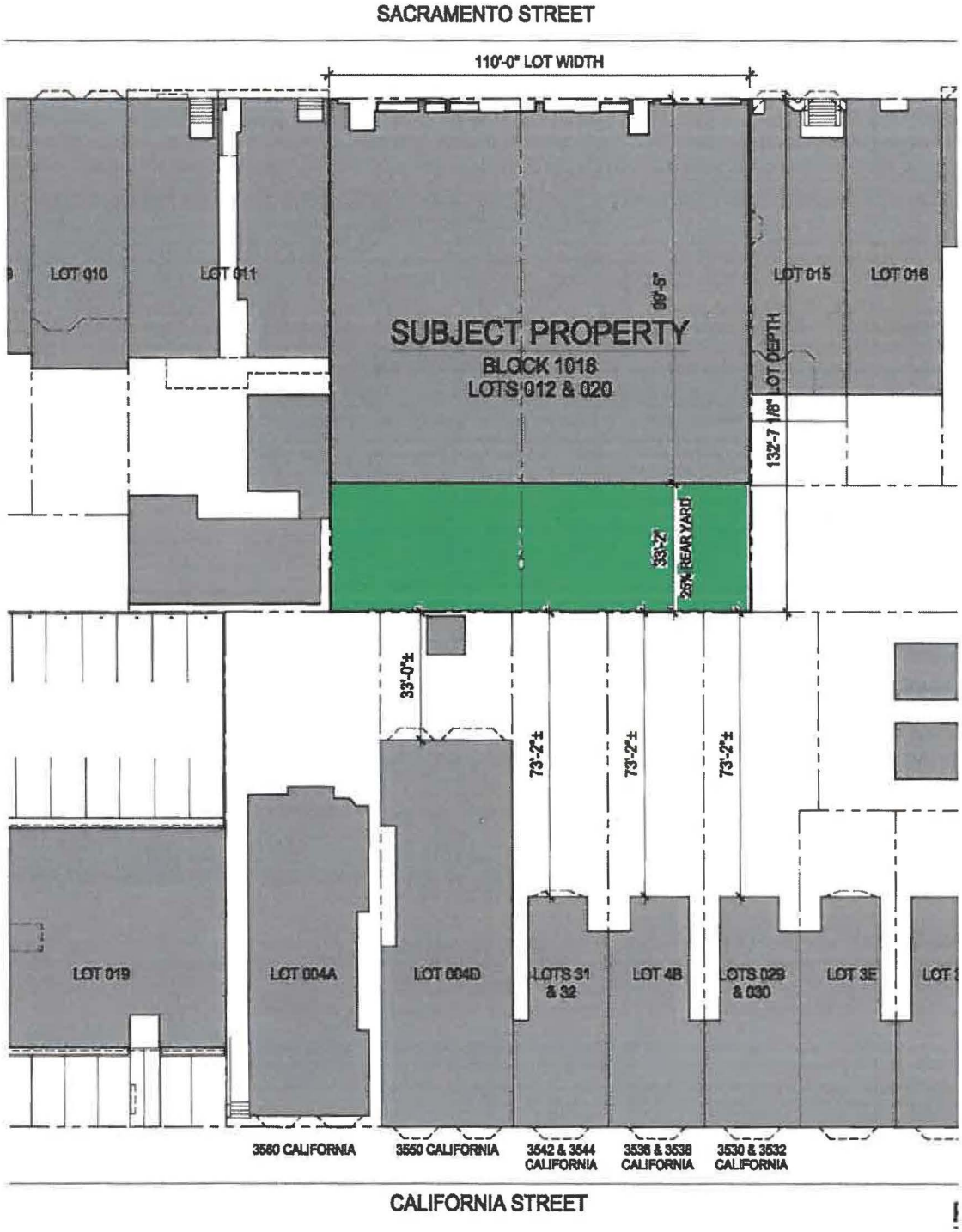
At the rear, the Project is set back over 33 feet from the rear property line, creating a new mid-block open space for the enjoyment of the Project's residents as well as the adjacent neighbors.

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

3637 Sacramento Street

Mixed-Use Condominium Project

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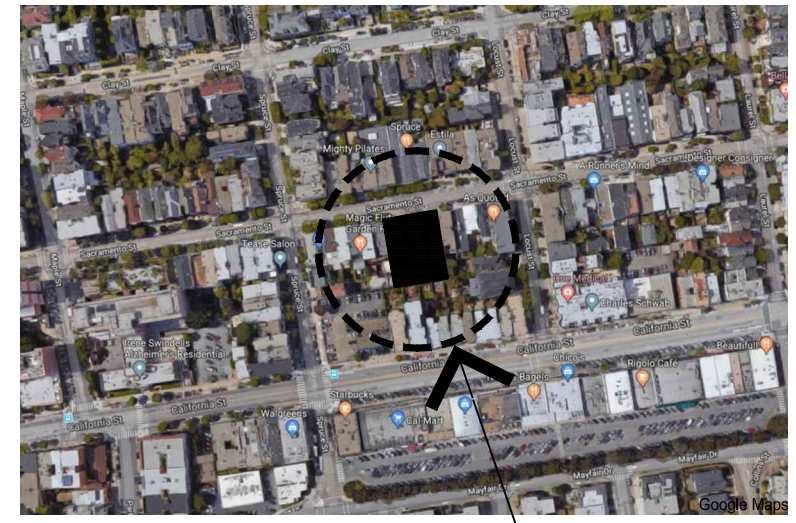
Cover Sheet

A0.0

3906

3637 SACRAMENTO STREET - STREET VIEW

LOCATION MAP



PROJECT SITE

N

PROJECT DESCRIPTION

PROPOSED DEMOLITION OF EXISTING BUILDINGS.

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

PROJECT INFORMATION

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

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3637
Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

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Project Information

Scale: None

A0.1

3907

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.

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Planning Information

Scale: None

A0.2a

PLANNING CODE ANALYSIS TABLE

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

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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	

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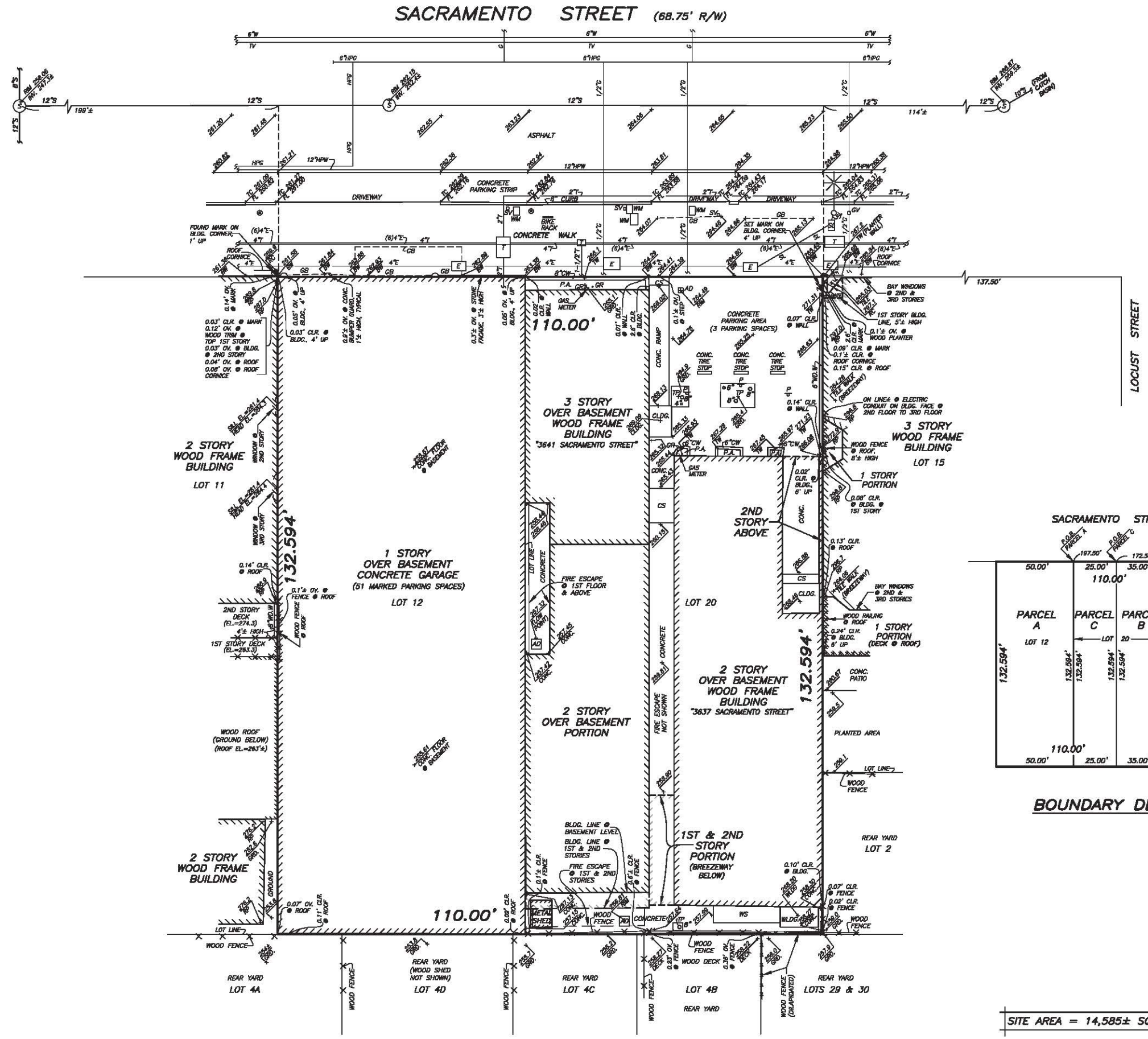
A0.2c



LEGEND

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

SURVEY REFERENCE

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

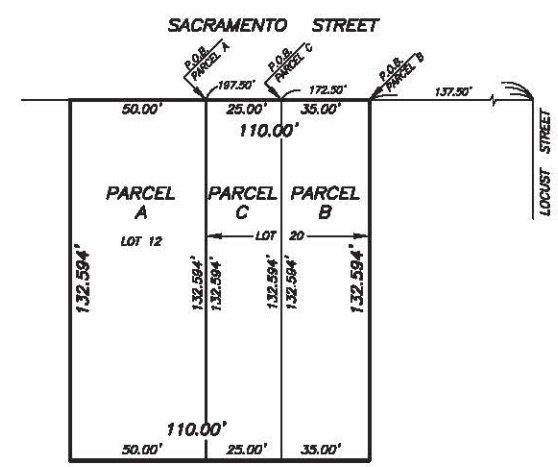
CITY OF SAN FRANCISCO MONUMENT MAP NO. 49 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

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.



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 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.

3911

EXISTING BLOCK DIAGRAM

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

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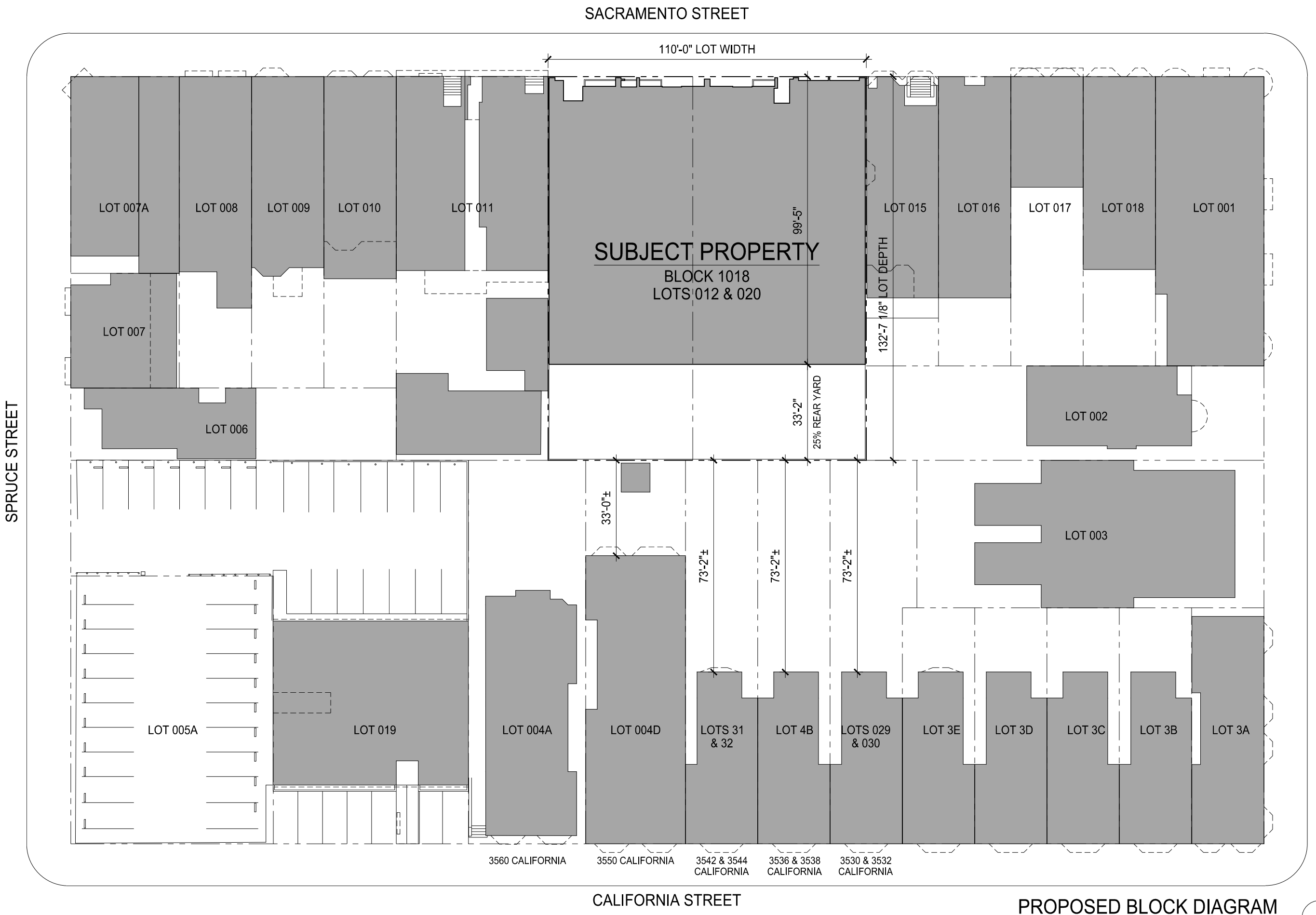
Existing Block Diagram

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

A0.2d



PROPOSED BLOCK DIAGRAM

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

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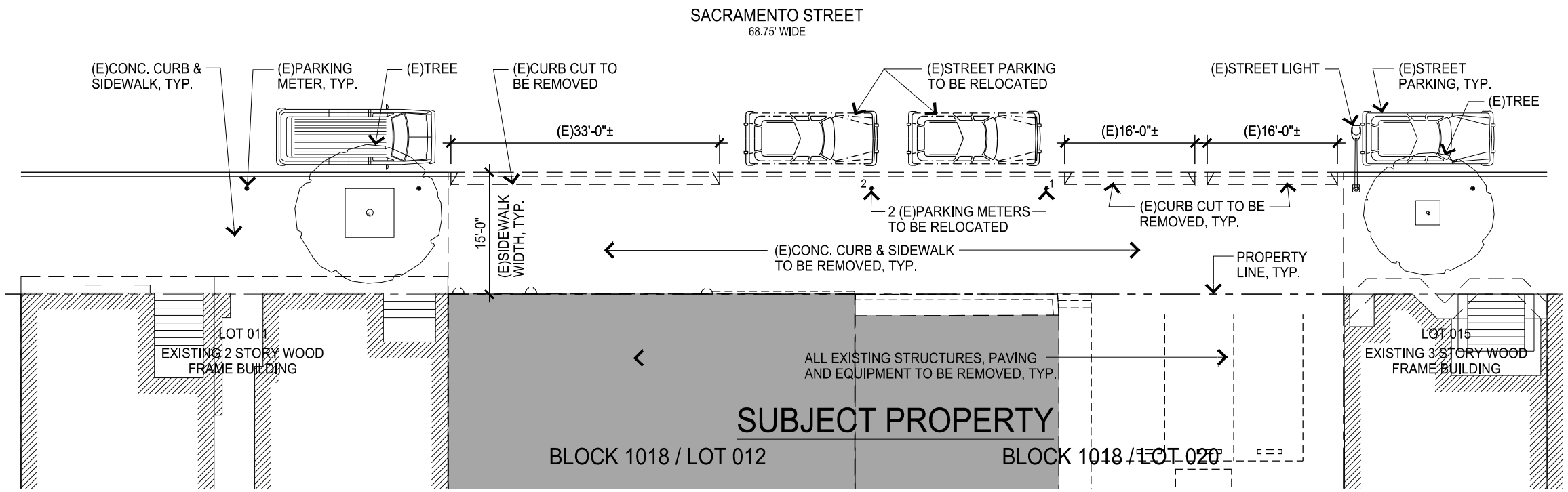
Proposed Block Diagram

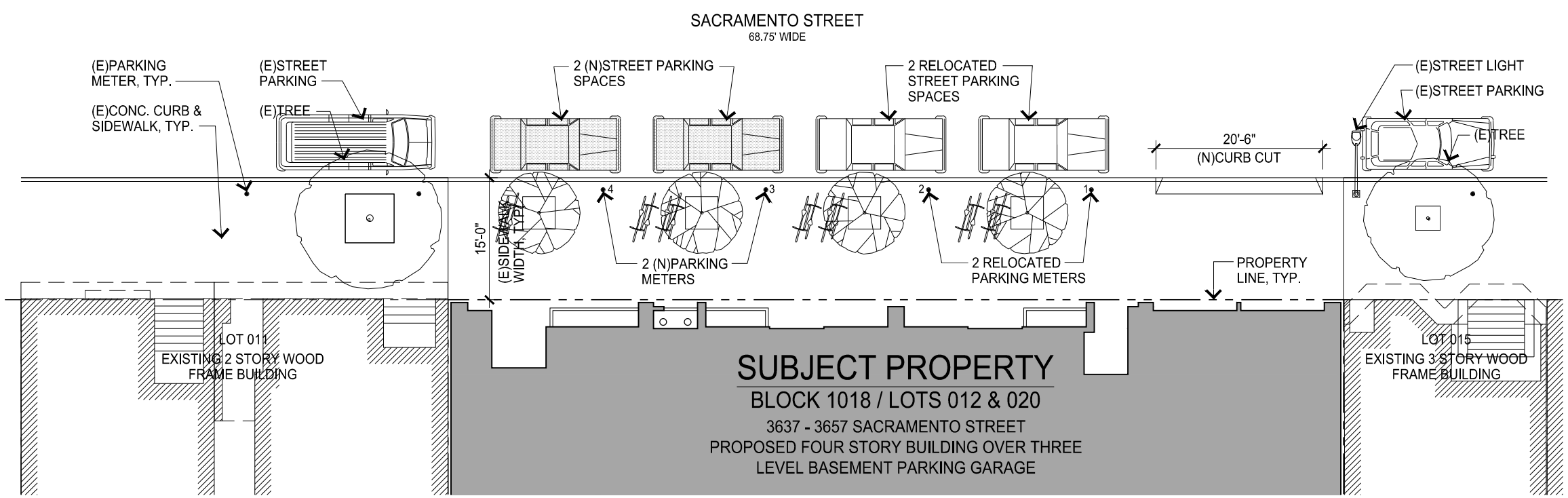
Scale: 1/32" = 1'-0"

A0.2e



EXISTING STREET PARKING PLAN

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



PROPOSED STREET PARKING PLAN

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

3914

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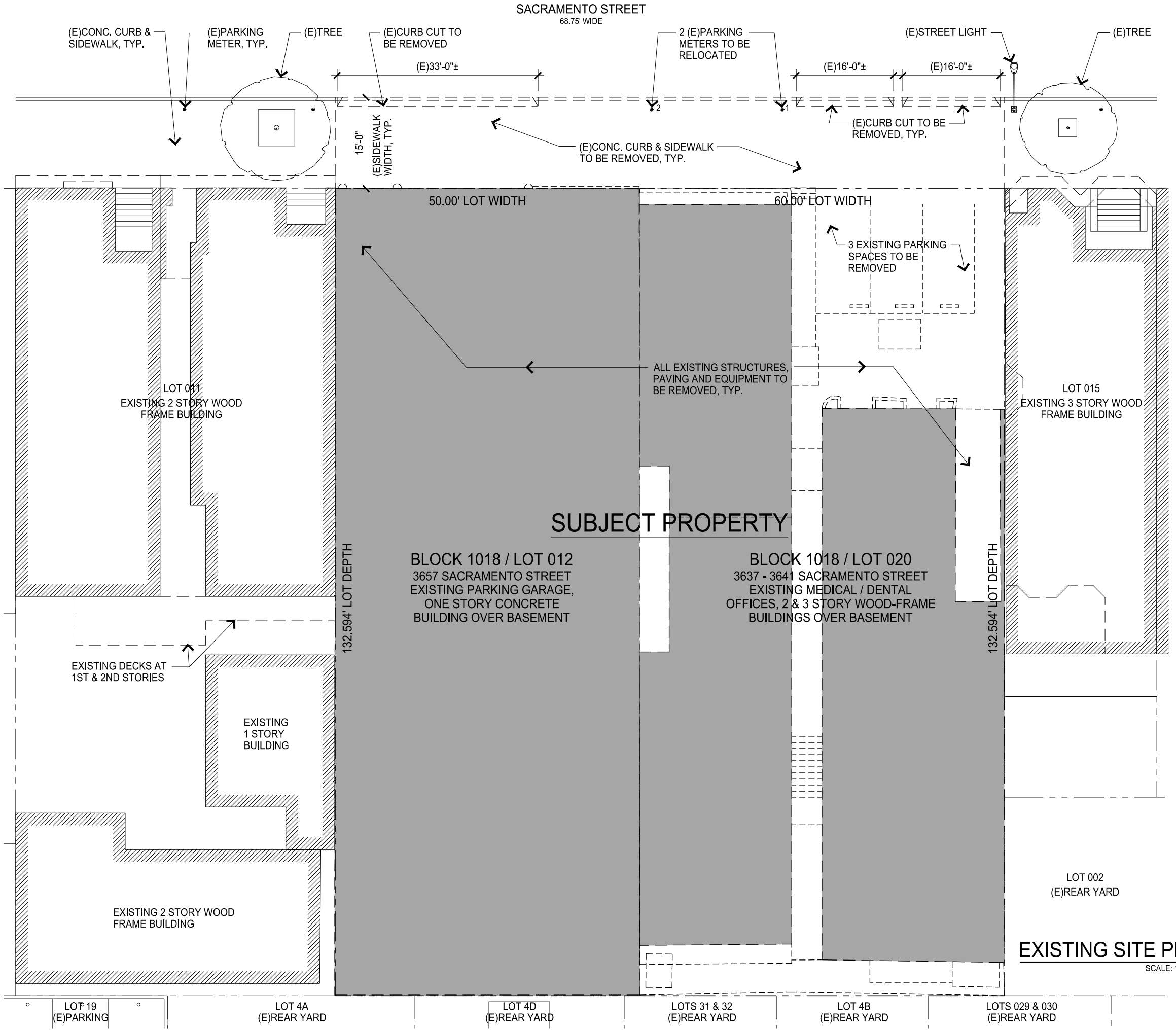
Street Parking Diagrams

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

BASEMENT

SECOND

GROUND

AS-BUILT ELEVATION

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

AS-BUILT FLOOR PLANS

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

N

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September 24, 2018
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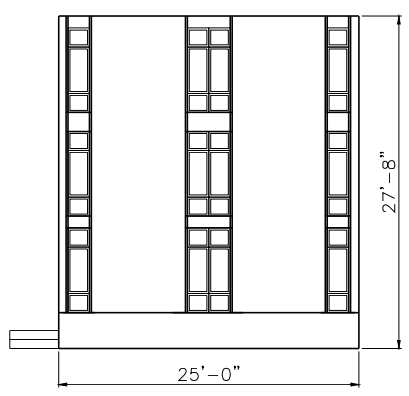
As-Built Drawings: 3637 Sacramento

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

EX1.0

3916

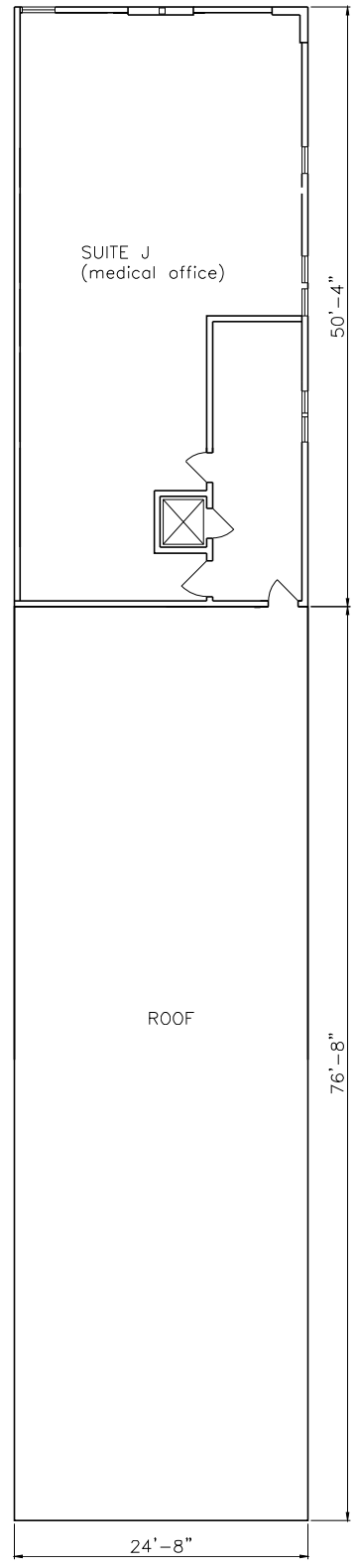
SACRAMENTO STREET



SACRAMENTO STREET FACADE

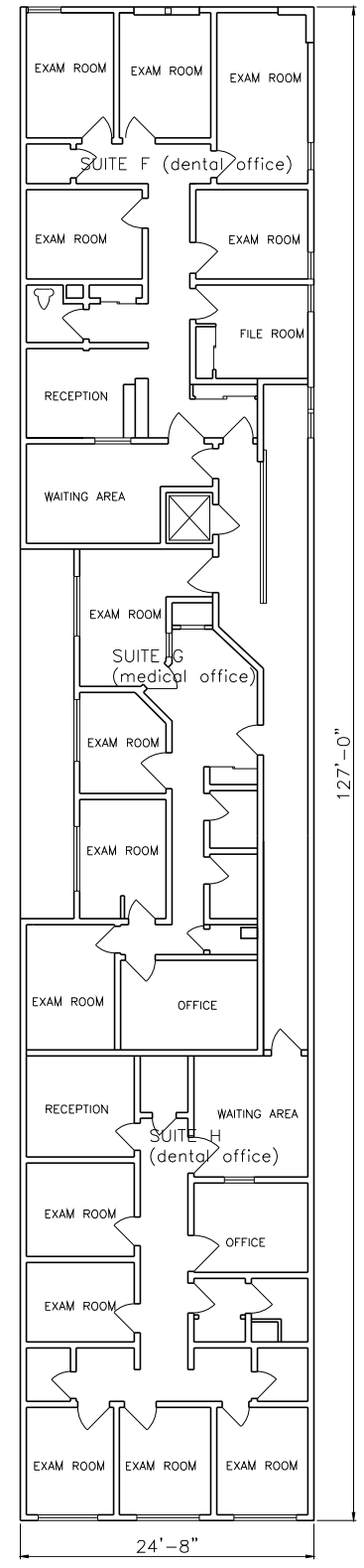
AS-BUILT ELEVATION

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



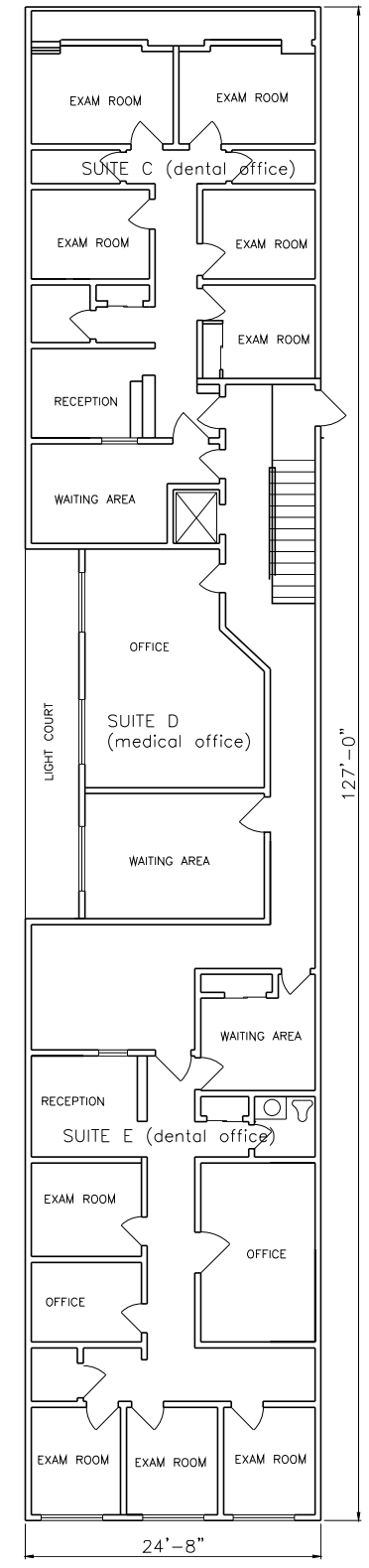
THIRD FLOOR
1,047 GSF

THIRD



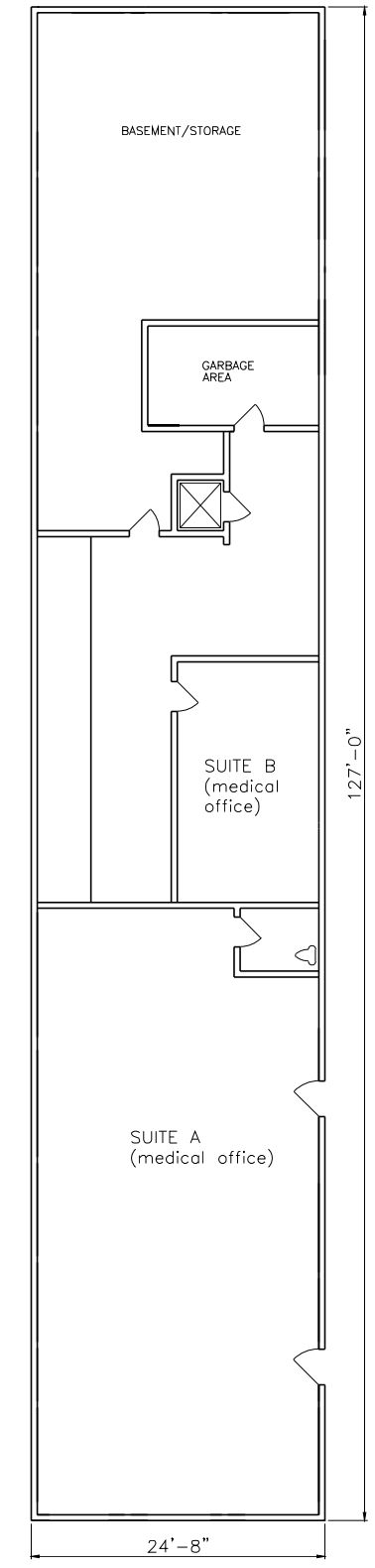
SECOND FLOOR
2,601 GSF

SECOND



FIRST FLOOR
2,581 GSF

GROUND



BASEMENT FLOOR
1,386 GSF

BASEMENT

AS-BUILT FLOOR PLANS

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

N

3917

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February 17, 2017

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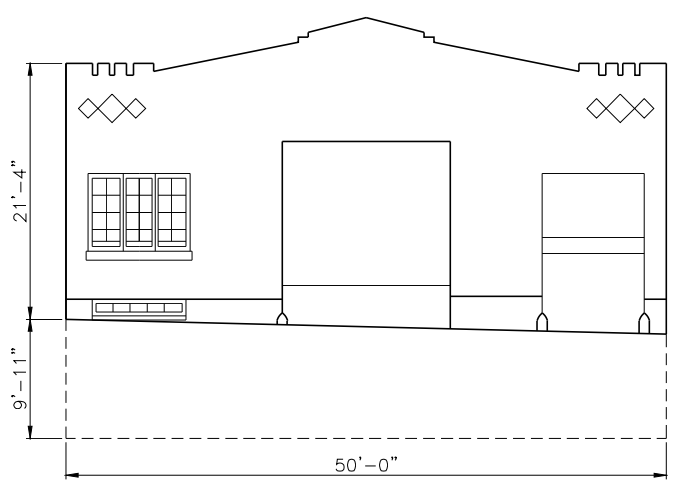
As-Built Drawings: 3641 Sacramento

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

EX2.0

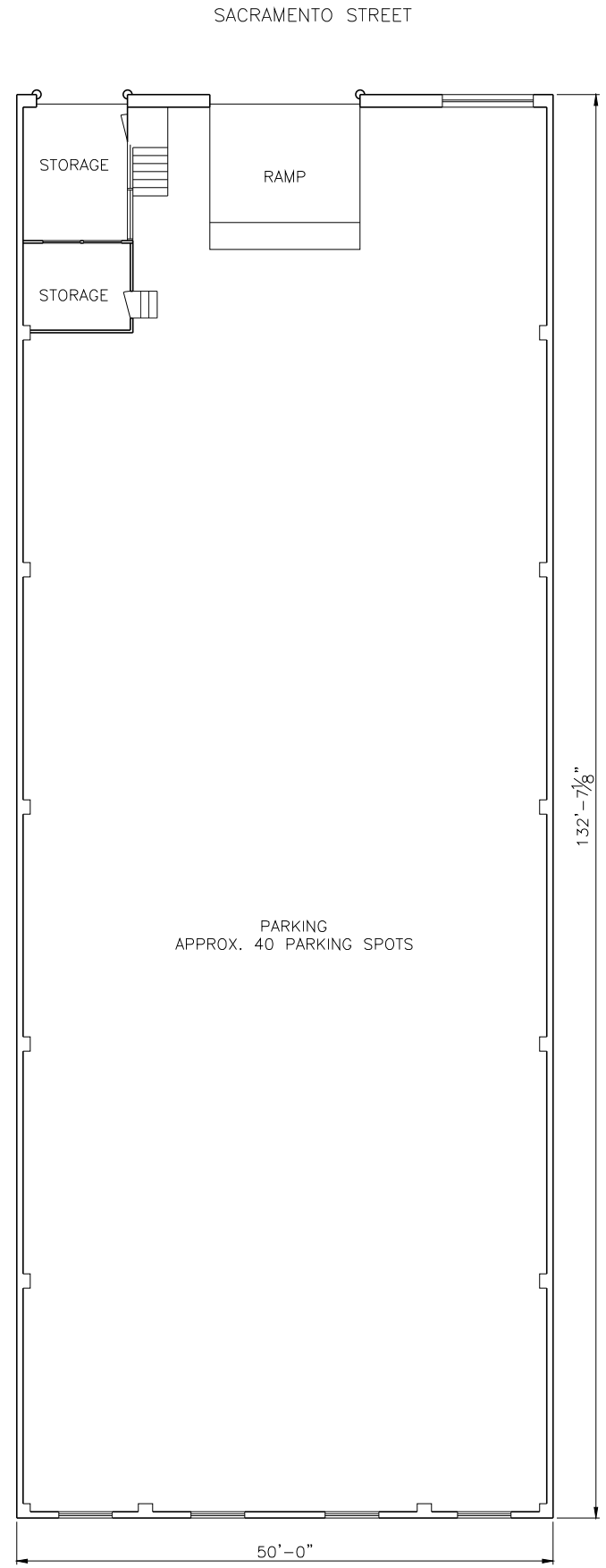
3918



SACRAMENTO STREET FACADE

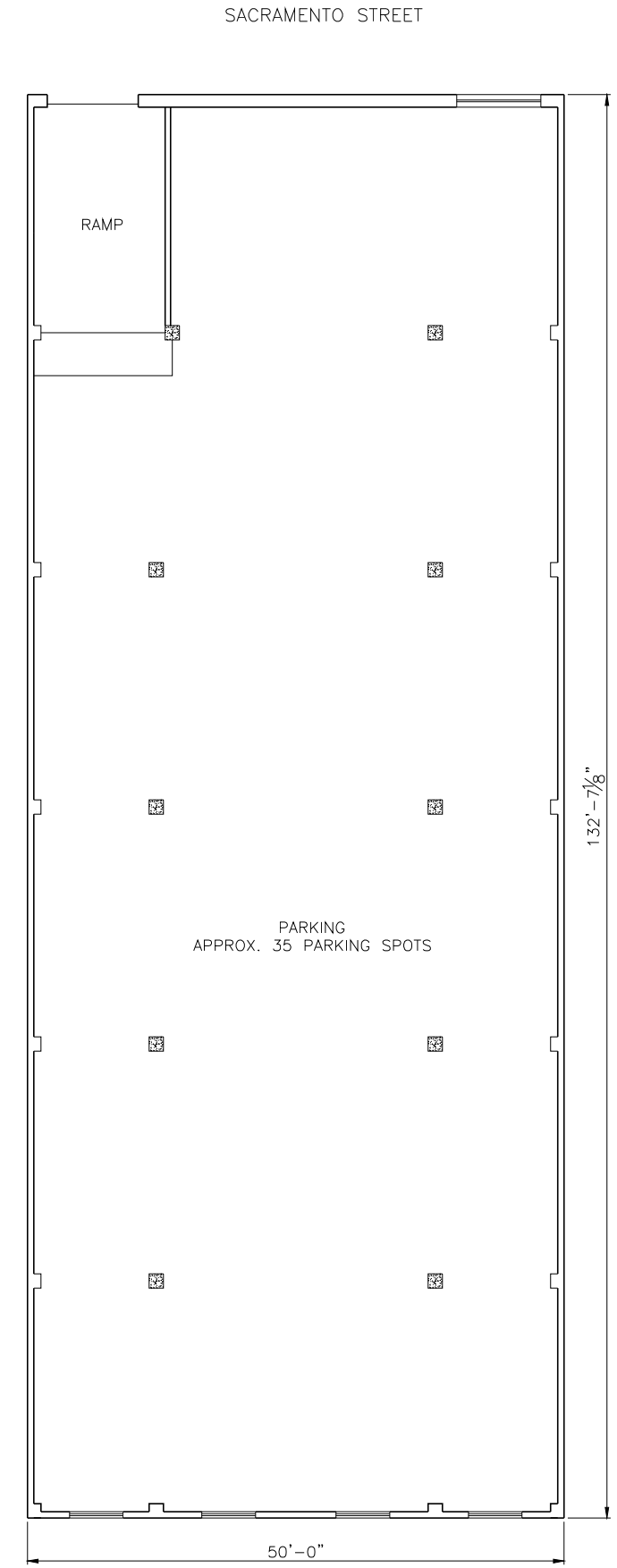
AS-BUILT ELEVATION

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



UPPER LEVEL
6,125 SQ.FT.

GROUND



LOWER LEVEL
6,125 SQ.FT.

BASEMENT

AS-BUILT FLOOR PLANS

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

N

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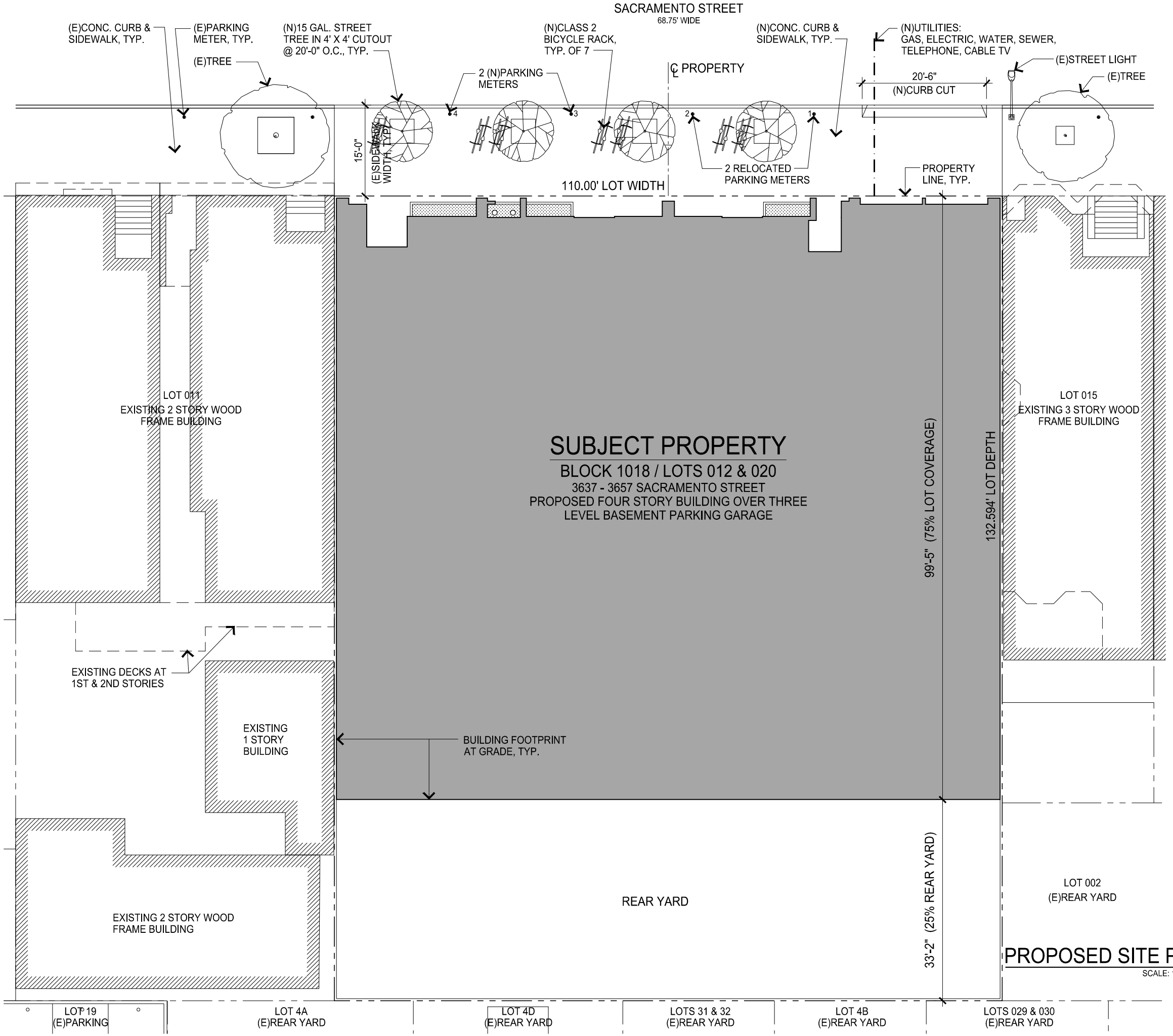
As-Built Drawings: 3657 Sacramento

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

EX3.0



PROPOSED SITE PLAN

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

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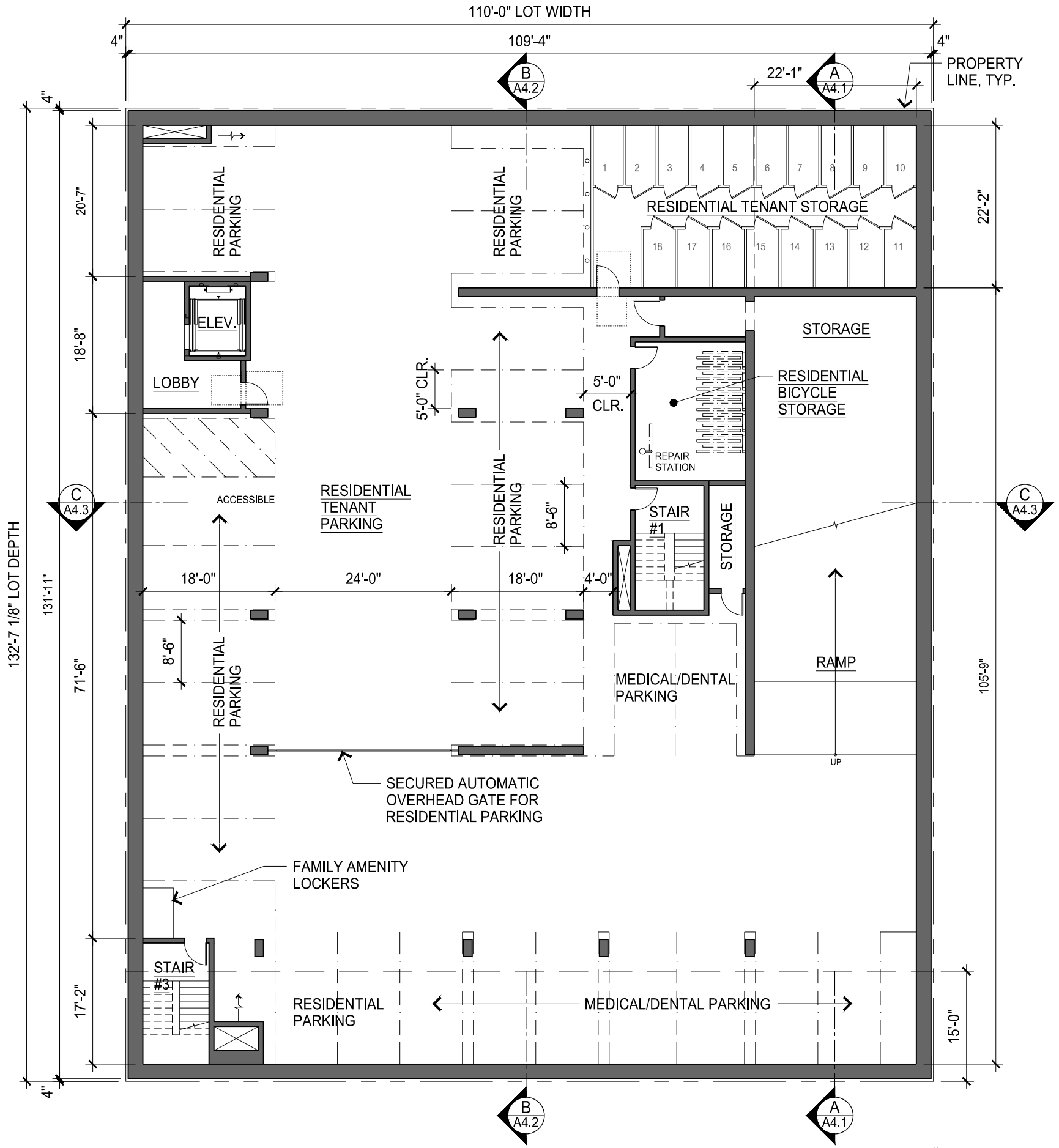
Site Plan

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

A1.2



PROPOSED BASEMENT PARKING LEVEL P2 FLOOR PLAN

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

PARKING LEVEL P2

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

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P2	1	26	0	27

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

BICYCLE PARKING, RESIDENTIAL:

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

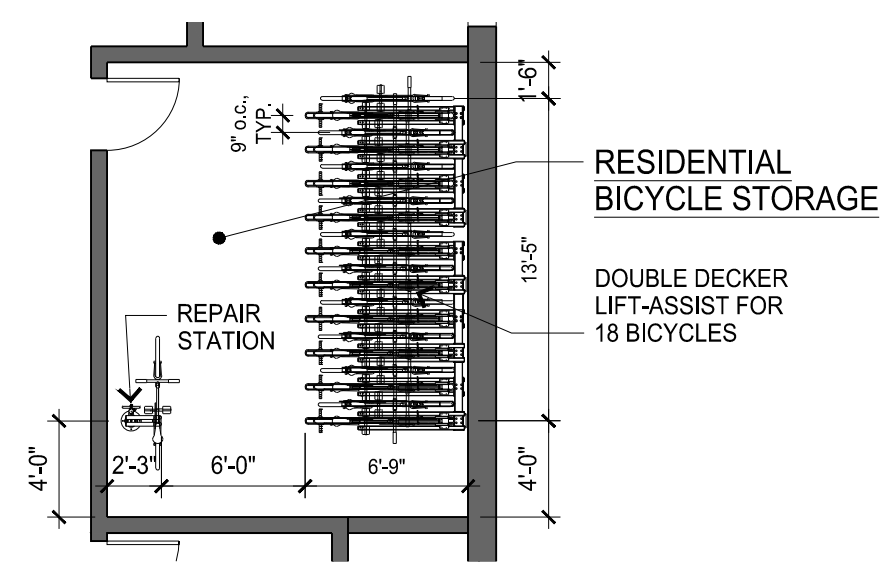
GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

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

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



ENLARGED FLOOR PLAN: RESIDENT BICYCLE STORAGE

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

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Revision July 12, 2018 Revisions per Owner

Revision July 31, 2018 Additional Information Requested by Planning

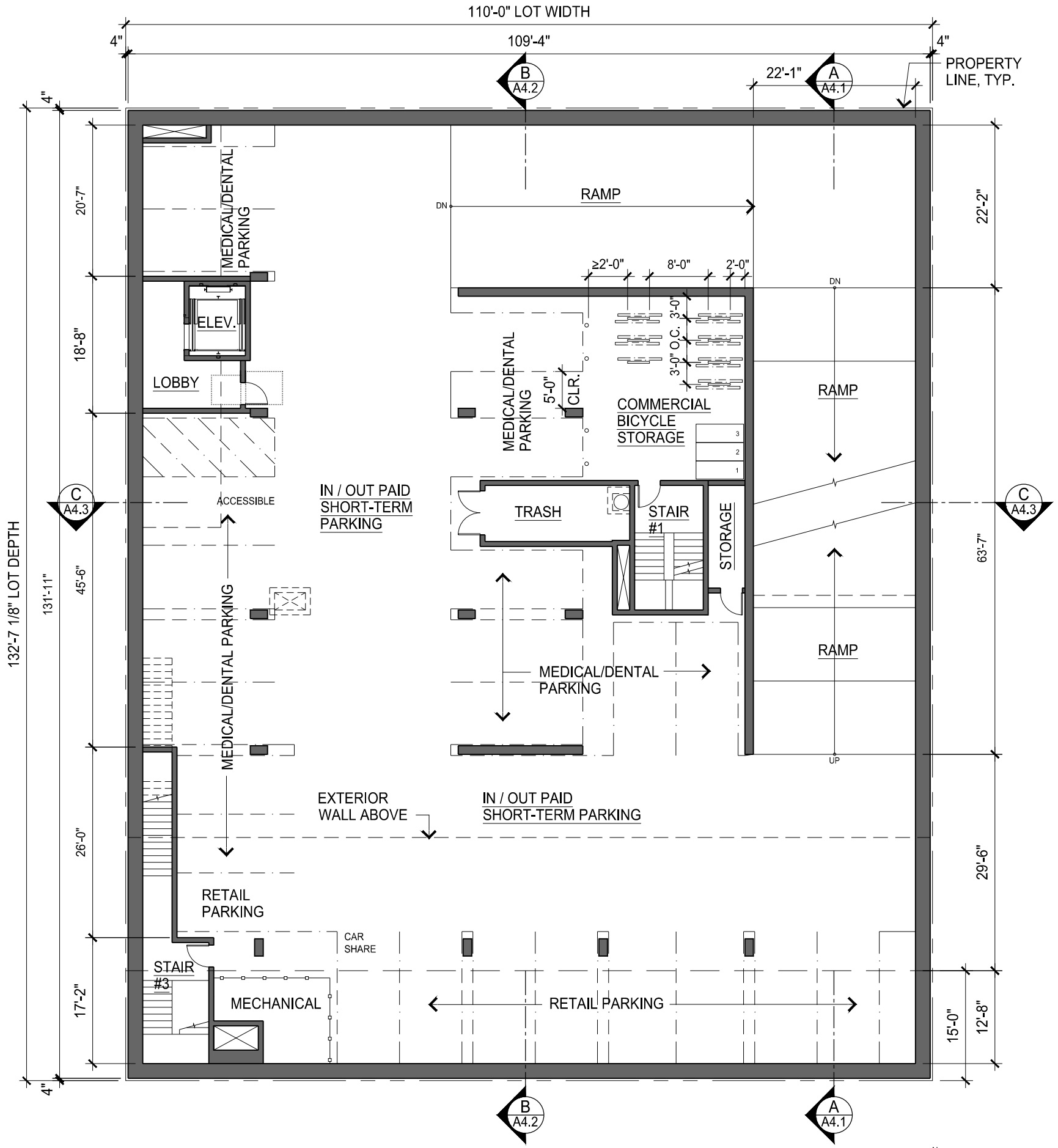
Revision September 24, 2018 Additional Information Requested by Planning

Revision December 31, 2018 Revisions per Planning Commission Approval

Basement Parking Level P2 Floor Plan

Scale: As noted

A2.2



PROPOSED BASEMENT PARKING LEVEL P1 FLOOR PLAN

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

PARKING LEVEL P1

OFF-STREET AUTOMOBILE PARKING, COMMERCIAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P1	1	19	3	23

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

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

BICYCLE PARKING, COMMERCIAL:

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

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

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

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

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Revision
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Revision
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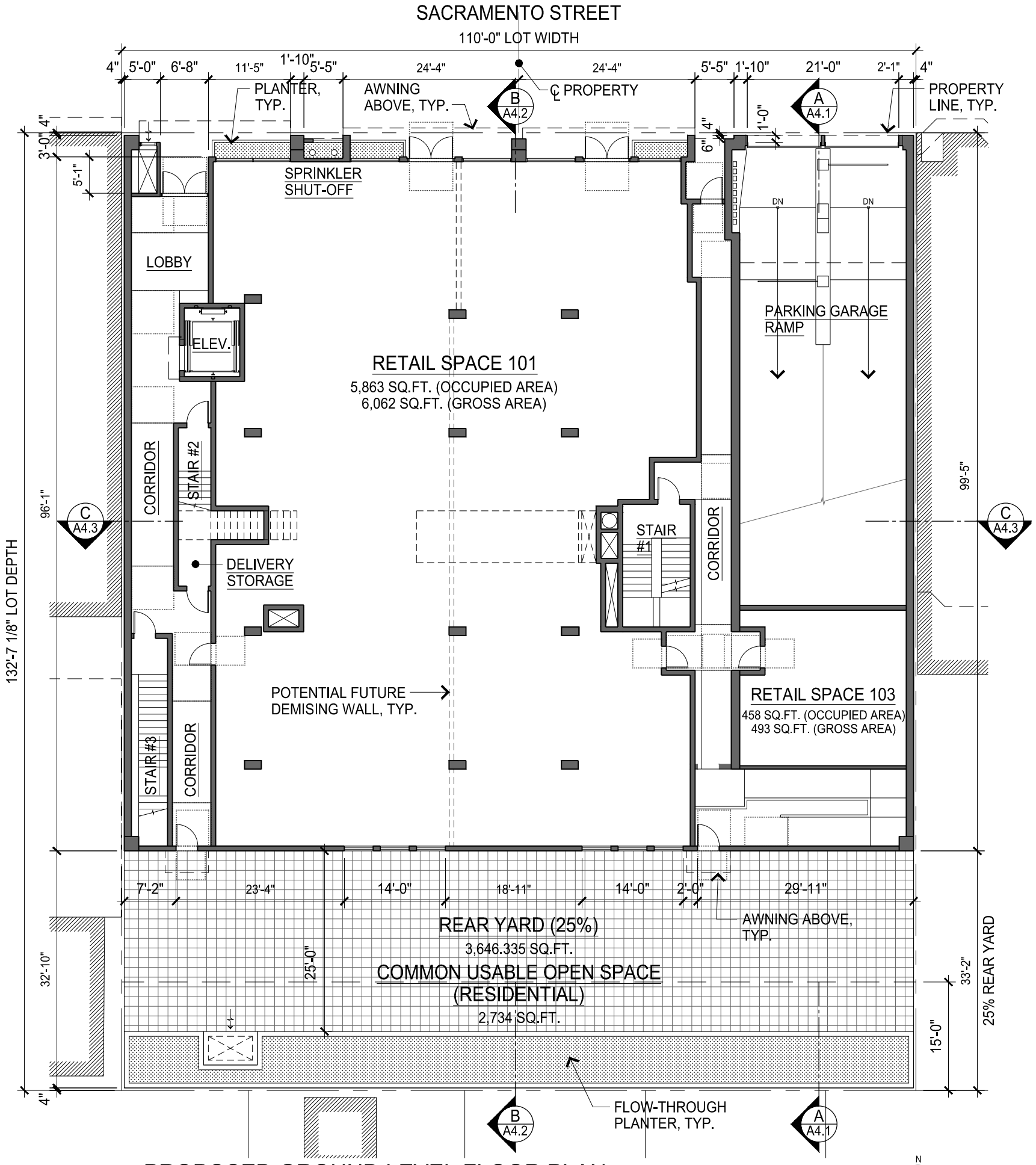
Additional Information
Requested by Planning

Revision
December 31, 2018
Revisions per Planning
Commission Approval

Basement Parking Level P1 Floor Plan

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

A2.3



PROPOSED GROUND LEVEL FLOOR PLAN

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

GROUND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION:

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

FLOOR AREA NOT INCLUDED IN CALCULATIONS:

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

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

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

PROVIDED: 2,734 SQ.FT.

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Revision
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Revisions per Owner

Revision
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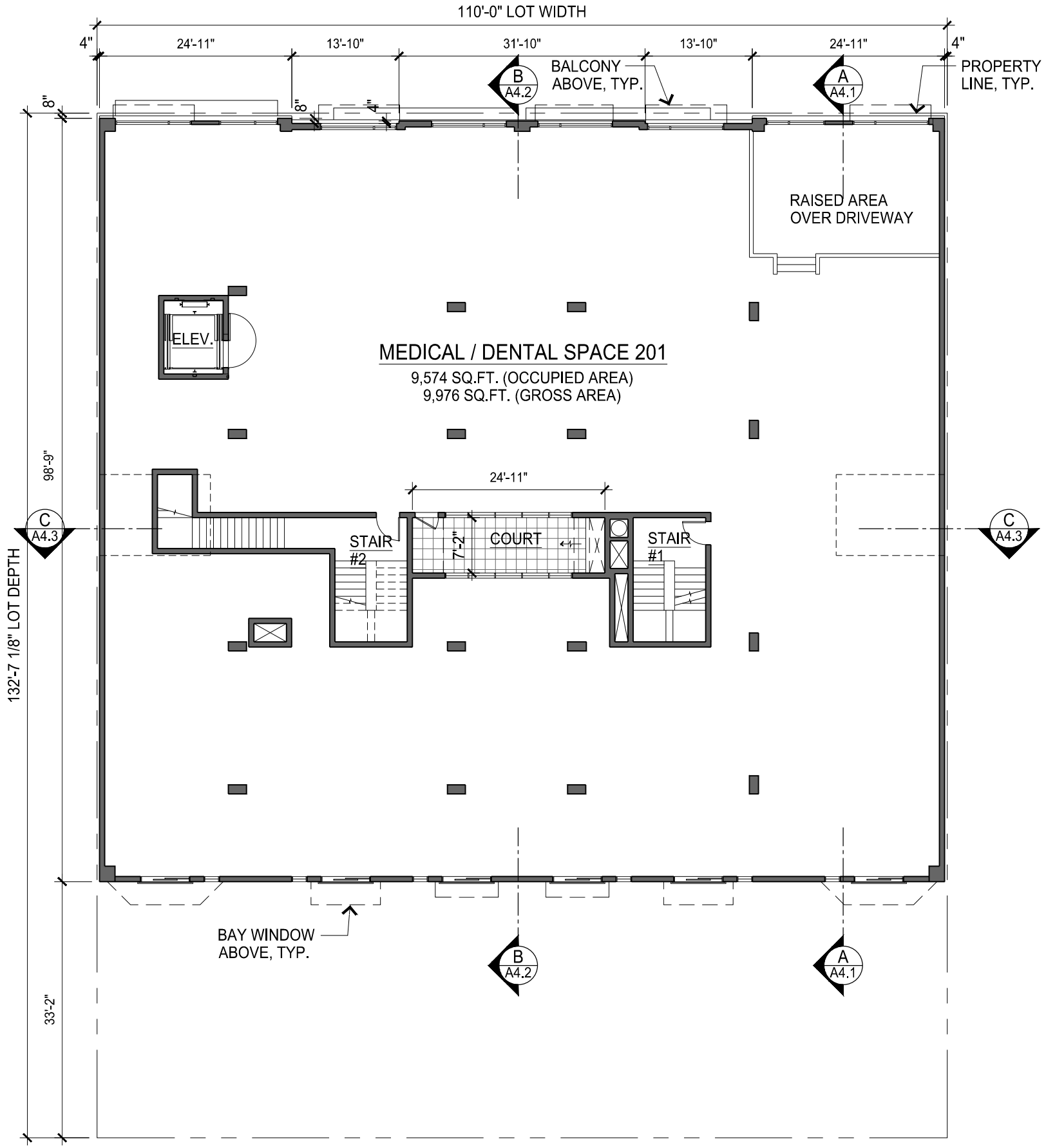
Ground Level Floor Plan

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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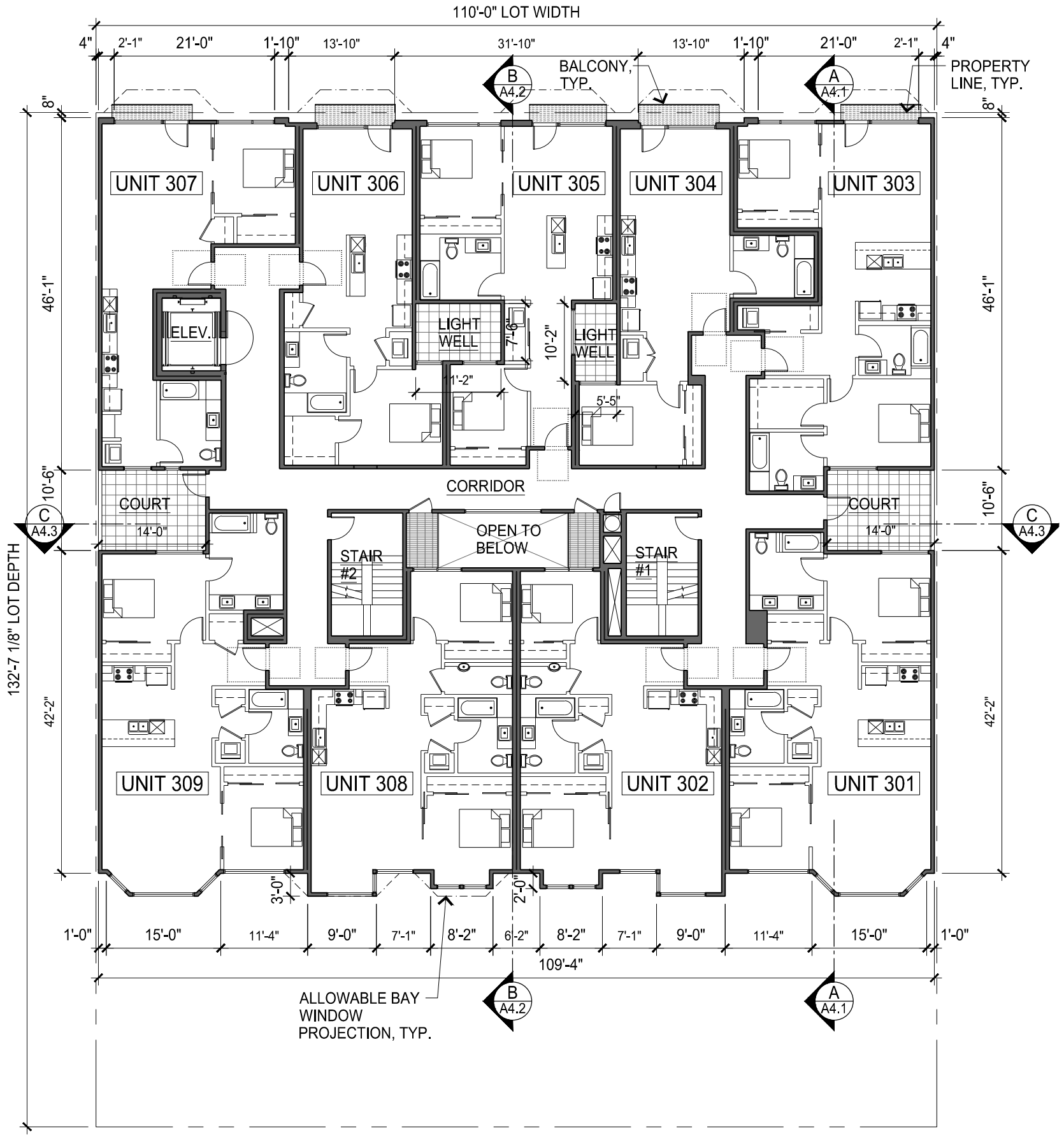
Second Level Floor Plan

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

A2.5

3923



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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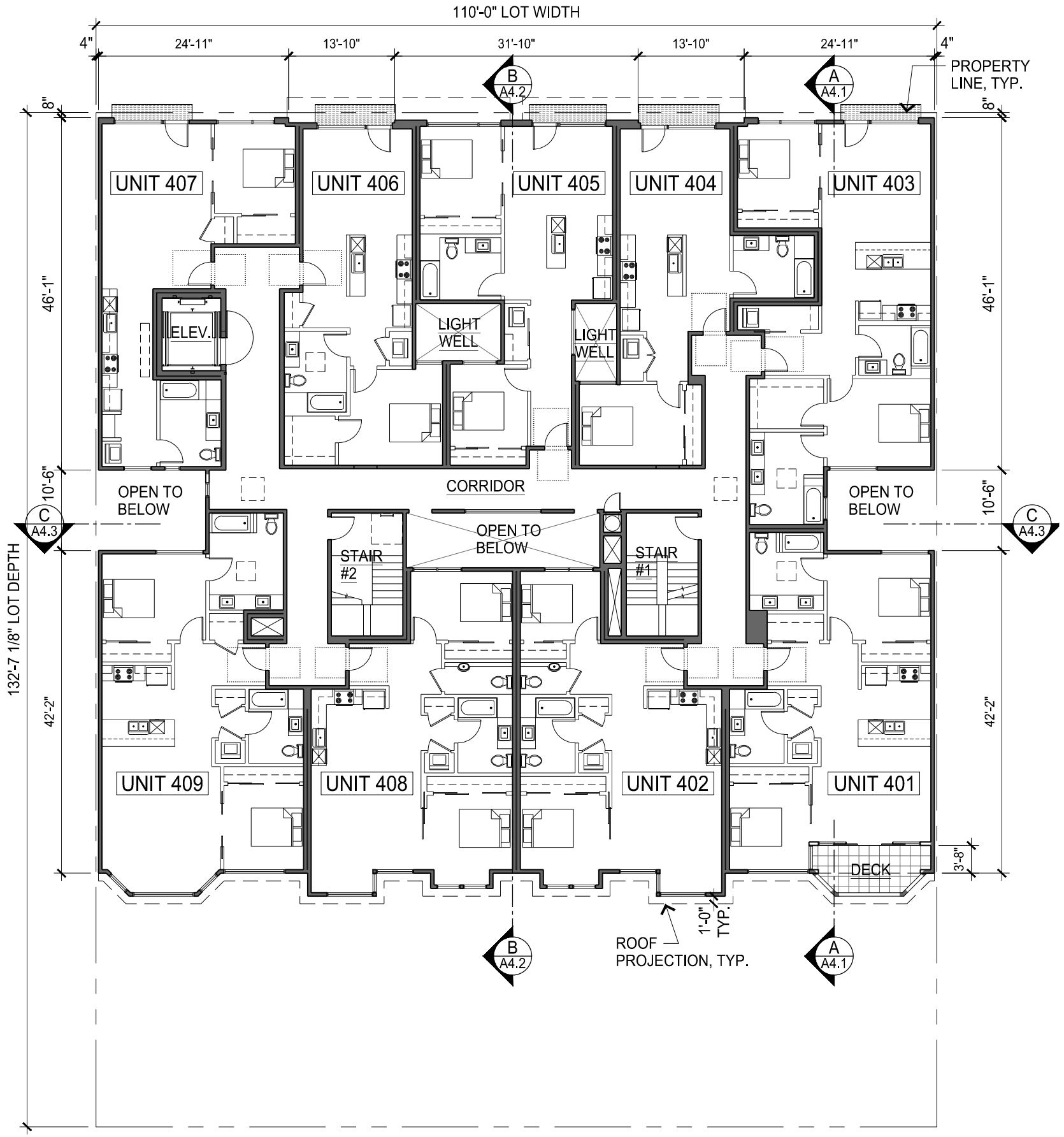
Third Level Floor Plan

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

A2.6

3924



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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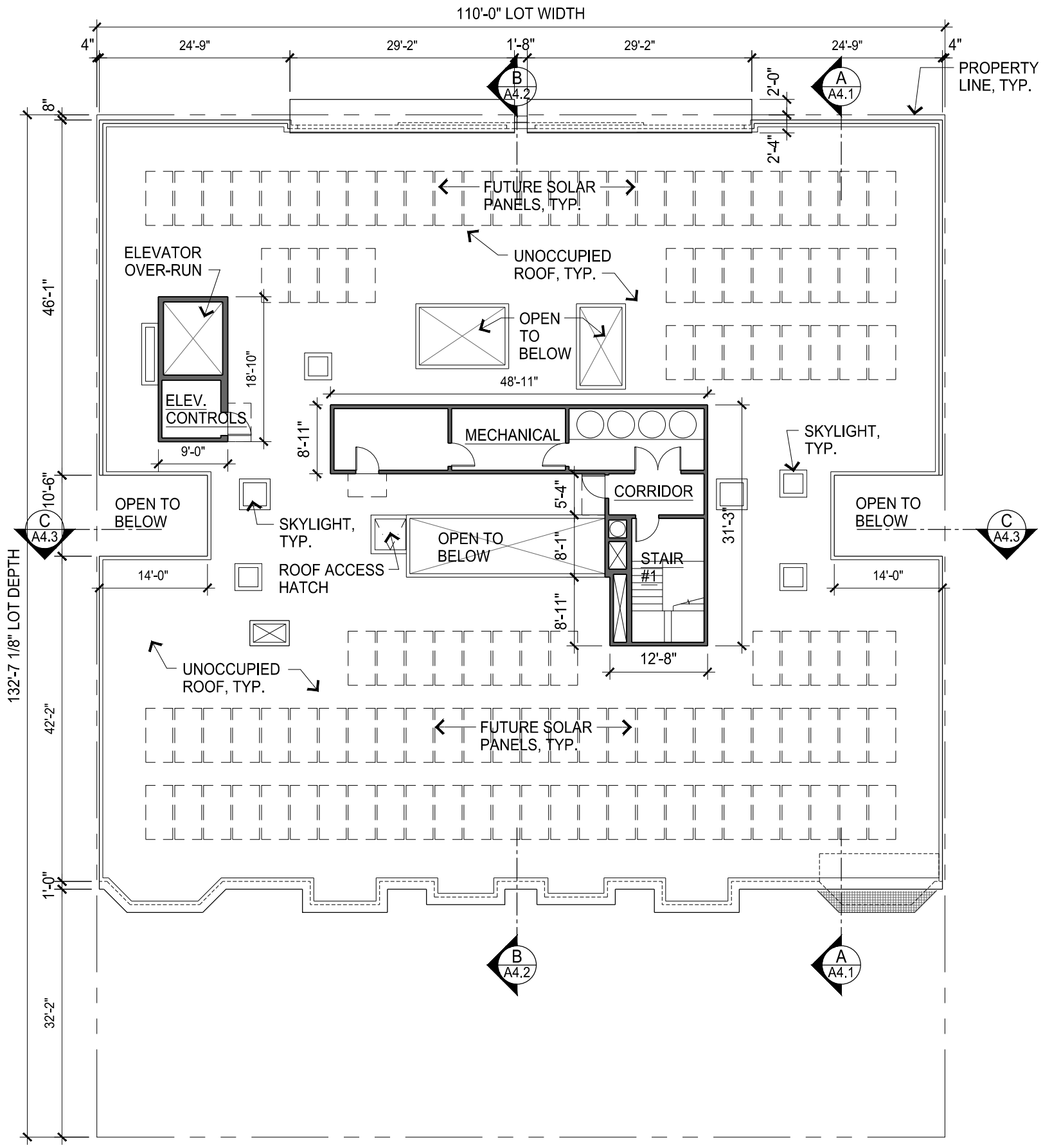
Fourth Level Floor Plan

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.

3637 Sacramento Street

Mixed-Use Condominium Project

San Francisco • California

GARY GEE AIA

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

Project No.
07-018

Date
March 17, 2017

Revision
April 28, 2017
Additional Information
Requested by Planning

Revision
November 21, 2017
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Requested by Planning/EE

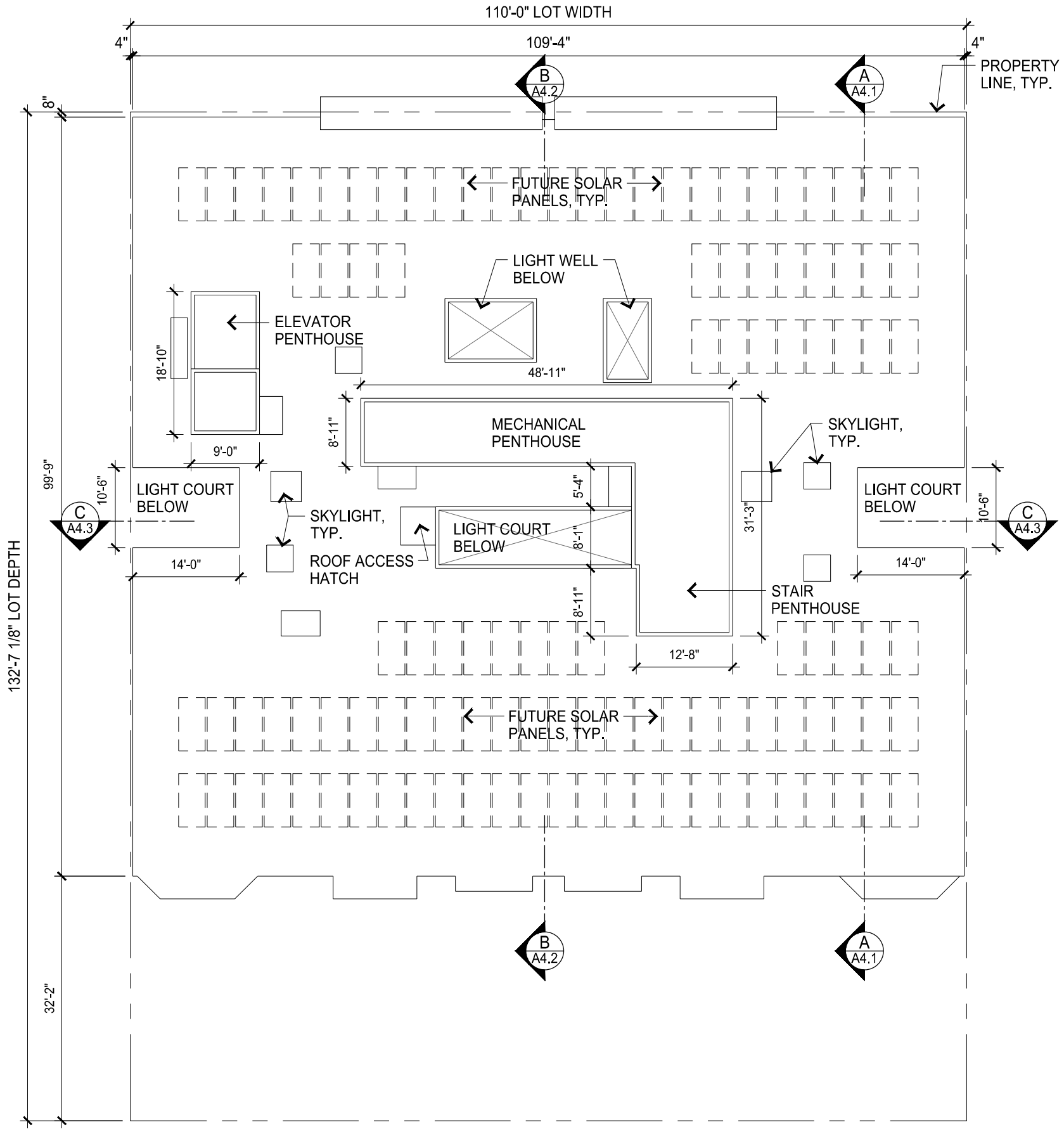
Revision
September 24, 2018
Additional Information
Requested by Planning

Roof Level Floor Plan

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

A2.8

3926



PROPOSED PENTHOUSE ROOF PLAN

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

N

3637

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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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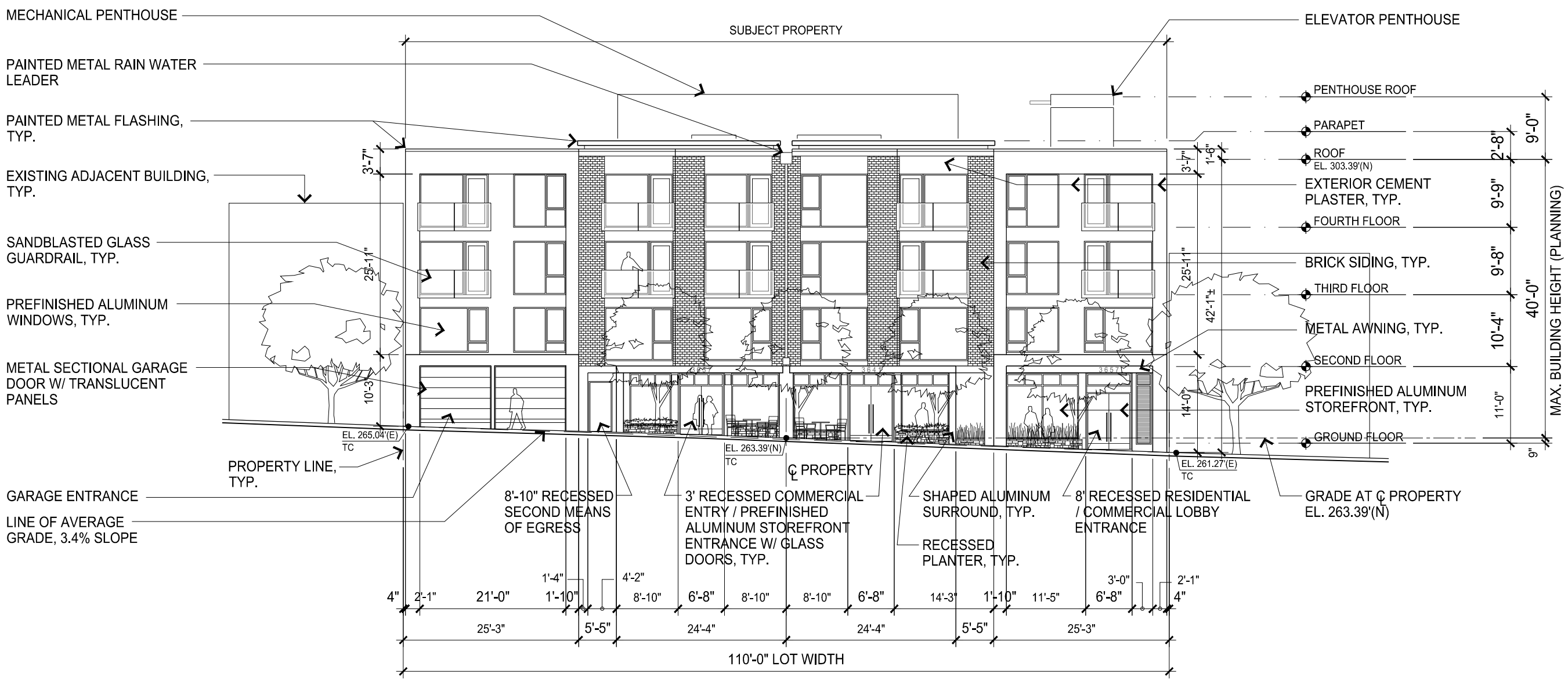
Proposed Sacramento Street View Rendering

R1



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

PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

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

3929

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Mixed-Use Condominium Project

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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

3637 Sacramento Street

Mixed-Use Condominium Project

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Fax 415/863-8879

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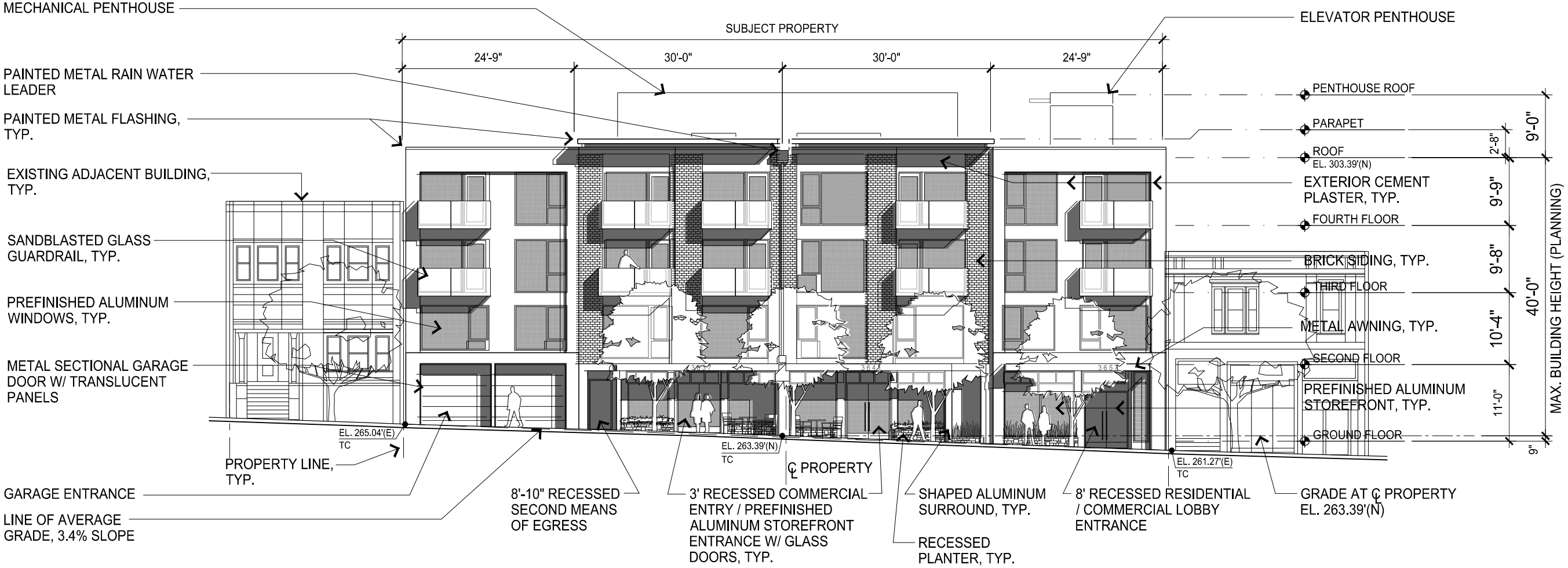
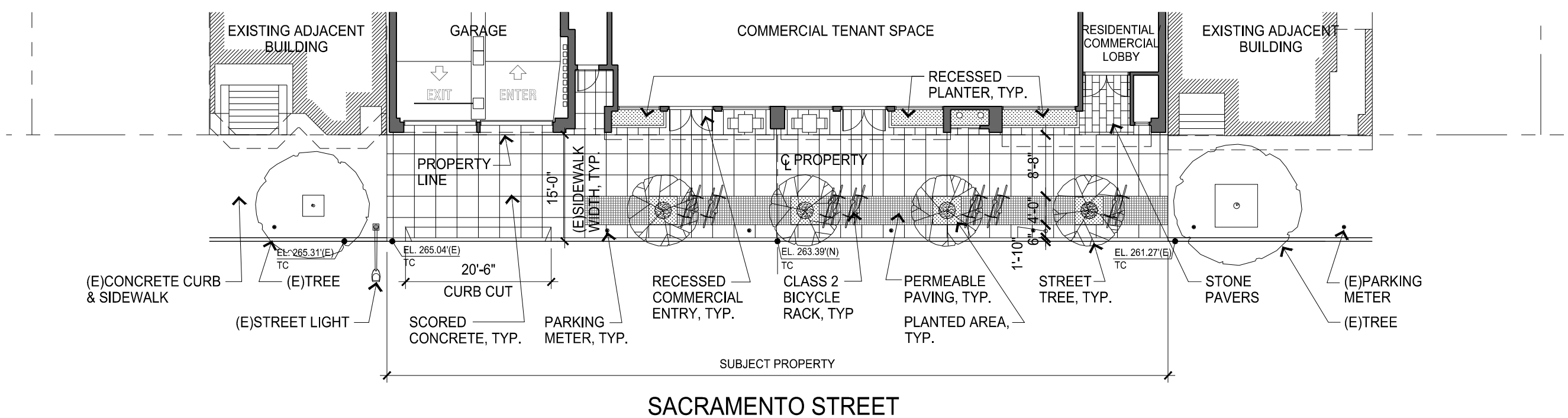
Proposed Commercial Storefront View Rendering

R2



PROPOSED NORTH ELEVATION (SACRAMENTO STREET)

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



PROPOSED GROUND LEVEL PLAN - SACRAMENTO STREET FRONTAGE

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

N

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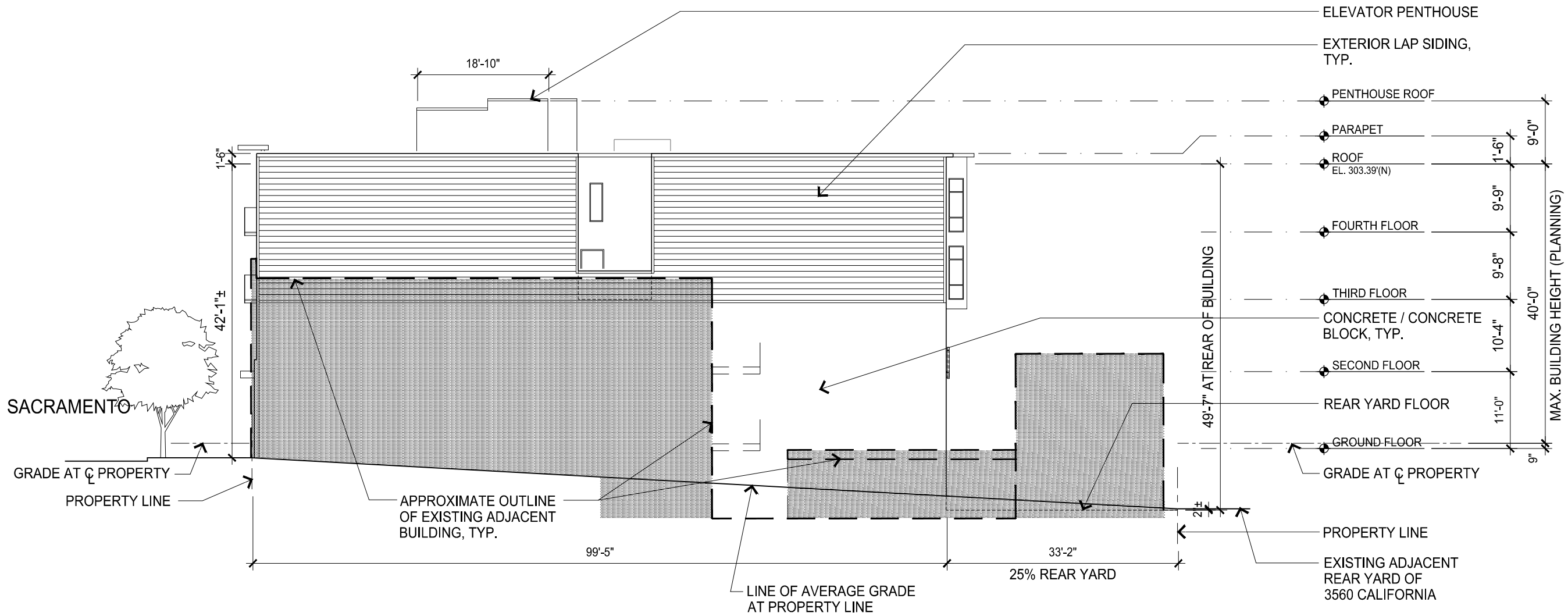
Elevation Study

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

A3.1d



PROPOSED WEST ELEVATION

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

3932

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Revision
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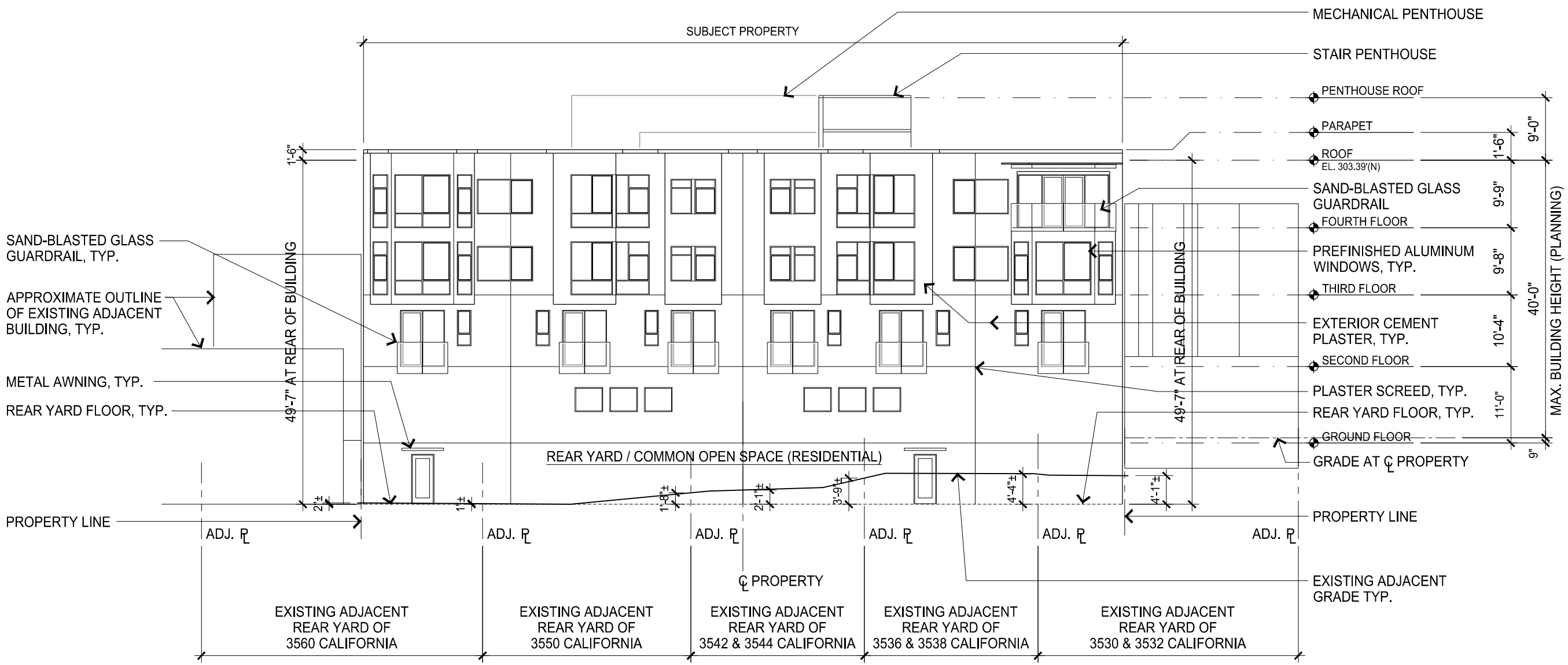
Requested by Planning

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"

3933

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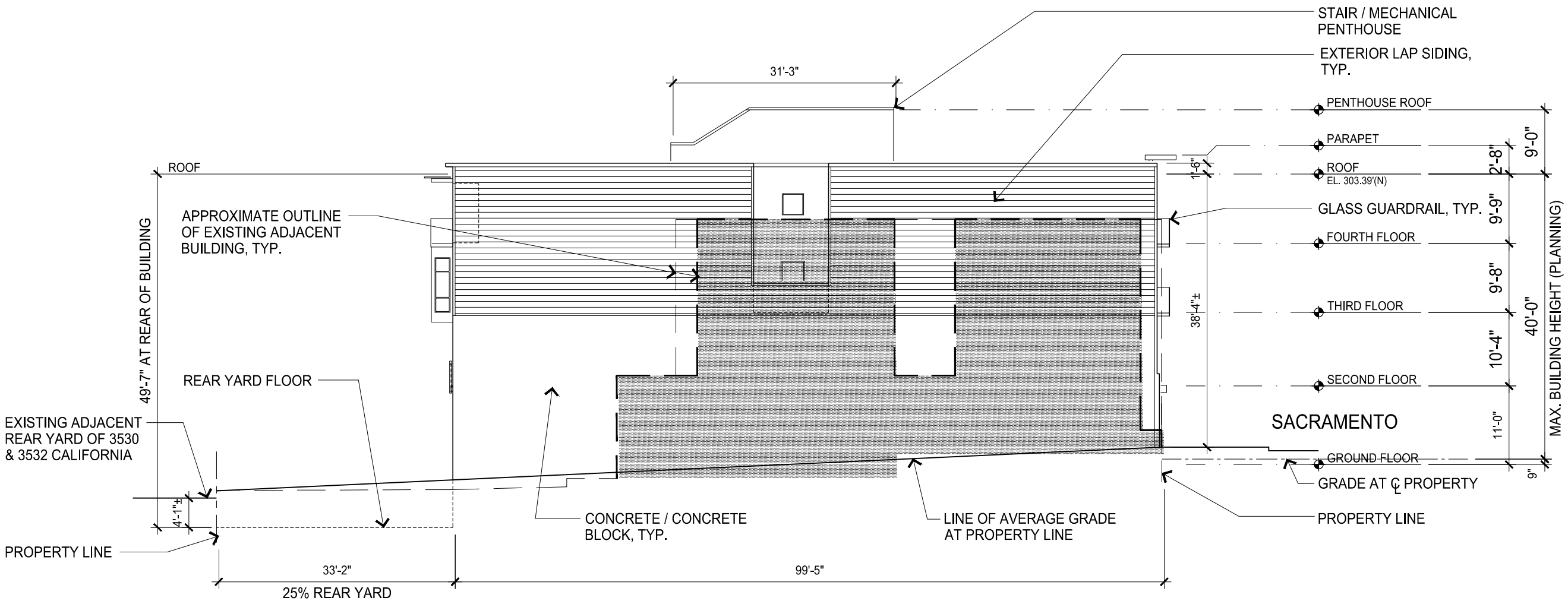
Exterior Elevation

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

A3.3



PROPOSED EAST ELEVATION

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

3934

3637 Sacramento Street

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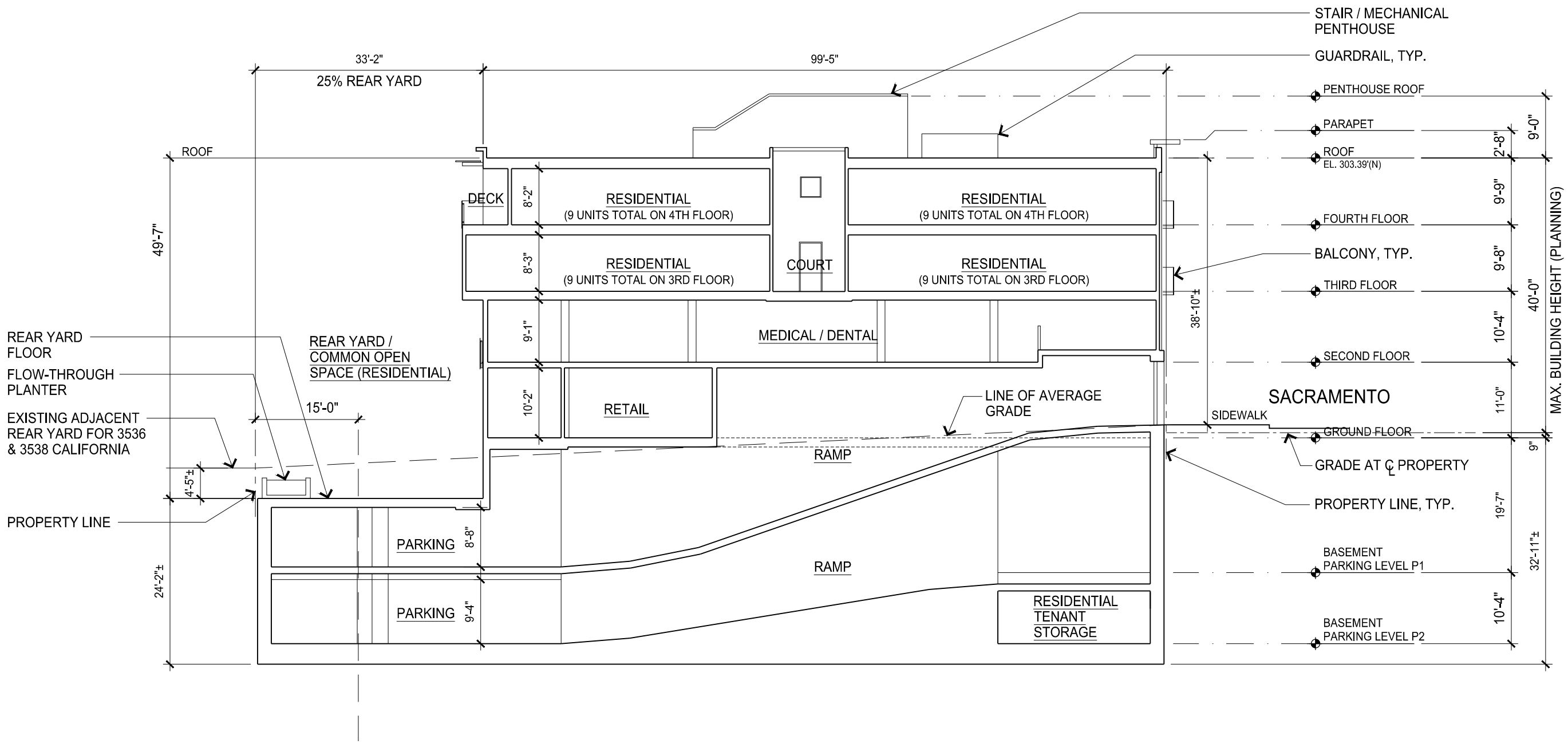
Requested by Planning

Exterior Elevation

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

A3.4



PROPOSED BUILDING SECTION A - at AUTO RAMP

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

3935

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December 31, 2018
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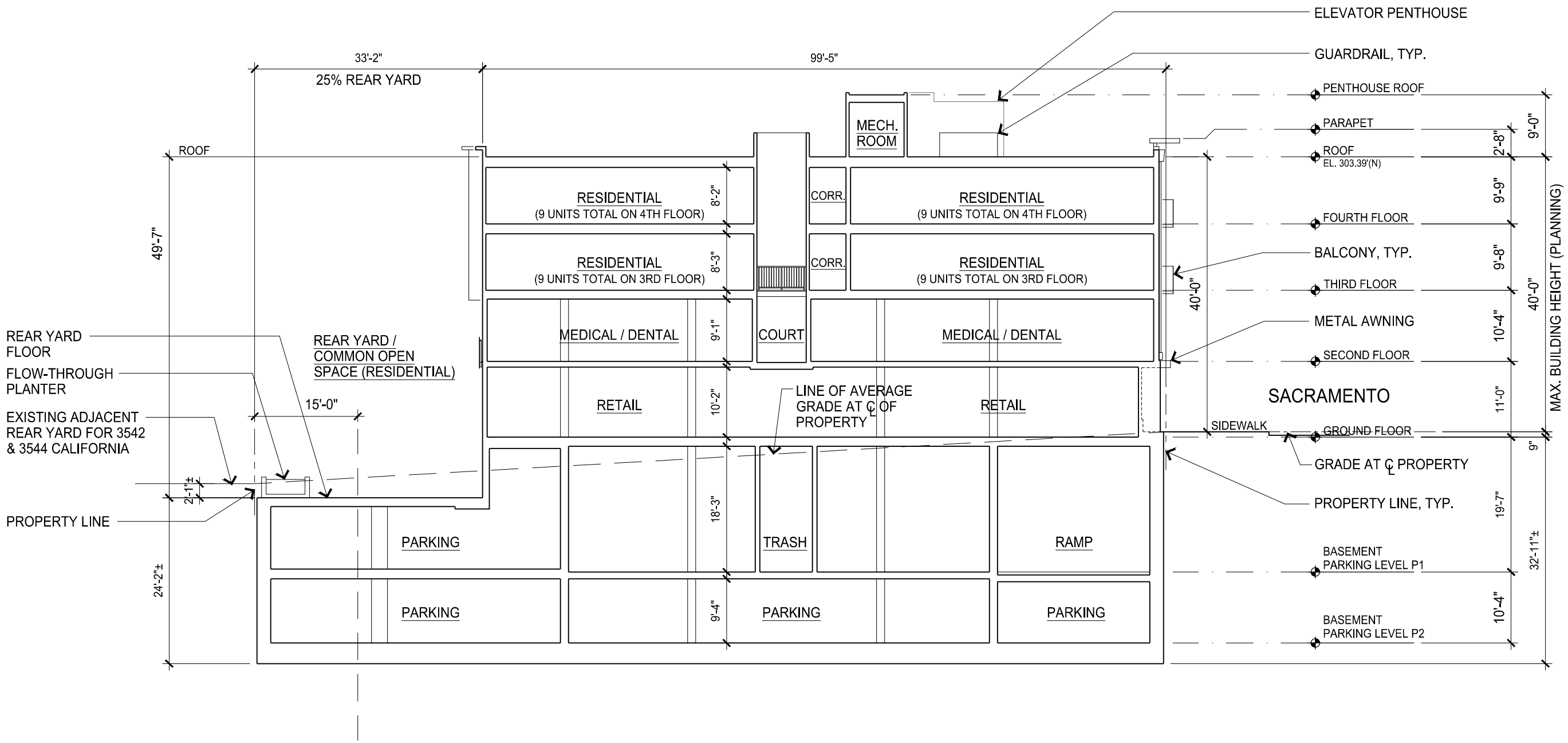
Commission Approval

Building Section

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

A4.1



PROPOSED BUILDING SECTION B - at CENTERLINE OF LOT

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

3936

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Revision
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Requested by Planning

Revision
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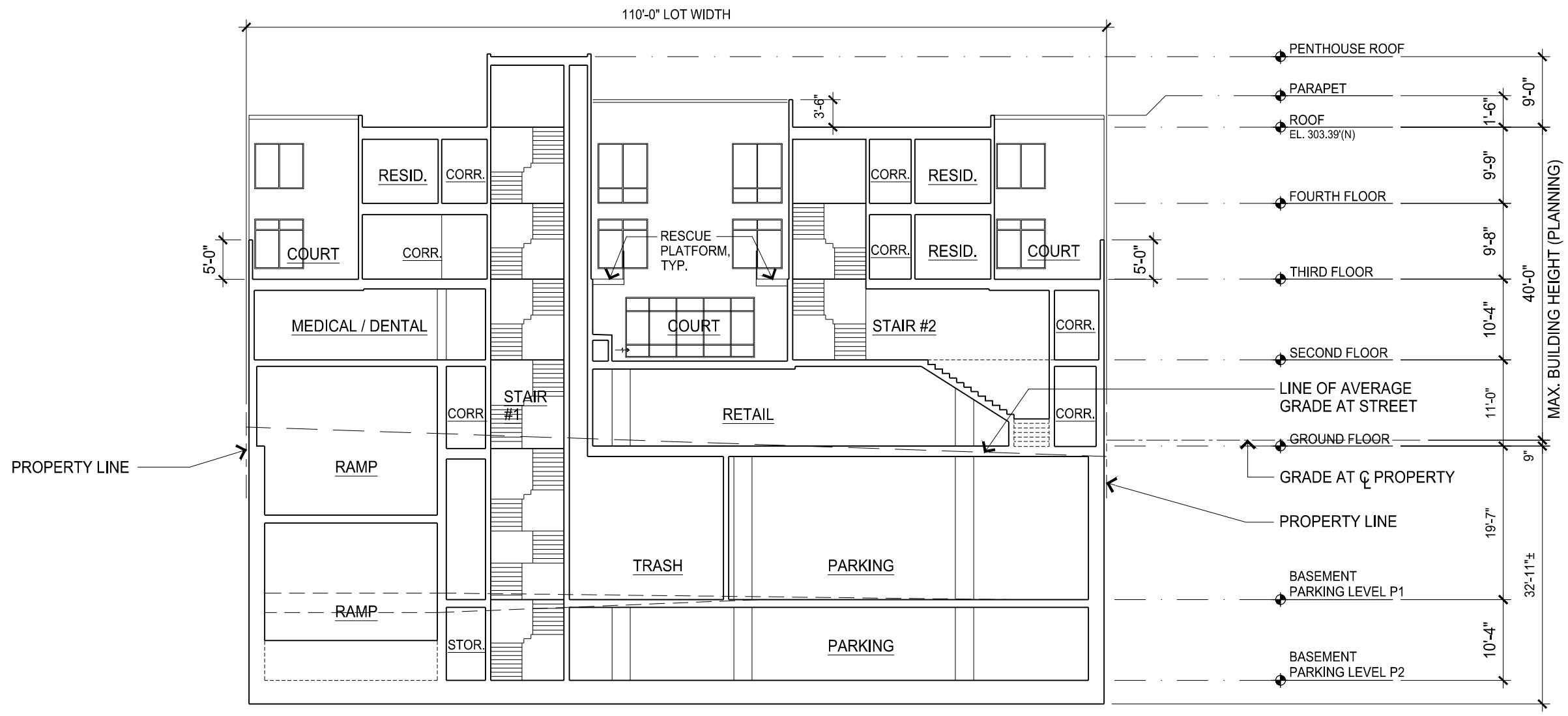
Commission Approval

Building Section

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

A4.2



PROPOSED BUILDING SECTION C - CROSS SECTION

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

3937

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Building Section

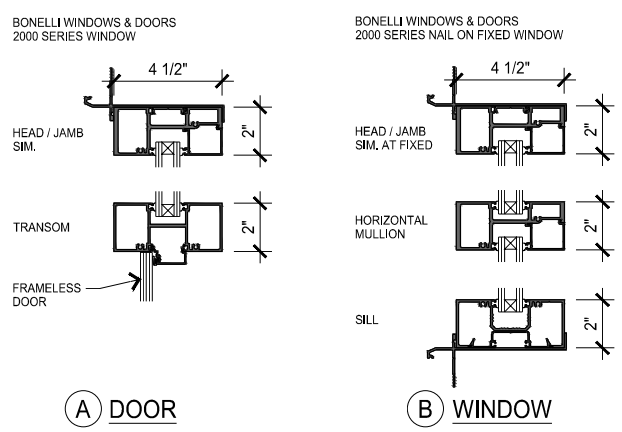
Scale: 1/16" = 1'-0"

A4.3

METAL SECTIONAL GARAGE DOOR WITH TRANSLUCENT PANELS, TYP.

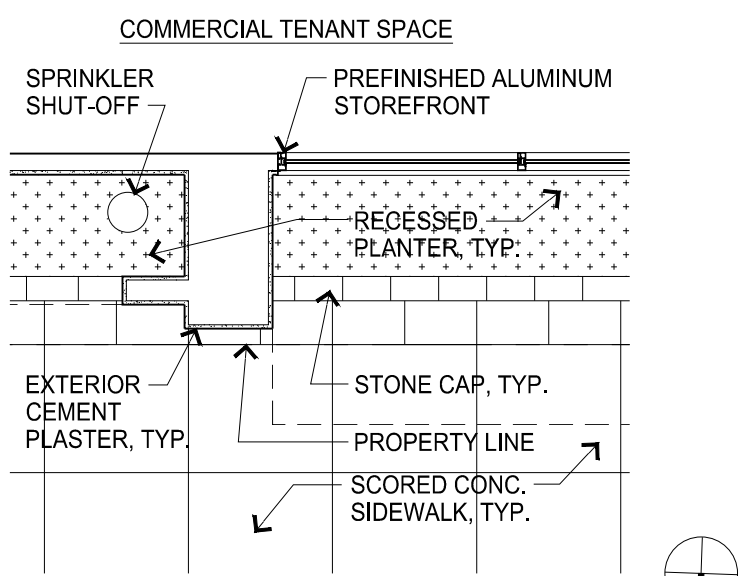
5 GARAGE DOOR CONCEPTUAL IMAGE

NO SCALE



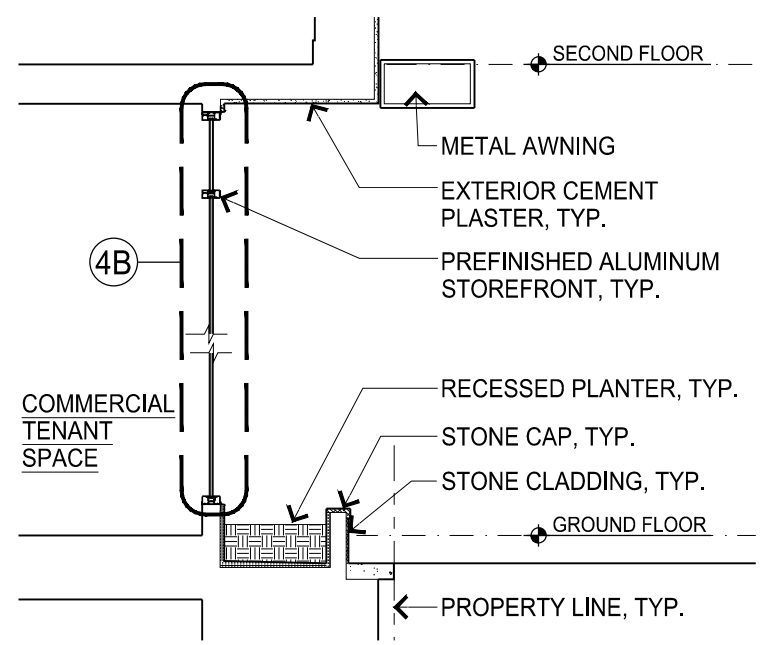
4 STOREFRONT PROFILES

NO SCALE



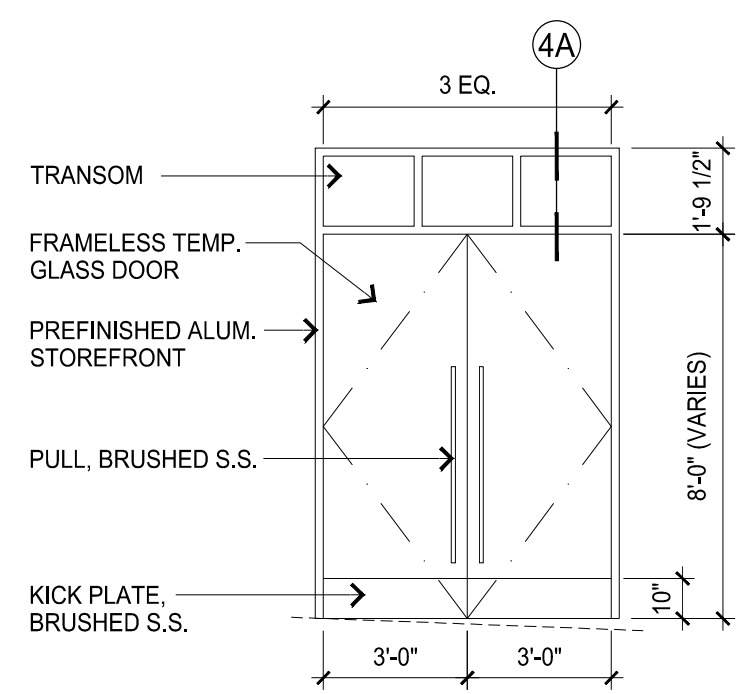
3 STOREFRONT JAMB

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



2 STOREFRONT AT PLANTER

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



1 ENTRY DOOR ELEVATION

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

KEY ELEVATION: SACRAMENTO STREET FACADE

SCALE: 1/16" = 1'-0"

3637 Sacramento Street

Mixed-Use Condominium Project

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Project No. 07-018

Date March 17, 2017

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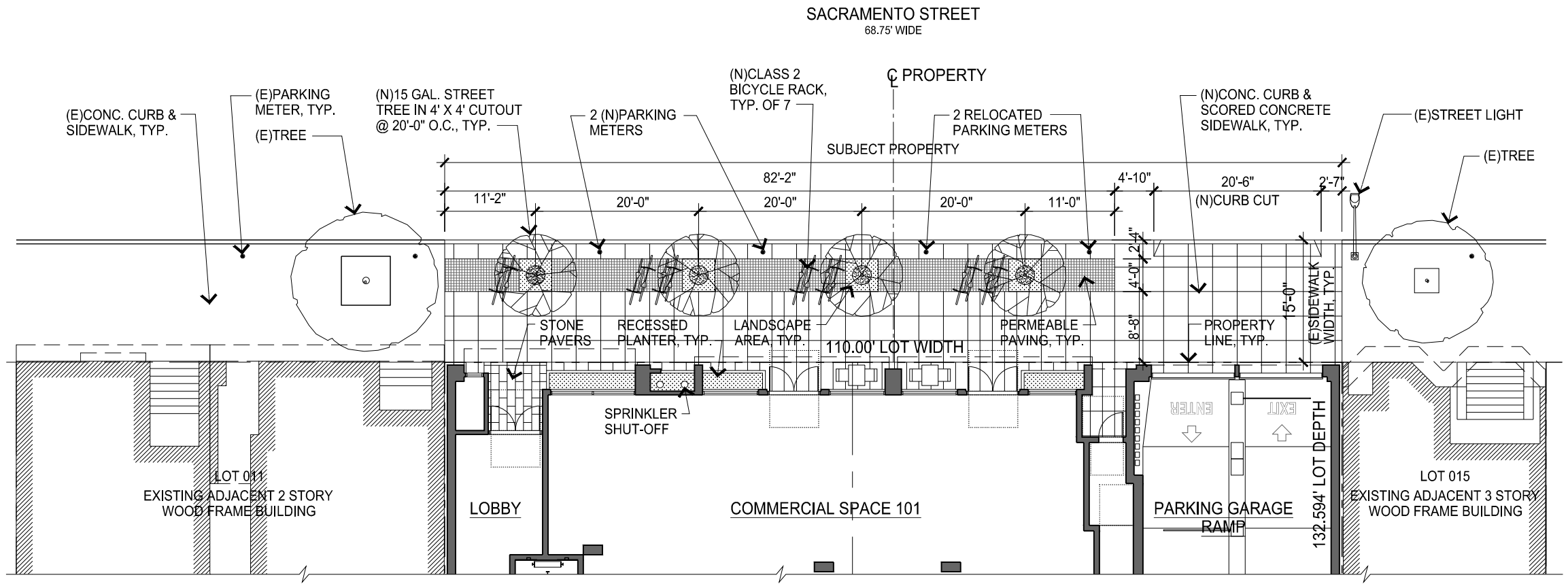
Revision November 21, 2017 Additional Information Requested by Planning/EE

Architectural Profiles

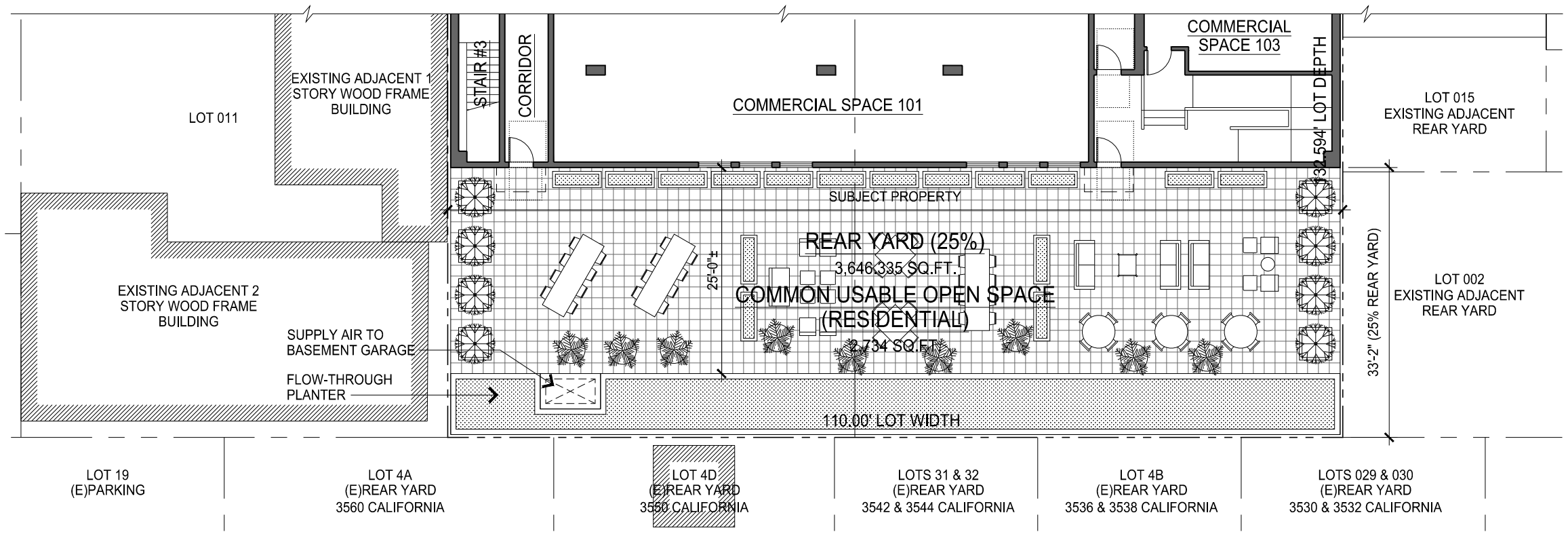
Scale: As noted

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"

3939

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Revision
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Requested by Planning

Conceptual Landscape Plan

Scale: 1/16" = 1'-0"

L0.1

ATTACHMENT B

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

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: Diana Mah

3-15-18
Signature Date

Address: 488 Locust St #301

Business name:

Email/Telephone: pimone3521@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:

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: Victoria Hirano

4/6/2018

Signature Date

Address: 488 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:

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: 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:

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: Jenn Crippen

Signature: [illegible] Date: 4/3/18

Address: 3634 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:

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: catherine Sanders

4/3/18

Signature Date

Address: 3634 Sacramento Street, San Fiacisco, 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:

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: Brad Bennett

Brad Bennett 4/3/18
Signature Date

Address: 488 Locust Street, Unit 406

Business name: N/A

Email/Telephone: bjb35@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:

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: Barbara Devaney

3/30/18

Signature Date

Address: EXPLORE & EXPRESS FAMILY COUNSELING 3637 SACRAMENTO ST., SUITE G 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 NOROLUND

3/27/18
Signature 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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Very truly yours,

Name: Jeff Leopold

3/26/18

Signature Date

Address: 3545-55 California St

Business name: Standard 510 Ace

Email/Telephone: jeff@marinace.com
415-757-5767

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

3/20/18

Signature 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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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

3/21/18

Signature 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

E.B. 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

TO WHOM IT MAY CONCERN:

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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.

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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

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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
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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
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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

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City & County of San Francisco
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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
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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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Sincerely,

Diana Wang
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
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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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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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

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Sincerely,

Brenda McKinley
Printed Name

B McKinley
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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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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

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
City & County of San Francisco
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Sincerely,

Brian King
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

Planning Department
City & County of San Francisco
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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

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

Planning Department
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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

Planning Department
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1650 Mission Street, Suite 400
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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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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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

Planning Department
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Sincerely,

Triona 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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Sincerely,

Igor Weiss
Printed Name

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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely,

Shelia Lastie
Printed Name

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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
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Sincerely,

Suzanne Adams
Printed Name

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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City & County of San Francisco
1650 Mission Street, Suite 400
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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

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
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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,

Alan Su
Printed Name

Alan Su
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
San Francisco, CA 94103

To Whom It May Concern,

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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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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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

Planning Department
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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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
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,

Name: Joy C. Duffy

Signature 3·15·2018
Date

Address: 3535 California Street, San Francisco

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

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: Charles Watts

4/15/18
Signature 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

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: SEAN GALLAGHER

Signature 4-12-18
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

Address: 3701 SACRAMENTO ST.
SAN FRANCISCO, CA 94118

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

3/15/2018

Signature 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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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
San Francisco, CA

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Very truly yours,

Name: Michael Reichmath

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
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: P. GUETTIER

Signature 8/21/17 Date

Address: 3654 SACRAMENTO ST. S.F.

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: 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

Suzette Smith 3-2-2018
Signature Date

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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jovany Romero

8/21/17

Signature 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: Yvonne 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

03/02/2018

Signature Date

Address: 3533 California St SF, CA 94118

Email/Telephone: jovanyromero22@gmail.com / 269-648-0630

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: C. NICHOLAS SIMPSON

Signature Date

Address: 3533 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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Natalie DeLeon

Natalie N 8/21/17
Signature Date

Address: ~~237 Cl 2H~~ 3468 California St. SF CA

Email/Telephone: natmdeleon89@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: ROBERT M. DONATIELLO, MD

8/21/17

Signature Date

Address: 3468 CALIFORNIA ST, SF CA

Email/Telephone: rmdonatiello@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 Anuha Nand 8/21/17.
Signature Date

Address: 3408 California Street. SF 94118.

Email/Telephone: nandsl@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 Gerodias

3/8/18

Signature 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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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

3/9/18

Signature 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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Jamie Gam

3/9/18

Signature Date

Address: 3468 California St.

Email/Telephone: [illegible]@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: 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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Najib El Ferzouj

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
San Francisco, CA 94103

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San Francisco, CA

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Very truly yours,

Name: STEPHEN C. PARDYS M.D.

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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San Francisco, CA

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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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San Francisco, CA

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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: 415-440-2972

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: 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
San Francisco, CA

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Very truly yours,

Name: Jillian Janisen

8/21/2017
Signature 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
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: William Lu

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
San Francisco, CA

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Very truly yours,

Name: _____

_____
Signature Date

Address: 3543 SACRAMENTO ST

Email/Telephone: RAYMOND AVILES 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: Peter Klos

3/13/18

Signature Date

Address: 488 Locust Apt. 405 SF, CA

Email/Telephone: pklos01@gmail.com 415-264-1969

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 Suffini

Signature 3/14/18
Date

Address: 3548 Sacramento Street - DayOne Baby

Email/Telephone: jenn@carcinthecurve.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: Margaritn Talorde

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
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: Rajat Sharma

13 March 2018

Signature Date

Address: 488 Jones Street SAN FRANCISCO

Email/Telephone: RJT8MARMA@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: Mylene Ramirez

3-14-18

Signature Date

Address: 3628 Sacramento St.

Email/Telephone: maryramirez904@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: 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
San Francisco, CA

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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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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
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: GAYAN HETTIPOLA

3.14.18

Signature Date

Address: 3654 SACRAMENTO STREET

Email/Telephone: 415-440-4480 GAYAN@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: 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
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: Cienna Patmont

03/14/2018

Signature Date

Address: 3654 Sacramento St. SF CA 94118

Email/Telephone: cienna@skurman.com / 415-440-4480

Planning Department
City & County of San Francisco
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RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Patrick Mahar

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
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: ED WATKINS

3/14/18

Signature Date

Address: 3654 SACRAMENTO ST S.F., CA. 94118

Email/Telephone: ewatkins@SKIDMAN.COM

Planning Department
City & County of San Francisco
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San Francisco, CA 94103

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Very truly yours,

Name: David Hayes

3/14/18
Signature Date

Address: 3654 Sacramento St. San Francisco, CA 94118

Email/Telephone: dhayes@skurman.com

Planning Department
City & County of San Francisco
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San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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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

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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
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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
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Very truly yours,

Name: Nicole Ryan

8/23/17

Signature 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

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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
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San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
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Very truly yours,

Name: Suke Bennett

Suke Bennett 9/22/17
Signature Date

Address: 3333 California St. San Francisco

Email/Telephone: suke.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
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Very truly yours,

Name: Karen Dung-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: Carolyn Chandler

Carolyn Chandler 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

11/8/18

Signature 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 Date 11/8/18

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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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
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Very truly yours,

Name: Lam Lee

[signature] 11/7/18
Signature Date

Address: 1690 Washington St. #204 San Francisco CA 94109

Business name: CAL-MART, 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
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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-MART, 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

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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
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Very truly yours,

Name: Robert Silvestri

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
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Very truly yours,

Name: MILA VALORIA

Signature: [illegible] Date: 11/7/2018

Address: 3585 CALIFORNIA ST SF CA. 94118

Business name: CAL. MART, INC

Email/Telephone: calmart.mvaloria@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
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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: calmarte hotmail.com 415 751-3516

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: Joseph Chu

Signature 11/7/18
Date

Address: 1320 45TH AVE SF CA 94122

Business name: CAL-MMT, INC

Email/Telephone: Chinezee321@YAHOO.COM

Planning Department
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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
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Very truly yours,

Name: Michael Ewing

Signature 11/7/18
Date

Address: 1656 Jenevein ave San Bruno CA 94066

Business name: Cal mart

Email/Telephone: 415 751 3516

Planning Department
City & County of San Francisco
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Very truly yours,

Name: Stephany Garcia

11/8/18
Signature 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

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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: 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
San Francisco, CA

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Very truly yours,

Name: STEVEN TSE

11/8/18

Signature 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
San Francisco, CA

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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 GROONEY

Signature 11/26/18
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

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Very truly yours,

Name: Kimberly Simons

10/29/18

Signature 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

10/23/2018

Signature Date

Address: 3641 Sacramento St. Ste A SF, CA 94118

Business name: noatt simons inc.

Email/Telephone: noattsimonsmd@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

10/23/18

Signature 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
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: 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: 350 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
San Francisco, CA

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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
San Francisco, CA

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Very truly yours,

Name: Carla Huttman

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
San Francisco, CA

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Very truly yours,

Name: Cayla Brost

Signature 11/7/18
Date

Address: One Parker Ave SF, CA 94118

Business name: One Parker Dentistry

Email/Telephone: 415-468-3500

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: Kim Suo

Signature Date

Address: IRINA KHIDEKEL, M.D.
3635 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

Business name: Ph: (415) 752-0277
Fax: (415) 752-5333

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: Patty Yan

Patty Y 11/7/18
Signature Date

Address: 3633 California St.

Business name: Sakura Kami, L.L.C.

Email/Telephone: pattyhyan@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: Simon Li

Signature 11/7/18 Date

Address: 3015 Geary

Business name: SQ wers

Email/Telephone: (415) 298 - 4914

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 cheng

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

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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: Tedman 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

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Very truly yours,

Name: Vivian Guo

Vivian Guo 11/7/18
Signature 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: 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

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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

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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

11-7-18.

Signature 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

11/7/2018

Signature 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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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: Iana Vovk

11/7/2018

Signature Date

Address: 3401 California St

Business name: Beautifull

Email/Telephone: (415) 728-9080 / iana@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
San Francisco, CA

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Very truly yours,

Name: Mack Logsdon

Signature Date

Address: 3401 California St.

Business name: Beautifull LLC

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: Fernando Miranda, MD

11-7-18

Signature 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: Vimmy 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

TO WHOM IT MAY CONCERN:

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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
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,

Name: Nancy Held

Nancy B Held 4/8/14
Signature Date

Address: 3698 Sacramento St, SF CA 94118

Email/Telephone: nancy@dayone baby.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

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: JOHN SCHICK

3/28/14

Signature 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

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: *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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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
San Francisco, CA

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Very truly yours,

Name: SARI SWIG

Signature 4/10/2014
Date

Address: 488 Locust St. SF. CA 94118

Email/Telephone: Sariswig@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
San Francisco, CA

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Very truly yours,

Name: Lisle W. Payne

4/11/14

Signature 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
San Francisco, CA

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Very truly yours,

Name: Robert Tandler

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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Valli Benesch

Signature 4-14-14
Date

Address: 3490 Cal St #209 SF

Email/Telephone: 415 771 0740

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: Kyoko Kawachi

Kyoko Kawachi, 4/11/14
Signature Date

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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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
San Francisco, CA

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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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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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
San Francisco, CA

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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
San Francisco, CA

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Very truly yours,

Name: _____

GEORGE HEARST 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

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building
San Francisco, CA

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Very truly yours,

Name: Bonnie Barnett

BONNIE BARNETT 4/09/2014

Signature Date

Address: 488 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
San Francisco, CA

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Very truly yours,

Name: Yvonne Chu

4/8/14

Signature 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

4/7/14

Signature Date

Address: 3701 Sacramento St #467 SF CA 94118

Email/Telephone: Gregor219@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

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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

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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

4-9-14

Signature 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

4-9-14

Signature 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: Jvel 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

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Very truly yours,

Name: Molly Bosch

3/28/14
Signature Date

Address: 3665 Sacramento St. San Francisco CA 94118

Email/Telephone: 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

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Very truly yours,

Name: Osamu Mekaru

[signature] 3/28/14
Signature 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

Thank you

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

4/8/14

Signature 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

Tim 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.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

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).

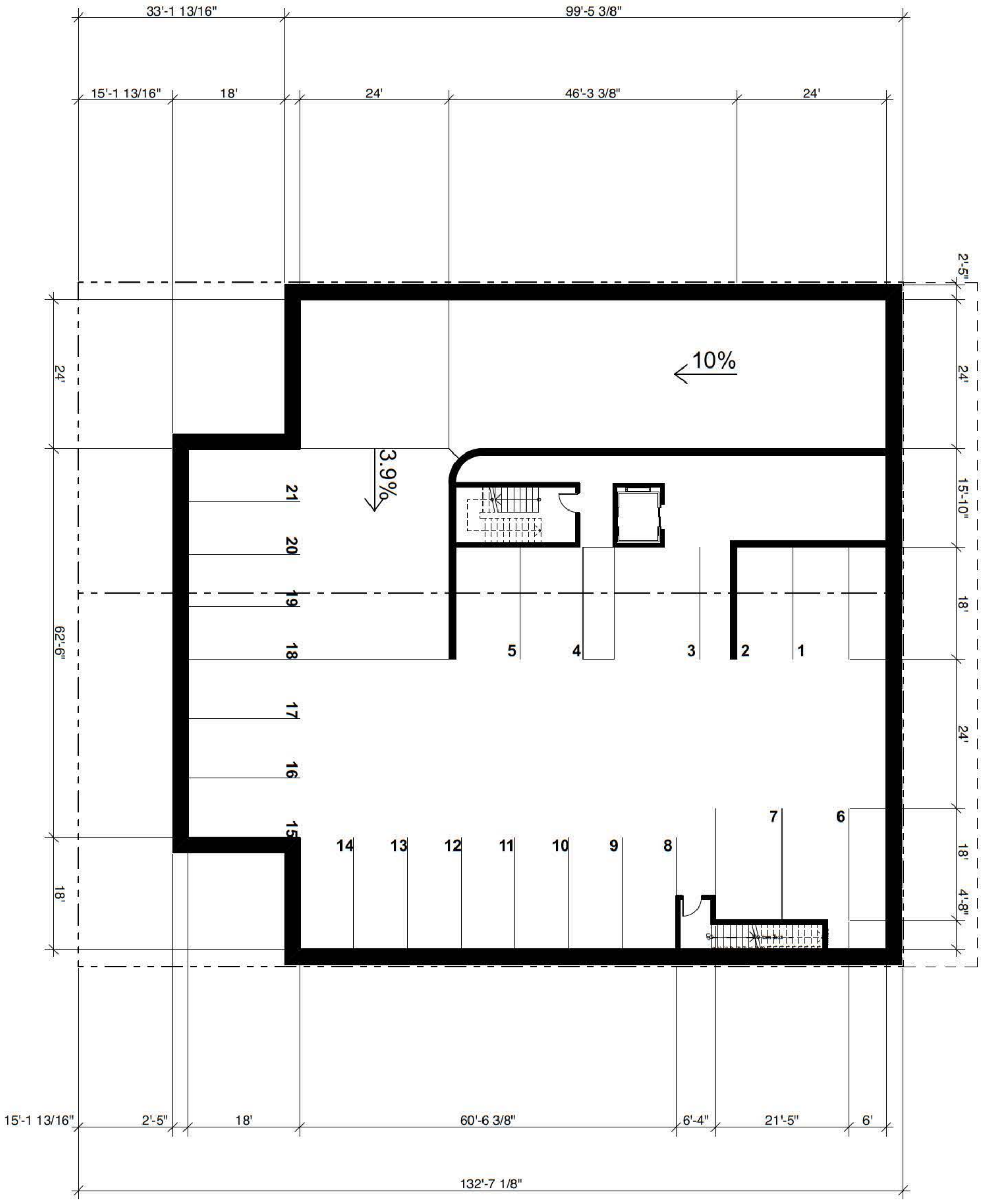
Removal of Street Parking: Limited to 10 feet on either side of the subject property at any time. No 24 hour parking restrictions

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)



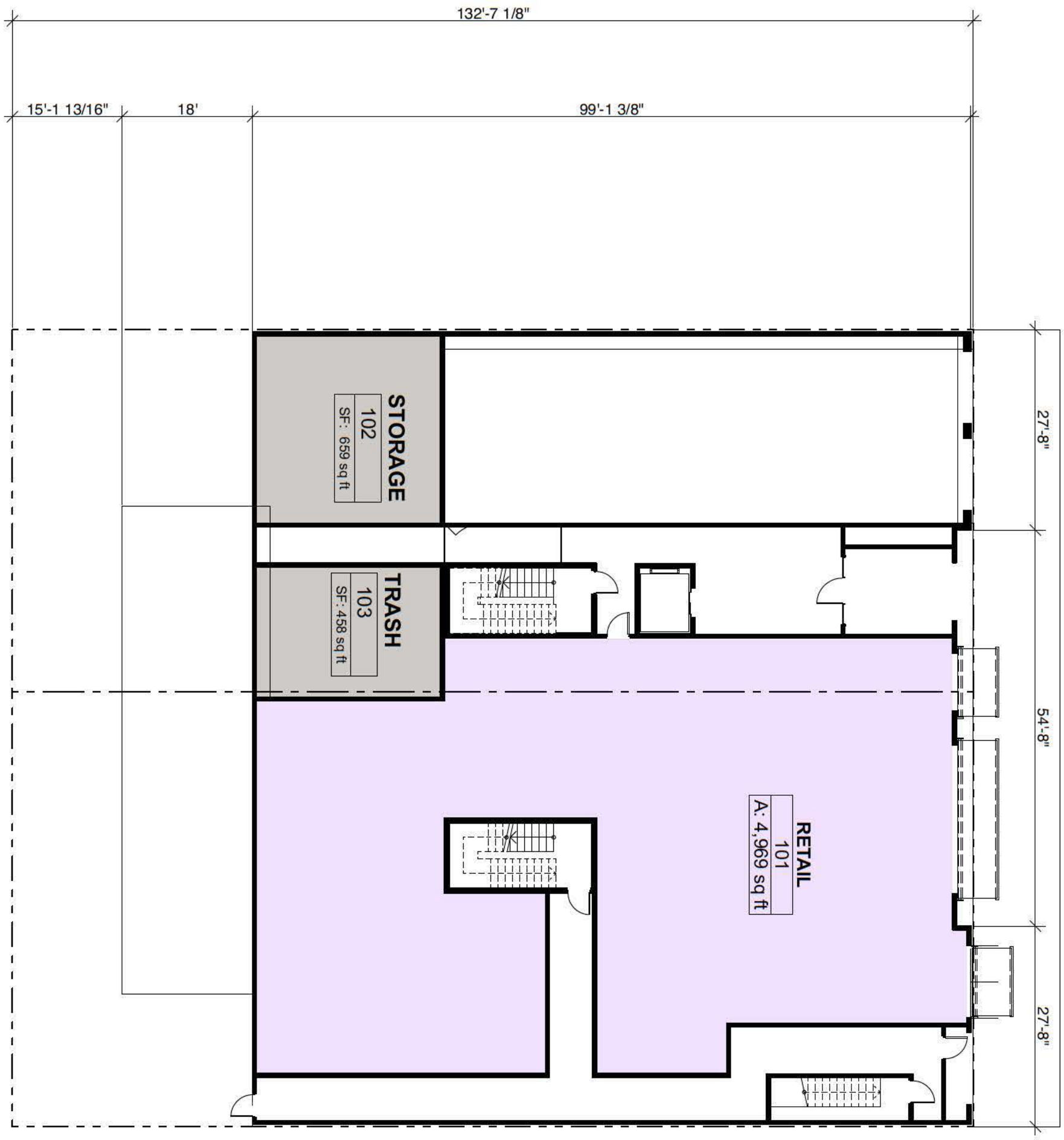
1

PARKING 1

SCALE: 1:192

0 8' 16' 32'

	Project	Scale	Date 1/3/19
	Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No	Reference / Sheet A-1.1
4135	Title PARKING LEVEL 1	Field Notice No	Dwg No

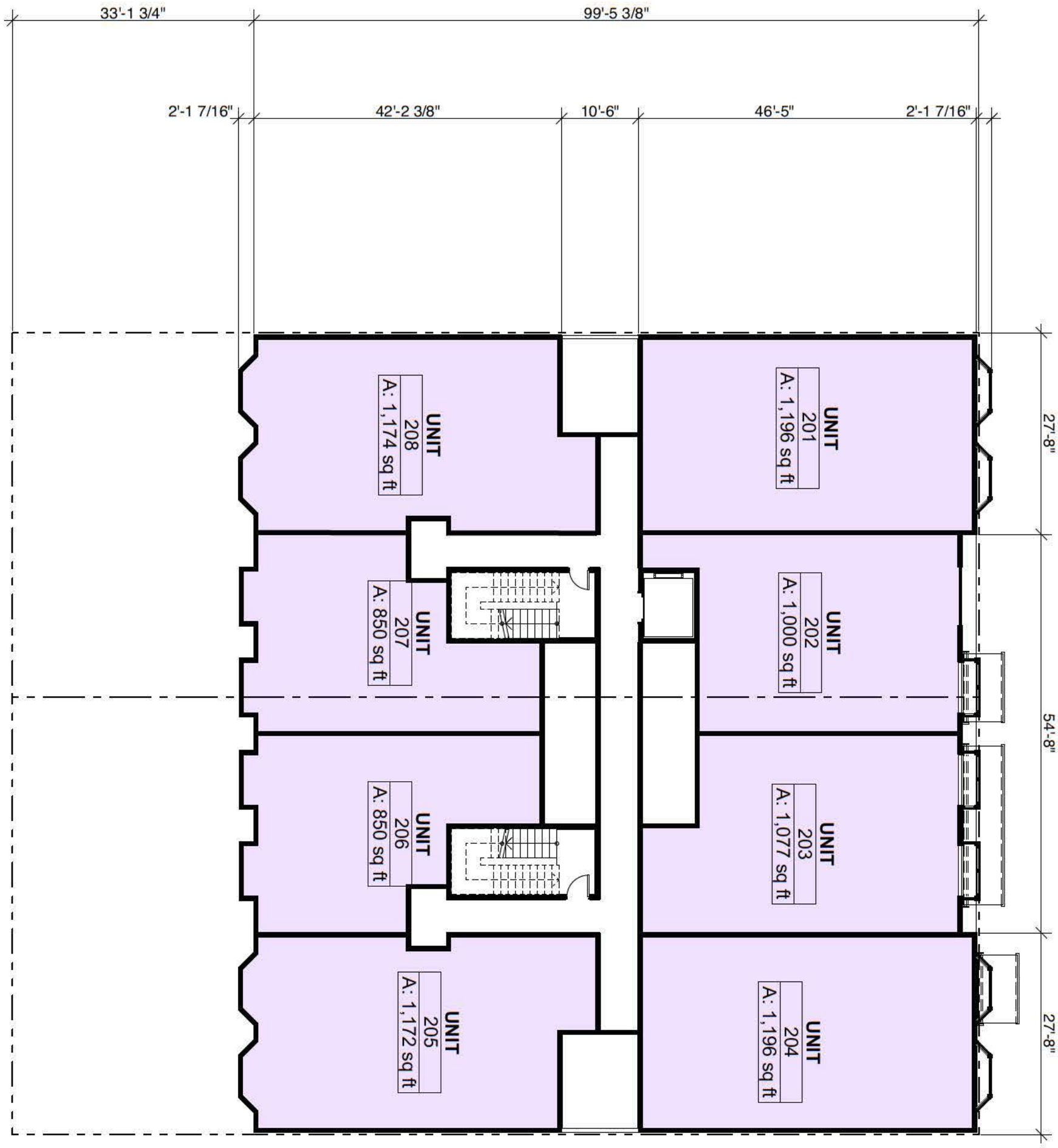


1 1st FLOOR

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

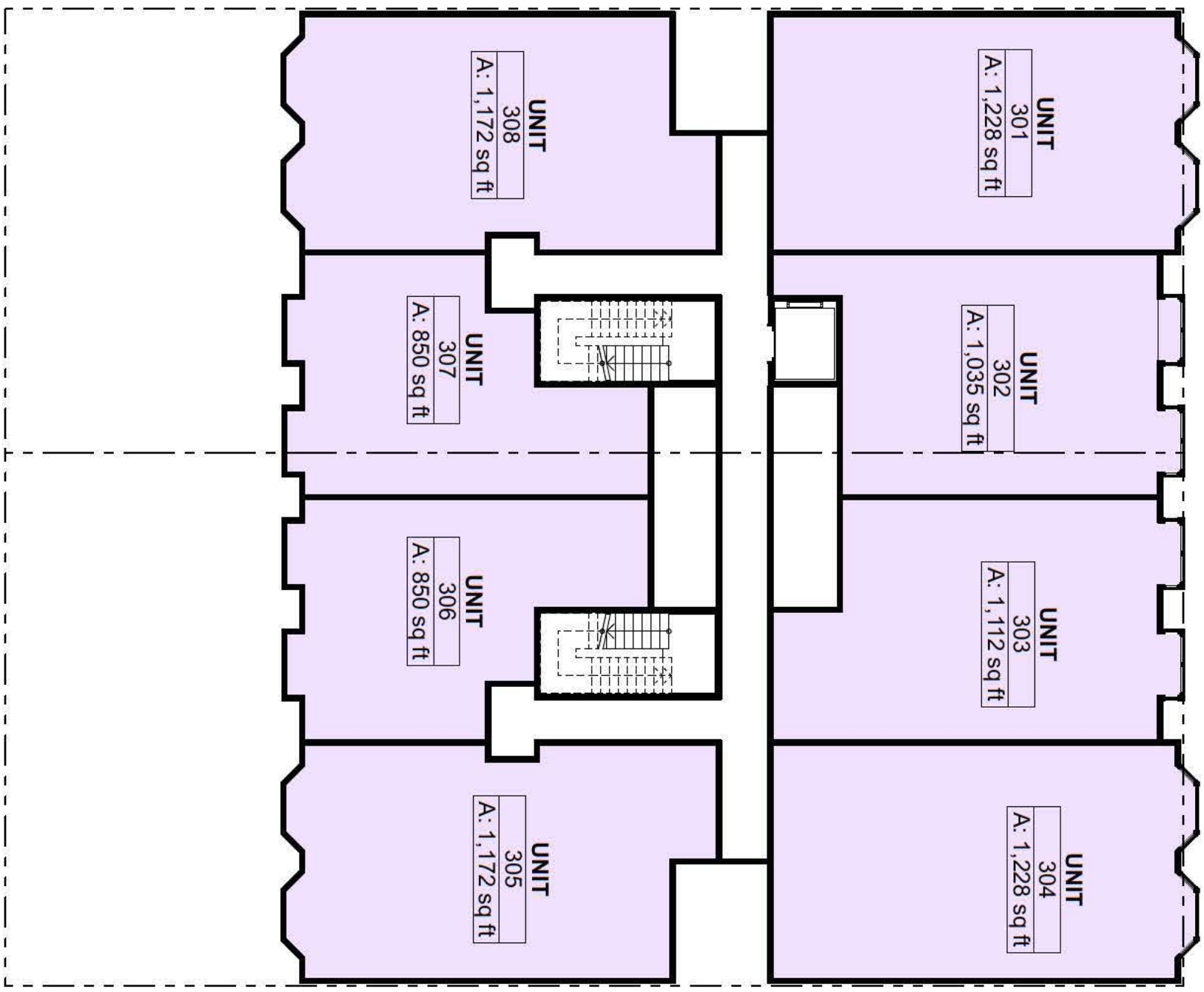


1 2nd FLOOR

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

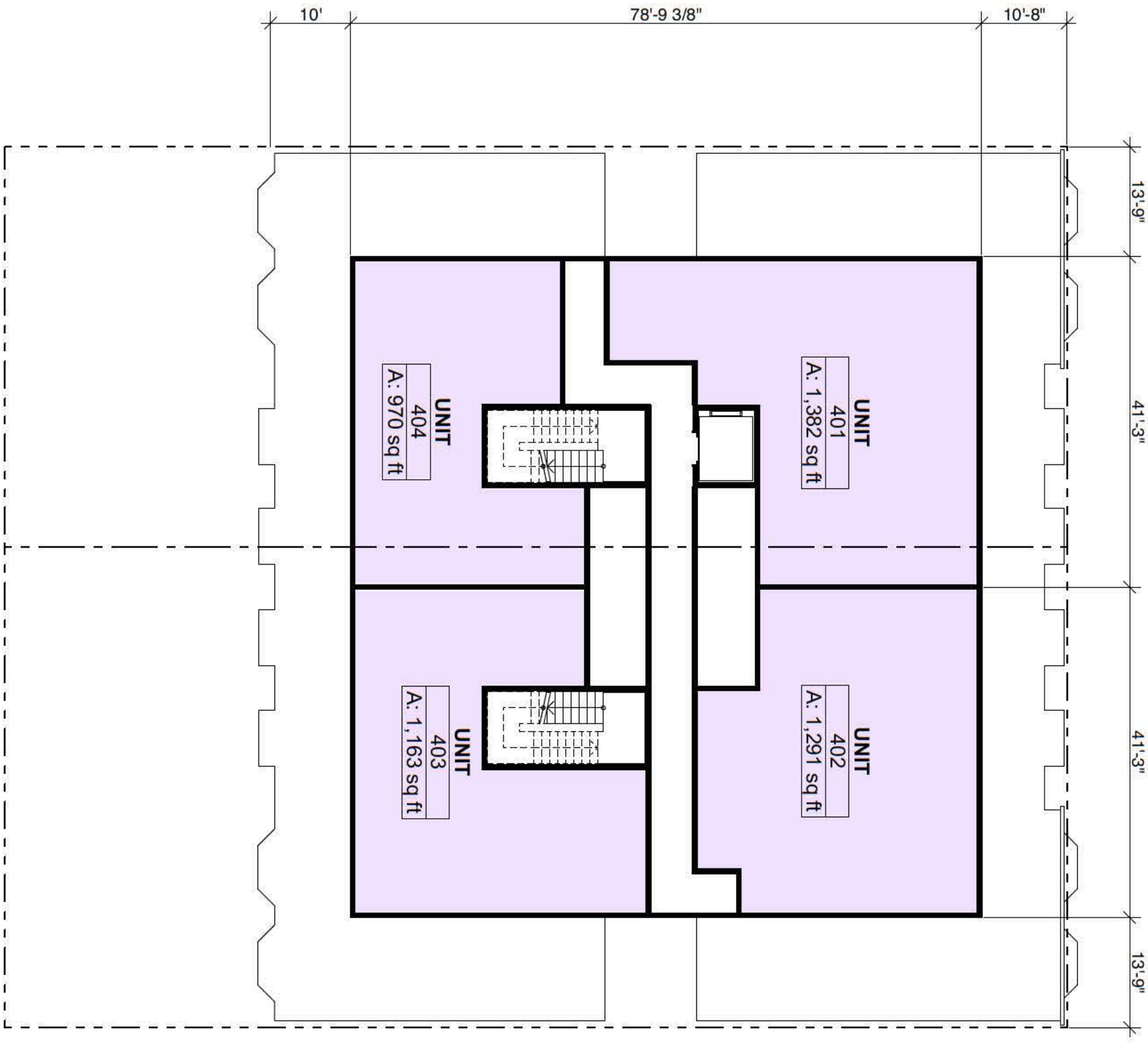


1 3rd FLOOR

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
4138	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
4139	Title FOURTH FLOOR	Field Notice No	Dwg No

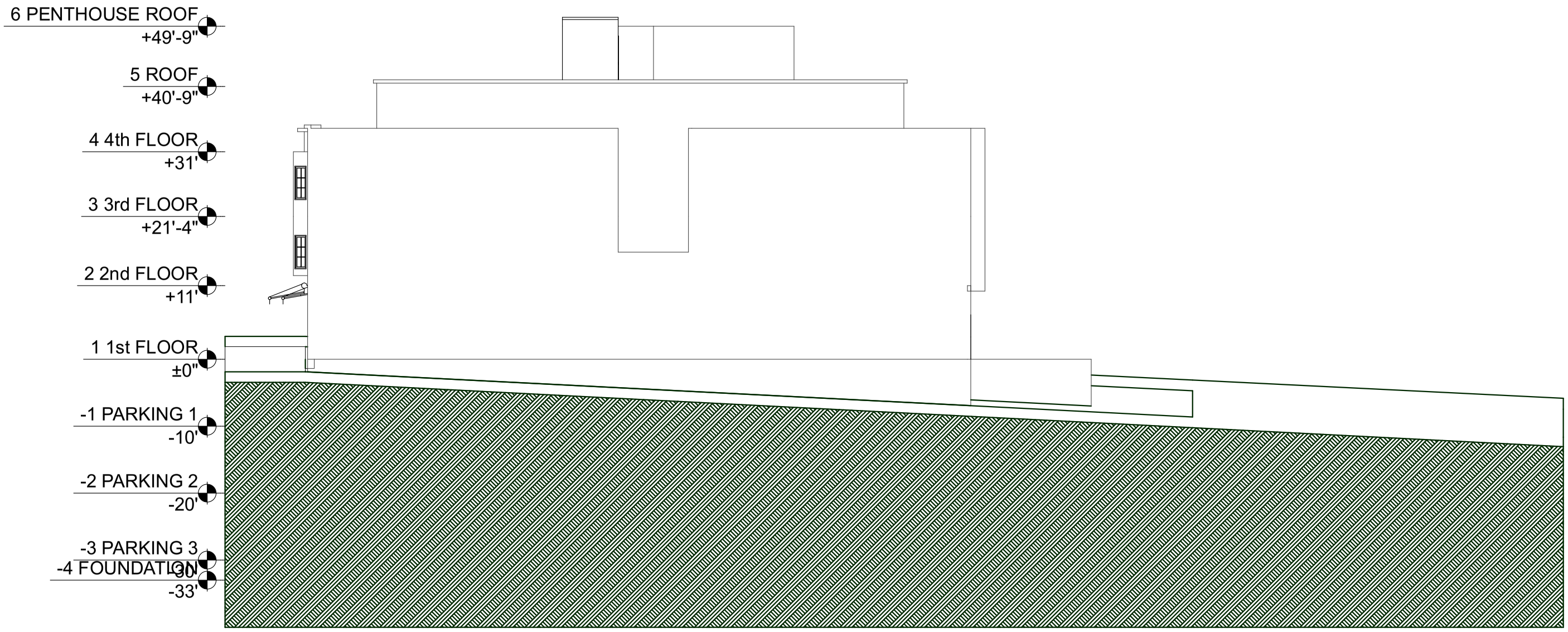
4140

1 NORTH ELEVATION

SCALE: 1:192

0 8' 16' 32'

Date	1/3/19
Reference / Sheet	A-2.1
Dwg No	
Scale	
Project No	
Field Notice No	
Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**N ELEVATION**



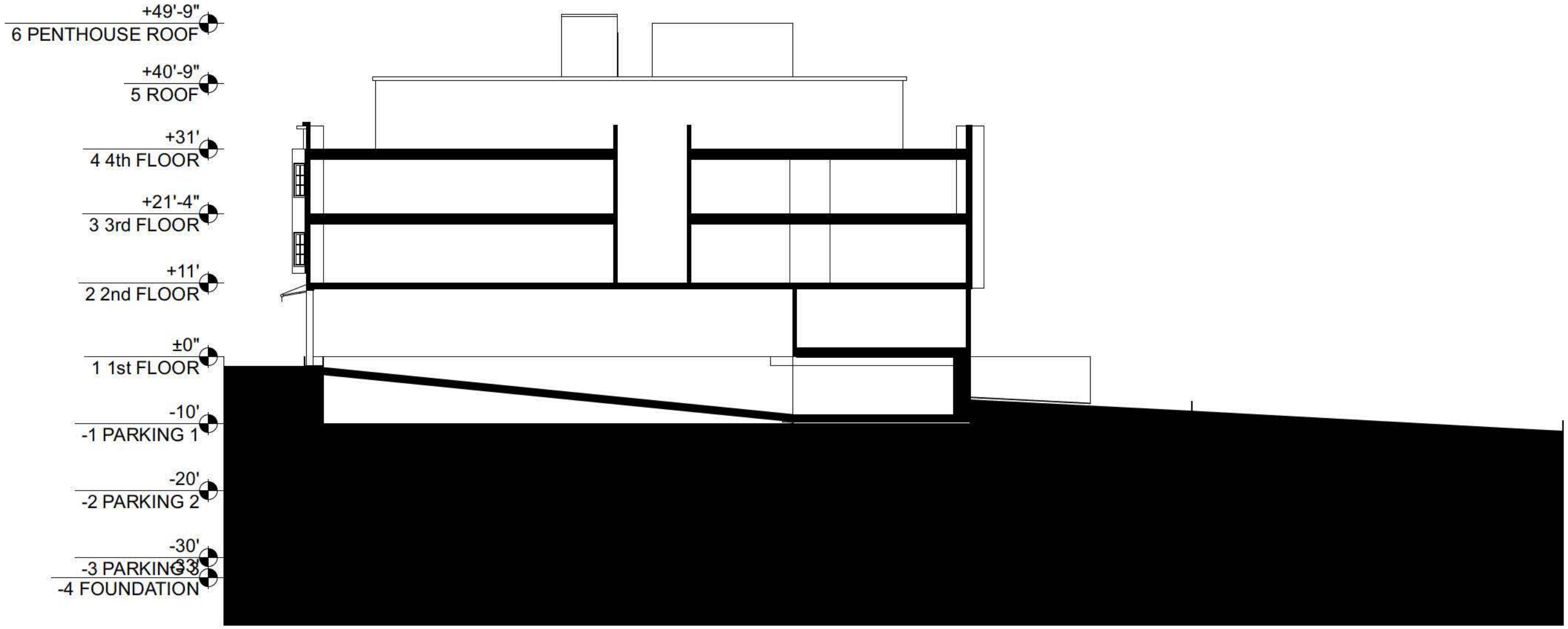
4141

1 WEST ELEVATION

SCALE: 1:192

0 8' 16' 32'

Date	1/3/19
Reference / Sheet	A-2.2
Dwg No	
Scale	
Project No	
Field Notice No	
Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**W ELEVATION**



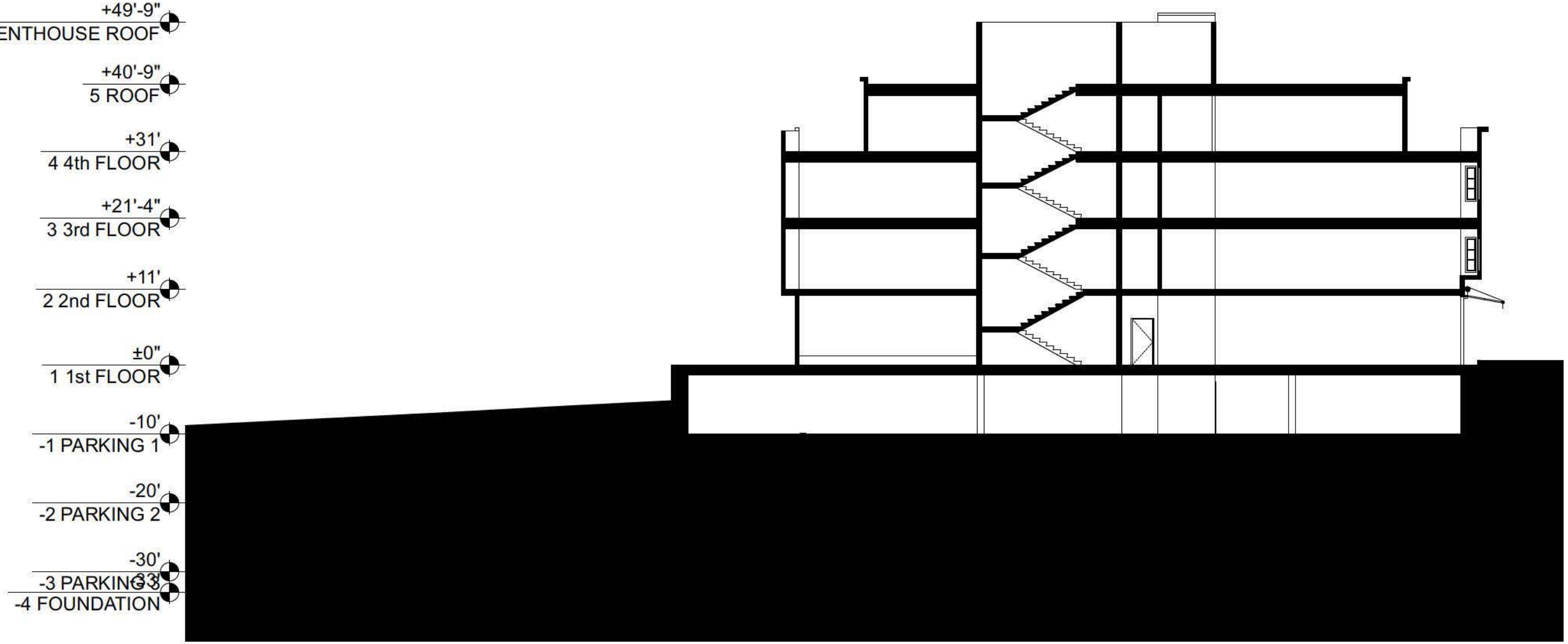
1 N-S SECTION @ RAMP

SCALE: 1:192

0 8' 16' 32'

4142

Date	1/3/19
Scale	
Reference / Sheet	A-3.1
Project No	
Dwg No	
Field Notice No	
Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	**SECTIONS**



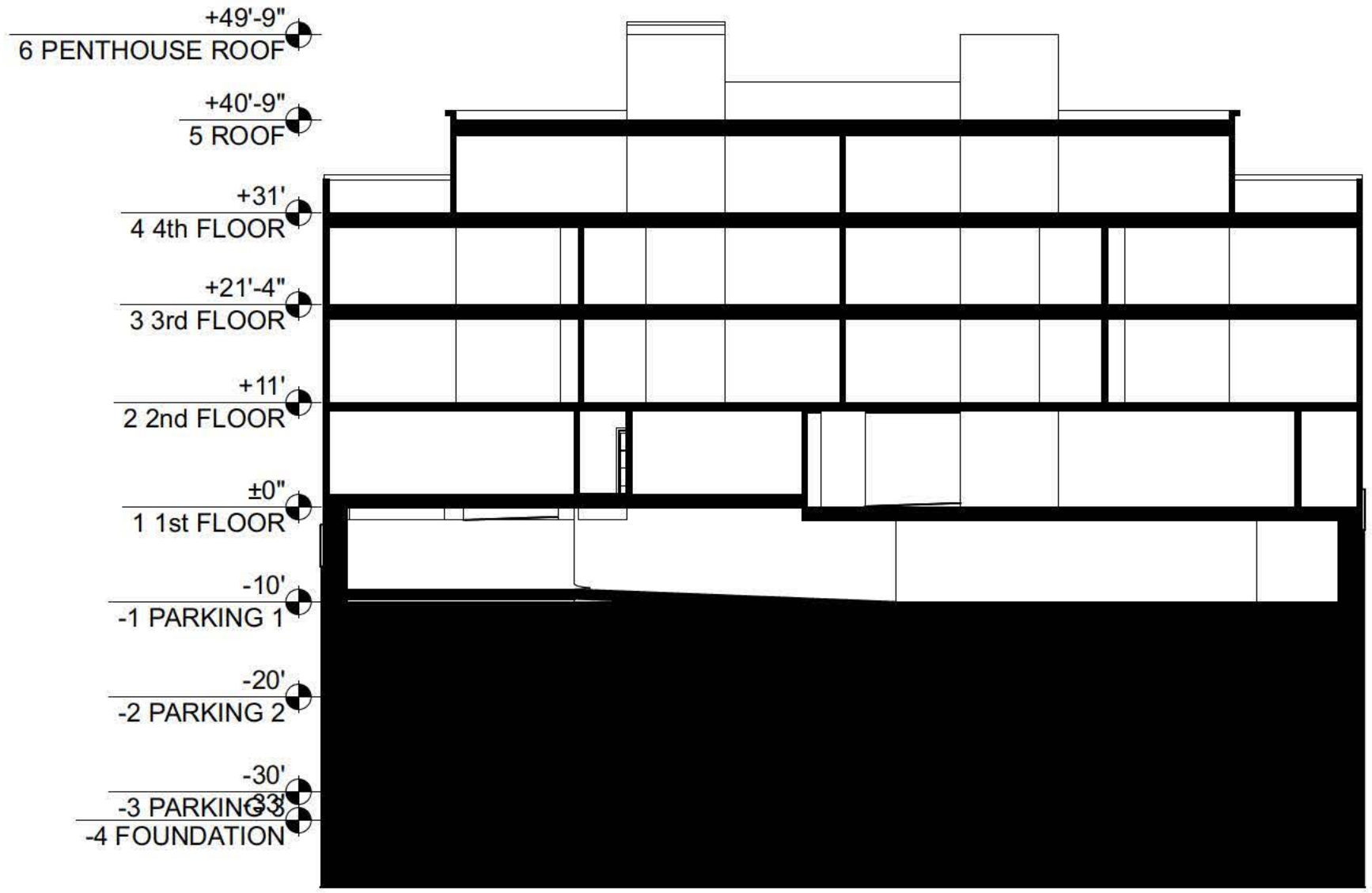
1 S-N SECTION

SCALE: 1:192

0 8' 16' 32'

4143

Date	1/3/19
Scale	
Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Reference / Sheet	A-3.2
Project No	
Title	SECTIONS
Dwg No	
Field Notice No	



1 W-E SECTION @ RAMP

SCALE: 1:192

0 8' 16' 32'

4144

Date	1/3/19
Scale	
Reference / Sheet	A-3.3
Project No	
Dwg No	
Field Notice No	
Project	
Location	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Title	SECTIONS

4145

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

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

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. 181237-181240
Planning Case No. 2007.1347CUA

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 Locust Street Trust for the appeal of the Conditional Use Authorization 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 PUBLIC WORKS

London N. Breed
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Bureau of Street Use & Mapping
Manager

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

December 13, 2018

Ms. Angela Calvillo
Clerk of the Board
1 Dr. Carlton B. Goodlett Place
City Hall – Room 244
San Francisco, CA 94102

RE: Planning Case No. 2007.1347CUA
3637-3657 Sacramento Street – Conditional Use Authorization Appeal

Dear Ms. Calvillo:

This letter is in response to your December 10, 2018 request for our Department to check the sufficiency of the signatures with respect to the above referenced appeal. Please be advised that per our calculations the appellants' signatures represent 28.21% of area, which is more than 20% of the area involved and is therefore sufficient for appeal.

Sincerely,

Bruce R. Storrs, P.L.S.
City & County Surveyor

From:	BOS Legislation, (BOS)
To:	Storrs, Bruce (DPW)
Cc:	Sanguinetti, Jerry (DPW); Rivera, Javier (DPW); GIVNER, JON (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Gibson, Lisa (CPC); Jain, Devyani (CPC); Rodgers, AnMarie (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Woods, Mary (CPC); Rosenberg, Julie (BOA); BOS-Supervisors; BOS-Legislative Aides; Ionin, Jonas (CPC); Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject:	Appeal of Conditional Use Authorization - Proposed Project at 3637-3657 Sacramento Street - Verification of Signatures
Date:	Monday, December 10, 2018 9:49:53 AM
Attachments:	Appeal Ltr 120718.pdf COB Ltr 121018.pdf

Good morning, Mr. Storrs:

The Office of the Clerk of the Board is in receipt of an appeal of the Conditional Use Authorization for the proposed project at 3637-3657 Sacramento Street. The appeal was filed by Rachel Lewis, on behalf of California-Locust Neighbors' Group Association, on December 7, 2018.

Please find the attached appeal filing packet, and a letter requesting verification of signatures submitted with the appeal filing.

Kindly review for verification of signatures. Thank you.

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
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TDD/TTY No. 554-5227

December 10, 2018

Bruce R. Storrs
City and County Surveyor, Public Works
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Planning Case No. 2007.1347CUA
3637-3657 Sacramento Street - Conditional Use Authorization Appeal

Dear Mr. Storrs:

The Office of the Clerk of the Board is in receipt of an appeal filed by Rachel Lewis, on behalf of California-Locust Neighbors' Group Association, from the decision of the Planning Commission on November 8, 2018, relating to the approval of a Conditional Use Authorization (Case No. 2007.1347CUA) pursuant to Planning Code, Sections 102, 121.1, 121.2, 303, and 724, and 317, 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, mixed use building containing residential use with 18 dwelling units, retail/commercial space, and medical offices, within the Sacramento Street Neighborhood Commercial District and 40-X Height and Bulk District, for a proposed project located at:

3637-3657 Sacramento Street, Assessor's Parcel Block No. 1018, Lot Nos. 012 and 020

By copy of this letter, the City and County Surveyor is requested to determine the sufficiency of the signatures in regard to the percentage of the area represented by the appellant. Please submit a report not later than 5:00 p.m. on Thursday, December 13, 2018.

Sincerely,

Angela Calvillo
Clerk of the Board

c: Jerry Sanguinetti, Public Works-Bureau of Street Use and Mapping
Javier Rivera, Public Works-Bureau of Street Use and Mapping
Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Lisa Gibson, Planning Department
Devyani Jain, Planning Department
AnMarie Rodgers, Planning Department
Joy Navarette, Planning Department
Laura Lynch, Planning Department
Corey Teague, Planning Department
Scott Sanchez, Planning Department
Dan Sider, Planning Department
Aaron Starr, Planning Department
Jonas Ionin, Planning Commission
Mary Woods, Planning Department
Julie Rosenberg, 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.
- ☑ 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 Conditional Use Authorization - Proposed Project at 3637-3657 Sacramento Street

The text is listed:

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)

Signature of Sponsoring Supervisor: for Alisa Somera

For Clerk's Use Only

File No. 181237