



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 26, 2011

Date: May 19, 2011
Case No.: **2004.0891CEK**
Project Address: **899 VALENCIA AVENUE**
Zoning: Valencia Street Neighborhood Commercial Transit District
55-X Height and Bulk District
Block/Lots: 3596/113
Project Sponsor: Vermont Street Town Homes, LLC
c/o Tuija Catalano
Reuben and Junius, LLP
One Bush Street, #600
San Francisco, CA 94104
Staff Contact: Ben Fu – (415) 558-6613
ben.fu@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project proposes to demolish the existing service station and construct a new approximately 50,000-square foot, 52-foot-4-inch tall, five-story residential building containing 18 dwelling units, 18 below-grade parking spaces and 7,100 square feet of ground-floor retail spaces utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former Valencia Street Neighborhood Commercial (NC) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls. The project also seeks approval of findings regarding shadow impacts to a public park (Mission Playground) per Planning Code Section 295.

SITE DESCRIPTION AND PRESENT USE

The project is located on the northeast corner of Valencia and 20th Streets, Lot 113 on Assessor's Block 3596, on an approximately 11,000-square-foot parcel. The property is located within the Valencia Street Neighborhood Commercial Transit (NCT) District and a 55-X Height and Bulk District pursuant to the Eastern Neighborhoods rezoning which became effective on January 10, 2009. Prior to the rezoning, and at the time the project's environmental and entitlement applications were filed, the project site was zoned Valencia Street Neighborhood Commercial District and was located within a 50-X Height and Bulk District. The property is improved with a gasoline service station including a one-story gas station building, which has been out of operation since October 2004. The underground storage tanks for the prior gas station were also removed around that time. The site has been most recently used as a temporary surface parking lot. The development lot is a corner lot,

with 110 feet of frontage on Valencia Street and 105 feet of frontage on 20th Street. For the purposes of the proposed project, Valencia Street is considered the front of the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of Valencia and 20th Streets. Properties located starting from the west side Valencia Street and to four blocks to the east, including the subject property, are all zoned NCT. Adjacent and east of the site on 20th Street is a three-story residential building fronting Van Ness Avenue. Adjacent and to the north of the site on Valencia is a three-story, residential building with ground floor retail. Across the street on Valencia at the northwest corner of Valencia and 20th Streets is a 5-story residential over ground floor commercial building. Diagonally across the site at the southwest corner of Valencia and 20th Streets is a 3-story residential/commercial building, and across the site on 20th Street at the southeast corner of Valencia and 20th Streets is a 4-story residential/commercial building. The majority of improvements along Valencia Street consist of residential uses over ground floor commercial. Other nearby uses include institutional uses, social services, arts and a variety of retail establishments.

SHADOW ANALYSIS

Pursuant to Planning Code Section 295, no building permit authorizing the construction of any structure exceeding 40 feet in height that will cast any shade or shadow upon any property under the jurisdiction of the Recreation and Park Commission during the times of one hour after sunrise and one hour before sunset, all year round, may be issued except on prior action of the Commission pursuant to the provisions of this Section. The Commission must conduct a hearing and must disapprove the issuance of any building permit governed by the provisions of this Section if it finds that the proposed project will have any adverse impact on the use of the property under the jurisdiction of the Recreation and Park Commission because of the shading or shadowing that it will cause, unless it is determined that the impact would be insignificant.

The Mission Playground contains the City's only outdoor public swimming pool; an indoor recreation building; paved and lighted courts for basketball, tennis, and soccer; and a small (approximately 10,350 square feet) lawn area, which is located on the two parcels that front Valencia Street. The entire area of Mission Playground is approximately 88,080 square feet (2.02 acres), including the grassy area. The grassy area is almost square and has an asphalt path along its northern edge, parallel to Cunningham Place, which leads from the west sidewalk of towards the interior of Mission Playground. There are wooden benches to the north, west, and east sides of the grassy area (with a picnic table on the north side, as well). Mature trees surround the grassy area on the east (adjacent to Valencia Street) and south (adjacent to a building at 868 Valencia Street). The square grassy area of the park is distinct from the remainder of Mission Playground in that the rest of the park is generally dedicated to active recreation, while the lawn area is more suited to passive recreation.

Because the proposed new building would be a maximum of 52 feet, 4 inches tall, the project would not cast any new shadow on the playground during Section 295 hours on the spring or fall equinoxes or on the summer solstice. The total annual shadow increase on the park is less than 0.1%. The Recreation and Parks Commission found on September 20, 2007, that the shadow of the proposed project will not be significant or adverse on Mission Playground.

ENVIRONMENTAL REVIEW

The Project has received a Preliminary Mitigated Negative Declaration (“PMND”) under Case No. 2004.0891E. The PMND was appealed on March 8, 2011 by Sue Hestor on behalf of People Organized to Demand Environmental & Economic Rights.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 6, 2011	May 6, 2011	20 days
Posted Notice	20 days	May 6, 2011	May 6, 2011	20 days
Mailed Notice	20 days	May 6, 2011	May 6, 2011	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use authorization process.

PUBLIC COMMENT

- To date, the Department has received nine letters and one phone call in support of the project, including Liberty Hill Neighborhood Association, the nearest neighborhood group. One letter in opposition has been received for the project. The appellant of the environmental evaluation has not commented on the conditional use or shadow analysis portions of the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Prior to January 19, 2009, the project site was located in the Valencia Neighborhood Commercial District, and the 50-X Height and Bulk District. The first development application for the project at the property was filed with the Planning Department on September 2, 2004, and pursuant to Planning Code Section 175.6(e) the project is eligible, and has elected, to be reviewed and processed in accordance with the prior Valencia NC zoning regulations. Per Section 175.6(e), residential projects for which a code compliant application was filed prior to April 1, 2006, shall be subject to controls in effect prior to the adoption of the Eastern Neighborhoods rezoning, except for the amended Articles 1,1.2, 1.5, and 2.5. The project site is currently in the Valencia Neighborhood Commercial Transit (NCT) Zoning District and a 55-X Height and Bulk District.
- While the proposed project is an Eastern Neighborhoods “Pipeline” project that is subject to its original height district requirement of 50 feet, it is also required to meet the new physical controls passed in the Eastern Neighborhoods legislation. This includes a requirement for a 14-foot ground floor ceiling height. Section 175.6 permits the Planning Director to grant an increase beyond the otherwise-superseded height limits of no more than eight feet when a

project needs additional height to meet one of the new physical controls. The Planning Director granted a two-foot-four-inch height increase for this project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization for gas station conversion, lot size, rear yard and parking under Planning Code Sections 121.1, 134(e), 228.3, 726.11, 726.21, and 151.1 allow the demolition of existing service station and the construction of a new approximately 50,000-square foot, 52-foot-4-inch tall, five-story residential building containing 18 dwelling units, 18 below-grade parking spaces and ground-floor retail space utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e). The project also seeks approval of findings regarding shadow impacts to a public park (Mission Playground) per Planning Code Section 295.

BASIS FOR RECOMMENDATION

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The project complies with the First Source Hiring Program.
- The project will provide 18 three-bedroom dwelling units to the City's family housing stock.
- The project will convert an underused site into a productive mixed-use development that includes significant site upgrades, such as up to eleven street trees.
- The project design is consistent with and respects the existing neighborhood character, and is an appropriate in-fill development that compliments the existing development pattern.
- The project will create new ground floor commercial spaces that have gracious ceiling heights and an attractive street facing design.
- The project will not create adverse shadow impacts for Mission Playground.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Shadow Motion
- Draft Conditional Use Motion
- Parcel Maps
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Recreation and Park Commission Shadow Resolution
- Shadow Analysis Report
- Project Sponsor Submittal:
 - Cover letter
 - Support letters
 - Project Renderings
 - Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Sanborn Map | |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

BF
Planner's Initials

BF: G:\DOCUMENTS\conditional_use\Valencia_899_20040891C\ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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ADOPTING FINDINGS, WITH THE RECOMMENDATION OF THE GENERAL MANAGER OF THE RECREATION AND PARK DEPARTMENT, IN CONSULTATION WITH THE RECREATION AND PARK COMMISSION, THAT NET NEW SHADOW ON MISSION PLAYGROUND AND POOL BY THE PROPOSED PROJECT AT 899 VALENCIA STREET (ASSESSOR'S BLOCK 3696, LOT 113) WOULD NOT BE ADVERSE OR SIGNIFICANT.

PREAMBLE

On March 8, 2011, an appeal of the Mitigated Negative Declaration was filed with the Department.

On May 26, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2004.0891C and the Appeal of the Mitigated Negative Declaration, 2004.0891E.

On May 26, 2011, the Commission upheld the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

On August 11, 2005, Vermont Street Town Homes, LLC ("Project Sponsor") applied for Shadow Analysis Application No. 2004.0891K on the property at 899 Valencia Street, Lot 113 Assessor's Block 3596 for a project to demolish the existing gas station improvements, and construct a new mixed-use building containing 18 residential units, 7,100 square feet of ground-floor retail space and one level of subsurface

parking with 14 residential parking spaces and 4 non-residential spaces. The project site is located within the Valencia NCT Zoning District, and the 55-X Height and Bulk District (collectively, "Project").

The Recreation and Park Commission held a duly advertised public hearing on September 20, 2007 and adopted Resolution No. 0709-021 finding that the shading or shadowing from the project at 899 Valencia Street would not be significant or adverse on the Mission Playground.

The project was subsequently revised in 2009, and Recreation and Park staff issued a letter dated May 22, 2009, stating that the redesigned project would not result in greater shadow impacts to the park.

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.

On May 26, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public to consider Application No. 2004.0946CEK, at which time the Commission reviewed and discussed the findings prepared for its review.

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. San Francisco Planning Code Section 295, "Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission," was established by The Sunlight Ordinance of 1984 (Proposition K adopted by the San Francisco electorate). This requires the Planning Commission, prior to the issuance of a permit for a development which exceeds 40 feet in height, to make a finding that, if new shadow is cast by the proposed development on property under the jurisdiction of the Recreation and Park Commission, such new shading would be insignificant. The Ordinance requires the Planning Commission and the Recreation and Park Commission, after consultation with the General Manager of the Recreation and Park Department, jointly to adopt criteria for implementation of Section 295.
3. The Planning Department developed a shadow fan diagram that indicates the proposed project will cast a shadow on Lots 007, 008 and 061 in Block 3597, a Recreation and Park Department property developed as Mission Playground. This park is located west across Valencia Street from the proposed project. Mission Playground is an irregularly shaped property that is bounded on its west side by Linda Street (an alley parallel to Valencia Street that extends southward from 19th Street); on its north by 19th Street; on its south by the rear property lines of parcels on the north side of 20th Street; and on its east and northeast by the rear property lines of parcels on the west side of Valencia Street, by Valencia Street, by the side property line of the most westerly parcel on the north side of Cunningham Place, and by rear and side property lines of parcels on the

south side of 19th Street. No cumulative shadow impact criteria have been adopted for this property.

4. Planning Department and Recreation and Park Department staff issued a Memorandum to the Planning Commission and Recreation and Park Commission, dated February 3, 1989, which identified quantitative and qualitative criteria for determining significance of shadow on 14 Downtown City parks. On February 7, 1989, by Resolution No. 11595, the two Commissions adopted the criteria described in that Memorandum and identified the parks for which numerical criteria were set, based on the tolerance of each for new shadows.
5. The Memorandum identified how shadow impact was to be measured: the additional annual amount of shadow-square foot-hours is expressed as a percent of total square foot-hours available per year.
6. Qualitative criteria for the approval of new buildings were defined in the Memorandum. The Memorandum stated that the qualitative criteria for assessing new shadow would be based on existing shadow profiles, important times of day, important seasons in the year, location of the new shadow, size and duration of new shadows and the public good served by buildings casting new shadow.

These quantitative and qualitative criteria, as they apply to this project and park, are discussed in detail below:

7. Quantitative Criteria:

- a. There is a theoretically available annual sunlight of approximately 327.8 million square-foot-hours of on Mission Playground (based on the park's area of approximately 88,080 square feet and 3,721.4 Proposition K hours per year). The theoretically available annual sunlight does not account for shadow coverage from existing buildings.
- b. Existing buildings on Valencia and 20th Streets and Cunningham Place cast shadow on Mission Playground year-round, particularly in the early morning hours when the sun is low. Buildings on 20th Street and Linda Street likewise cast shadow on the park, particularly in the late afternoon hours. However, because of the size of Mission Playground and the lack of very tall buildings nearby, most of Mission Playground is in sunlight during the middle of the day, year-round.
- c. The proposed project would increase the amount of shadow on the park by 184,615 shadow-foot hours, equal to approximately 0.06 percent of the theoretically available annual sunlight on the park, and approximately 0.2 percent of the existing available sunlight on the park. The numerical shading results are summarized in the following table:

SHADOW IMPACTS on TOTAL PARK				
	Available	Existing Shadow	New Shadow	TOTAL SHADOW
SQ.FT.HRS	327,780,912	93,159,000	184,615	93,343,615
PERCENT	100	28.4	0.06	28.5

- d. Existing shadow coverage on Mission Playground is approximately 93,159,000 shadow-foot-hours, or about 28 percent of potential sunlight. Therefore, Mission Playground falls into the category of "larger parks (of two acres or more) with between 20 percent and 40 percent existing shadow," and the 1989 Memorandum suggests that additional shadow could be permitted in an amount up to 0.1 percent of the theoretically available annual sunlight. The project would add less than 0.1 percent of the theoretically available annual sunlight.

8. Qualitative Criteria:

- a. Yearly Shadow: The Project would cast new shadow on the lawn area of Mission Playground only in the early morning, before about 9:30 a.m., except during the latter half of October (when daylight savings time is in effect); at which time shadow would disappear by approximately 10:00 a.m.; in general, shadow from the Revised Project would leave the playground a few minutes earlier than would have been the case with the 2006 project. The maximum amount of new shadow from the Revised Project at any one time would be approximately 2,560 square feet (slightly more than one-fourth of the grassy area), at 9:00 a.m. on December 21, the winter solstice, and at 8:45 a.m. on December 6 and January 3. Because the proposed new building would be a maximum of 52 feet, 4 inches tall.

Because the proposed new building would be a maximum of 52 feet, 4 inches tall, the project would not cast any new shadow on the playground during Section 295 hours on the spring or fall equinoxes or on the summer solstice. The total annual shadow increase on the park is less than 0.1%. The Recreation and Parks Commission found on September 20, 2007, that the shadow of the proposed project will not be significant or adverse on Mission Playground.

- b. Building Characteristics: Based upon the criteria in the Memorandum to the Planning Commission and Recreation and Park Commission, adopted February 7, 1989 by Resolution No. 11595, buildings in the public interest may be allocated a larger portion of the Absolute Cumulative limit establishing allowable shadow impacts on a park. Given the overarching social benefit and the public good served by using the Project site for a mix of uses supported by the underlying zoning district and the General Plan, including market rate and family-sized housing, as well as commercial space, the proposed project should be allotted a substantial portion of the Absolute Cumulative Limit for shading of the nearby Park.

Therefore, based upon the qualitative criteria for the approval of new buildings as identified in the Memorandum to the Planning Commission and Recreation and Park Commission, dated February 3, 1989, adopted February 7, 1989, by Resolution No. 11595, when the duration, time of year, and areas affected are considered, combined with the benefits to the community by the project, the new shadow created by the Project is not considered to have a significant or adverse impact on the use of the Park property subject to the new shadow.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department, and the recommendation of the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, 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 **FINDS** regarding Shadow Impact Application 2004.0891K that the shadow cast by the proposed project on lands under the jurisdiction of the San Francisco Recreation and Park Department is significant, but not adverse to the use of Mission Playground.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on May 26, 2011.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 26, 2011



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.1, 134(e), 228.3, 726.11, 726.21, 151.1 AND 295 TO ALLOW THE DEMOLITION OF EXISTING SERVICE STATION AND THE CONSTRUCTION OF A NEW APPROXIMATELY 50,000-SQUARE FOOT, 52-FOOT-4-INCH TALL, FIVE-STORY RESIDENTIAL BUILDING CONTAINING 18 DWELLING UNITS, 18 BELOW-GRADE PARKING SPACES AND GROUND-FLOOR RETAIL SPACE UTILIZING ITS EASTERN NEIGHBORHOODS PIPELINE STATUS PER PLANNING CODE SECTION 175.6(e) TO ELECT TO CONFORM TO THE CONTROLS UNDER THE FORMER VALENCIA STREET NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT AND THE 50-X HEIGHT AND BULK DISTRICT, WHILE CONFORMING TO ARTICLES 1, 1.2, 1.5 AND 2.5, AS AMENDED BY THE EASTERN NEIGHBORHOODS CONTROLS, OR REQUESTING CONDITIONAL USE AUTHORIZATION TO SEEK RELIEF FROM THOSE AMENDED ARTICLES. THE PROJECT SITE IS CURRENTLY IN THE VALENCIA NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 11, 2005 Tuija Catalano of Reuben & Junius, LLP for Vermont Street Town Homes, LLC (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 121.1, 151.1, 228.3, and 303 to allow for a

change of use from a gasoline service station to a mixed-use development; to allow a development of a lot exceeding 10,000 square feet in size; and to allow residential off-street parking at a ratio of 0.75 spaces per unit for a project proposing demolition of the existing gas station improvements and new construction of a five-story, 18-unit building with approximately 7,100 sf of ground floor commercial and 18 basement-level parking spaces within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.

On March 8, 2011, an appeal of the Mitigated Negative Declaration was filed with the Department.

On May 26, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2004.0891C and the Appeal of the Mitigated Negative Declaration, 2004.0891E.

On May 26, 2011, the Commission upheld the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

On May 26, 2011, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2004.0891C.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2004.0891C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northeast corner of Valencia and 20th Streets, Lot 113 on Assessor's Block 3596, on an approximately 11,000-square-foot parcel. The property is located within the Valencia Street Neighborhood Commercial Transit (NCT) District and a 55-X Height and Bulk District pursuant to the Eastern Neighborhoods rezoning which became effective on January 10, 2009. Prior to the rezoning, and at the time the project's environmental and entitlement applications were filed, the project site was zoned Valencia Street Neighborhood Commercial District and was located within a 50-X Height and Bulk District. The property is improved with a gasoline service station including a one-story gas station building, which has been out of operation since October 2004. The underground storage tanks for the prior gas station were also removed around that time. The site has been most recently used as a

temporary surface parking lot. The development lot is a corner lot, with 110 feet of frontage on Valencia Street and 105 feet of frontage on 20th Street. For the purposes of the proposed project, Valencia Street is considered the front of the property.

3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Valencia and 20th Streets. Properties located starting from the west side Valencia Street and to four blocks to the east, including the subject property, are all zoned NCT. Adjacent and east of the site on 20th Street is a three-story residential building fronting Van Ness Avenue. Adjacent and to the north of the site on Valencia is a three-story, residential building with ground floor retail. Across the street on Valencia at the northwest corner of Valencia and 20th Streets is a 5-story residential over ground floor commercial building. Diagonally across the site at the southwest corner of Valencia and 20th Streets is a 3-story residential/commercial building, and across the site on 20th Street at the southeast corner of Valencia and 20th Streets is a 4-story residential/commercial building. The majority of improvements along Valencia Street consist of residential uses over ground floor commercial. Other nearby uses include institutional uses, social services, arts and a variety of retail establishments.
4. **Project Description.** The project proposes to demolish the existing service station and construct a new approximately 50,000-square foot, 52-foot-4-inch tall, five-story residential building containing 18 dwelling units, 18 below-grade parking spaces and ground-floor retail space utilizing its Eastern Neighborhoods Pipeline status.

Prior to January 19, 2009, the project site was located in the Valencia Neighborhood Commercial District, and the 50-X Height and Bulk District. The first development application for the project at the property was filed with the Planning Department on September 2, 2004, and pursuant to Planning Code Section 175.6(e) the project is eligible, and has elected, to be reviewed and processed in accordance to the prior Valencia NC zoning regulations. Per Section 175.6(e) residential projects for which a code compliant application was filed prior to April 1, 2006, shall be subject to controls in effect prior to the adoption of the Eastern Neighborhoods rezoning, except for the amended Articles 1,1.2, 1.5, and 2.5. The project site is currently in the Valencia Neighborhood Commercial Transit (NCT) Zoning District and a 55-X Height and Bulk District.

5. **Public Comment.** The Department has received nine letters and one phone call in support of the project, including Liberty Hill Neighborhood Association, the nearest neighborhood group. One letter in opposition has been received for the project. The appellant of the environmental evaluation has not commented on the conditional use or shadow analysis portions of the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Zoning Districts.** On the date of the first development application, the project site was zoned Valencia Street NC District. As part of the Eastern Neighborhoods rezoning, the Project site was rezoned to Valencia Street NCT District. The district provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia

Street also serves a wider trade area with its retail and wholesale home furnishings and appliance outlets. The commercial district also has several automobile-related businesses. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.

The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses are required.

Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required.

- B. **Use.** This project falls within the Eastern Neighborhood plan area and filed its first development application in September 2004. As such, it is subject to the land use controls that applied at that filing date, per Planning Code Section 175.6. At that time the subject property was zoned Valencia NC, which required Conditional Use authorization for gas station conversion and lot size.

The Project proposes residential units above ground floor commercial uses. The commercial uses were permitted as of right in the Valencia NC District, and the residential uses were permitted as of right.

- C. **Rear Yard Modification.** Pursuant to Planning Code Section 134, the property is seeking relief from the rear yard requirements. Due to the property's corner lot location, a desire to provide for a unified street wall along Valencia and 20th Streets, and the existing irregular rear yard shape, the project is requesting an exception from the standard rear yard setback requirements. The project will provide an area equal to 25% of the rear yard setback area in the northeast corner of the lot, and all units will be provided with adequate access to light and air and to open space areas.
- D. **Exposure.** Planning Code Section 140 requires each dwelling unit to have at least one window facing a public street, code-complying rear yard, or an appropriately sized open area.

All of the proposed dwelling units have at least one room facing either 20th Street, Valencia Street, or the interior courtyard, which meets the minimum dimensional requirements per Section 140(a)(2).

- E. **Street Trees.** Planning Code Section 143 requires the owner or developer of a new building in this District to install street trees. Each street tree must be a minimum of 24-inch box for every 20 feet of frontage of the property along each street or public alley.

The Project is required to install five street trees along 20th Street and six along Valencia Street. The Project includes five street trees along 20th Street and six along Valencia Street.

- F. **Street Frontages.** Planning Code Section 145.1 requires the following for street frontages in Neighborhood Commercial Districts: (1) not more than 1/3 the width of the building facing the street may be devoted to ingress/egress to parking; (2) off-street parking at street grade must be set back at least 25 feet; (3) "active" use shall be provided within the first 25 feet of building depth at the ground floor; (4) ground floor non-residential uses in shall have a floor-to-floor height of 14-feet; (5) frontages with active uses shall be fenestrated with transparent windows; and, (6) decorative railings or grillwork placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular views.

The project meets the requirements of Section 145.1 as follows: (1) providing an approximately 12-foot wide garage opening, which is less than 1/3 the width of the building; (2) situating parking at the basement level; (3) incorporating an approximately 7,000 square foot ground floor commercial ("active" use) space and residential lobbies that provide full coverage of the ground floor; (4) providing a floor-to-floor ground floor height of 14 feet for commercial frontage; and, (5) providing transparent windows at the ground floor active use.

- G. **Height.** Per Planning Code Section 175.6(e)(1)(B), the Planning Director may grant an increase in the otherwise superseded height limit, in this case, of no more than 5 feet when such increase is necessary to comply with amended Articles 1, 1.2, 1.5, and 2.5. The property is currently subject to a 55-foot height limit, and prior to the Eastern Neighborhoods rezoning, the applicable height limit was 50 feet. Within the amended Article 1.2, Planning Code Section 145.1(c)(3)(C) requires the project to provide a 14-foot floor-to-floor ground floor height for the non-residential uses. In order to comply with the amended ground floor non-residential height requirement, the building height must be increased by 2 feet 4 inches, for a total building height of 52' 4". This height increase is considered and granted by the Planning Director pursuant to Section 175.6(e)(1)(B).

- H. **Parking.** Planning Code Section 151 principally allows 0.5 parking spaces per dwelling unit, and up to 0.75 spaces per unit with a conditional use authorization, and one off-street space for each 1,500-square-foot of occupied commercial floor area, where the occupied floor area exceeds 5,000 sf.

The project proposes 14 parking spaces for the 18 dwelling units at a ratio of 0.75 spaces per unit, and four spaces for the commercial uses. The residential units all feature three bedrooms ranging in size from 1,100 square feet to 1,700 square feet, and are ideal for occupancy by families.

- I. **Vehicle Parking.** Per Planning Code Section 175.6, the Project is subject to the parking controls of its current zoning district. Planning Section 151.1 does not require any parking for the Project. However, the project may include up to 14 residential parking spaces subject to the criteria of Section 151.1(f), and up to five commercial parking spaces as of right. The project proposes up to 14 residential parking spaces subject to the criteria of Section 151.1(f) and with the Conditional Use authorization, and up to four commercial parking spaces.

The project meets the criteria of Section 151.1(f) in the following ways:

Parking for All Uses

- a) Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;

The project proposes only two curb cuts, which are located on 20th Street. The curb cuts are located approximately 70 feet from the intersection with Valencia Street. Overall, there will be no increase in the number of curb cuts as the three existing over 30-foot wide curb cuts are proposed to be removed and filled, and the new curb cuts are located on the side street that carry less vehicular and transit traffic than Valencia Street.

- b) Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;

The project provides parking below grade, which is not visible from the street. Additionally, the provision of only one garage entrance for each building further minimizes the parking's impact on the urban design quality of the project.

- c) All above-grade parking is architecturally screened and, where appropriate, lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

The project provides parking below grade, which is not visible from the street.

- d) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

The Project will decrease the existing number of curb cuts and widths, and will add eleven street trees around the subject property.

Parking for Residential Uses

- e) For projects with 50 dwelling units or more, all residential accessory parking in excess of 0.5 spaces per unit shall be stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

The Project includes only 18 dwelling units. However, all proposed parking spaces are parked below-grade and maximize space for other uses.

- J. **Bicycle parking.** Planning Code Section 155.5 requires projects with up to 50 dwelling units to provide at least one bicycle parking for every two dwelling units. Therefore, the project requires nine bicycle parking spaces, and 12 bicycle parking spaces are proposed.
- K. **Dwelling Unit Density.** Former Planning Code Sections 726.91 and 207.4, allowed dwelling units within Valencia NC District at a density not to exceed one unit per 600 square feet of lot area.

As an Eastern Neighborhoods pipeline project, the project is subject to the use controls under Article 2 of the former zoning district, the Valencia Neighborhood Commercial District. The Valencia NC District allowed dwellings at a density not to exceed one unit per 600 square feet of lot area. The property has a lot area of approximately 11,000 square feet, wherein a maximum of 18 dwelling unit would be permitted. The project proposes the maximum number of units, 18, as permitted by the prior zoning.

- L. **Open Space Requirement in the Valencia NCD District.** Planning Code Section 135 states that residential uses in the Valencia NCD District must provide either 80 square feet of useable private open space, 106.4 square feet of common useable open space, or some combination of both.

For the proposed 18 units, eleven of the units are provided with private open space that exceeds 80 square feet of area. The remaining 7 units require 745 square feet of common open space. Common open space is provided on the podium/second level in the amount of approximately 750 square feet, in compliance with the open space requirements.

- M. **Shadow.** Pursuant to Planning Code Section 295, no building permit authorizing the construction of any structure exceeding 40 feet in height that will cast any shade or shadow upon any property under the jurisdiction of the Recreation and Park Commission during the times of one hour after sunrise and one hour before sunset, all year round, may be issued except on prior action of the Commission pursuant to the provisions of this Section. The Commission must conduct a hearing and must disapprove the issuance of any building permit governed by the provisions of this Section if it finds that the proposed project will have any adverse impact on the use of the property under the jurisdiction of the Recreation and Park Commission because of the shading or shadowing that it will cause, unless it is determined that the impact would be insignificant.

The Mission Playground contains the City's only outdoor public swimming pool; an indoor recreation building; paved and lighted courts for basketball, tennis, and soccer; and a small (approximately 10,350 square feet) lawn area, which is located on the two parcels that front Valencia Street. The entire area of Mission Playground is approximately 88,080 square feet (2.02 acres), including the grassy area. The grassy area is almost square and has an asphalt path along its northern edge, parallel to Cunningham Place, which leads from the west sidewalk of towards the interior of Mission Playground. There are wooden benches to the north, west, and east sides of the grassy area (with a picnic table on the north side, as well). Mature trees surround the grassy area on the east (adjacent to Valencia Street) and south (adjacent to a building at 868 Valencia Street). The square grassy area of the park is distinct from the remainder of Mission Playground in that the rest of the park is generally dedicated to active recreation, while the lawn area is more suited to passive recreation.

Because the proposed new building would be a maximum of 52 feet, 4 inches tall, the project would not cast any new shadow on the playground during Section 295 hours on the spring or fall equinoxes or on the summer solstice. The total annual shadow increase on the park is less than 0.1%. The Recreation and Parks Commission found on September 20, 2007, that the shadow of the proposed project will not be significant or adverse on Mission Playground.

- N. **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 would apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for before July 18, 2006. 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 for the purpose of increasing affordable housing citywide.

The Project Sponsor has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing at a rate equivalent to an off-site requirement of 17%. The project sponsor has not selected an alternative to payment of the Fee. The EE application was submitted on September 2, 2004.

7. **Gasoline Service Station Conversion.** Per Planning Code Section 228.3 establishes criteria for the Commission's consideration as Conditional Use Authorization is required for a "conversion," or change in use, from gasoline service station to another use. The Commission shall approve the conversion if it determines from the facts presented that the reduction in availability of automotive goods and services resulting from the gasoline service station conversion would not be unduly detrimental to the public. On balance, the project complies with said criteria:
- B. The benefits to the public of the service station conversion would outweigh any reduction in automotive goods and services available because the proposed new use is more necessary or desirable for the neighborhood or community than continued service station use.

- i. If the proposed use is a residential use, the total number of units to be provided and the number of those units that are affordable units.

The project will make a noticeable contribution to the City's housing supply by providing 18 family-sized residential dwelling units. The Project will also positively contribute to the City's affordable housing supply by payment of an in-lieu fee.

- ii. If the proposed new use is a commercial use, the types of goods and services to be offered and the availability of comparable products and services in the vicinity.

The project includes approximately 7,100 sf of ground floor commercial/retail space. The retail/commercial area frontage will be provided on Valencia Street as well as a portion of 20th Street. The types of goods and services to be offered by the retail/commercial space will be determined at a later time. The retail space is anticipated to be divided into three spaces, ranging in size from 750 gross sf to 3,000 gross sf.

- iii. The relative environmental dangers posed by the current and proposed uses, including but not limited to the quality and the character of waste generated, noxious or offensive emissions, fire and explosion hazards and noise, and whether the service station conversion would facilitate the clean up of existing contamination at the property.

The project will consist of high quality residential units, and ground floor retail/commercial space. The proposed uses will not generate any noxious or offensive emissions, noise, glare, dust or odors, as such effects are inconsistent with the project objectives. The proposed uses will replace the prior gasoline station use and related improvements, which may have generated offensive emissions, noise, and/or odors. The underground storage tanks at the property were removed in October 2004. A soil assessment will be conducted, and remediation as necessary will be provided prior to construction of the project.

- iv. The relative employment opportunities offered by the gasoline service station and the proposed new use.

No current employment opportunities are offered by the gasoline station because it has been out of operation since October 2004. The project will provide employment opportunities in its ground floor commercial/retail space. Also, the project provides short term employment opportunities while under construction. Finally, the residents of the new building will most likely patronize the local businesses.

- v. The relative amount of taxes or other revenues to be received by the City or other governmental bodies from service station use and the proposed new use.

The amount of taxes or other revenues received by the City from the gasoline station, other than property tax, is currently zero, because the gasoline station is no longer in service. The City and County of San Francisco will likely receive substantial property tax revenue from the project's 18 residential dwelling units and ground floor commercial/retail uses.

- vi. Whether the service station use and the proposed use are permitted principal uses, conditional use or non-conforming use.

The former gasoline station was a non-conforming use pursuant to Planning Code Sections 726.57 and 726.58. Residential use is a principally permitted use in the Valencia Street NCT Zoning District pursuant to Planning Code Section 726.90 and retail/commercial use is a principally permitted use pursuant to Planning Code Section 726.40.

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

The Project Sponsor executed a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

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

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

The proposed project is in keeping with the intended character of the Valencia Street NCT District and the Valencia Street corridor, where high-density housing over a commercial ground floor is encouraged. The project is necessary and desirable in that 18 dwelling units will be added to the City's housing stock in location where larger development is encouraged. The proposed mixed-use development is characteristic of other existing mixed-use buildings located along Valencia Street.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the project proposes a building scale that is compatible with the scale and width of Valencia Street, and other existing developments. The location of the commercial space which fronts onto Valencia Street is appropriate in providing a continuous commercial frontage at the ground floor. The location of the residential entry and parking entrance along 20th Street is more appropriate and eliminates any interference with the pedestrian experience along Valencia Street.

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

The project proposes 18 parking spaces; including 14 spaces for the residential uses and 4 spaces for the ground floor commercial uses. The project eliminates existing curb cuts along Valencia Street, and more appropriately provides residential and vehicle entrances to the project along 20th Street.

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

Noxious or offensive emissions are not typically associated with the residential uses proposed. The proposed commercial space, even though a commercial tenant has not been identified, is not anticipated to create a nuisance.

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

11 street trees are proposed as required by the Planning Code. A separate garage entry is provided along 20th Street.

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

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

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

HOUSING ELEMENT

Objectives and Policies – Housing Supply

OBJECTIVE 1. PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4. Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.7. Encourage and support the construction of quality, new family housing.

Objectives and Policies -- Housing Density, Design and Quality of Life

OBJECTIVE 11. IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1. Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.2. Ensure housing is provided with adequate public improvements, services, and amenities.

Policy 11.3. Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

Policy 11.5. Promote the construction of well-designed housing that enhances existing neighborhood character.

Policy 11.8. Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The Project facilitates the conversion of an underutilized lot in an established neighborhood to more desirable residential and commercial/retail uses. The Project appropriately locates housing units at a site zoned for residential use and increases the supply of housing in conformity with the allowable density of the Valencia Street NCT Zoning District. The Project is also consistent with the City's policies of providing housing appropriate for families: all of the units contain three bedrooms and range in size from approximately 1,100 square feet to 1,770 square feet.

The Project's architectural design is compatible with the existing scale, character of the neighborhood, and the property's corner lot location. The Project is well designed and provides a quality living environment. The Project further promotes neighborhood-serving commercial activities by providing ground floor commercial/retail space.

COMMERCE AND INDUSTRY ELEMENT

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

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

The project develops an underutilized lot with a desirable mix of residential and commercial/retail uses that will enhance the neighborhood. The project also eliminates the prior non-conforming gasoline service station and the temporary surface parking use. The project is consistent with the objectives of the Valencia NCT Zoning District by proposing a mixed-use development with ground floor retail/commercial and 18 dwelling units. The Project's ground floor retail/commercial component, with 3 differently sized spaces, will help the City maintain a viable neighborhood area that is accessible to City residents. The Project minimizes parking problems by providing 18 accessible parking spaces on one below grade level and mitigates traffic impacts from the Property by removing curb cuts along Valencia Street.

URBAN DESIGN ELEMENT

City Pattern

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 1.2. Protect and reinforce the existing street pattern, especially as it is related to topography.

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

The Project will enhance the Valencia NCT District by reinforcing the urban nature of the street pattern, and by providing a unified street wall along its Valencia and 20th Street frontages. The Project's design is compatible with the design features of surrounding buildings, and will result in a better utilization of the Project Site than the current unused gas station and surface parking lot. The Project will also continue the pattern of residential use over ground floor retail/commercial use that predominates along the Valencia Street corridor.

Visual Harmony

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 3.3. Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

Neighborhood Environment

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

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

The Project will improve the neighborhood environment by providing ground floor retail/commercial space with pedestrian-oriented active uses. The new building will be compatible in use and design with other buildings in the neighborhood. Further, existing curb cuts along Valencia Street will be removed, increasing the personal safety and comfort of pedestrians along the sidewalk. Street trees will also be installed along both Valencia and 20th Streets, beautifying a corner that was formerly used as a gas station.

MISSION AREA PLAN

Land Use

OBJECTIVE 1.2. IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1: Ensure that in-fill housing development is compatible with its surroundings.

The Proposed Project is designed to fit within the existing context of residential and commercial/industrial buildings. The Project proposes to meet the height limit and provides a fair amount of residential density while not compromising amenities that contribute to the quality of life for the dwelling units, including usable open space. The Proposed Project features a contemporary architectural style that respects its surroundings while providing some distinction and is an appropriate infill development.

Housing

OBJECTIVE 2.5. PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION

Policy 2.5.3: Require new development to meet minimum levels of “green” construction.

The Proposed Project will be required to meet the standards for new construction as required by the Green Building Ordinance, the mechanism which the City of San Francisco uses to ensure “green” construction.

Built Form

OBJECTIVE 3.1. PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.6: New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

Policy 3.1.8: New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

The Proposed Project features a contemporary architectural style that respects its surroundings while providing some distinction. The proposed height and massing of the Project blend well with the surrounding context of multistoried buildings. The exterior finish materials are of good quality. There is no strong mid block open space pattern on the block. The Project proposes an open area at the rear of the lot and beginning on the ground level.

OBJECTIVE 3.2. PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

POLICY 3.2.3: Minimize the visual impact of parking.

POLICY 3.2.4: Strengthen the relationship between a building and its fronting sidewalk.

The proposed off street parking is located below grade. The automobile entry is 12 feet wide, further de-emphasizing the presence of automobiles at the site. The ground floor is free of blank walls and ground floor units are accessed from the public right of way. Streets are provided and offer an adequate buffer between public and private spaces.

Streets and Open Space

OBJECTIVE 5.2: ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY, PRIVATE OPEN SPACE

Policy 5.2.1: Require new residential and mixed-use residential development to provide on-site, private open space designed to meet the needs of residents.

Policy 5.2.3: Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible

The Proposed Project satisfies its usable open space requirement through the provision of on site private open space on balconies, decks and roof decks as well as through a common rear yard. This common roof deck is in excess of 2,700 square feet, providing an ample area for the residents of the building and their guests to socialize and recreate.

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

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

The proposal would enhance neighborhood-serving retail uses as 7,100 sf of ground floor commercial space is proposed.

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

The project will have no negative impact on this policy, as there is no existing housing at the project site.

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

The project sponsor has proposed to pay an in-lieu fee to meet the affordable housing requirement.

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

Traffic generated by the residential uses would be intermittent and not significant to overburden local streets. 18 off-street parking spaces are proposed. Traffic would not impede MUNI transit service along Valencia Street as the garage access is proposed from 20th Street. The site is also well served by public transit; MUNI lines 14 (Mission), and 49 (Mission-Van Ness) stop one block east of the site on Mission Street. The site is also within walking distance between BART's 16th Street and 24th Street stations.

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

The project will not displace any service or industry establishment.

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

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

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2004.0891CEK** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 10, 2010, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

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

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 26, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 26, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a mixed use building located at 899 Valencia Street, Block 3596 and Lot 113, pursuant to Planning Code Sections 121.1, 134(e), 228.3, 726.11, 726.21, 151.1 and 295 within the Valencia Neighborhood Commercial Transit (NCT) Zoning District and a 55-X Height and Bulk District; in general conformance with plans, dated November 10, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2004.0891CEK and subject to conditions of approval reviewed and approved by the Commission on May 26, 2011, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 26, 2011, under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.*
2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s). *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

DESIGN

3. **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 415-558-6613, www.sf-planning.org*
4. **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 415-558-6613, www.sf-planning.org*
5. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant impacts 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 impacts 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>*

PARKING AND TRAFFIC

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

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

7. **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 impacts during construction of the Project.

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

PROVISIONS

8. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and 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 415-401-4960, www.onestopSF.org*

INCLUSIONARY AFFORDABLE HOUSING PROGRAM

9. **Requirement.** Pursuant to Planning Code 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 twenty percent (17%).
10. **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 ("MOH") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

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

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code..
- 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 MOH 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

11. **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*
12. **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

13. **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/>*
14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
15. **Mitigation Measures**

Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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Parcel Map



SUBJECT PROPERTY



Planning Commission Hearing
 Case Number 2004.0891CEK
 899 Valencia Street

Sanborn Map*



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



Planning Commission Hearing
Case Number 2004.0891CEK
899 Valencia Street

Aerial Photo

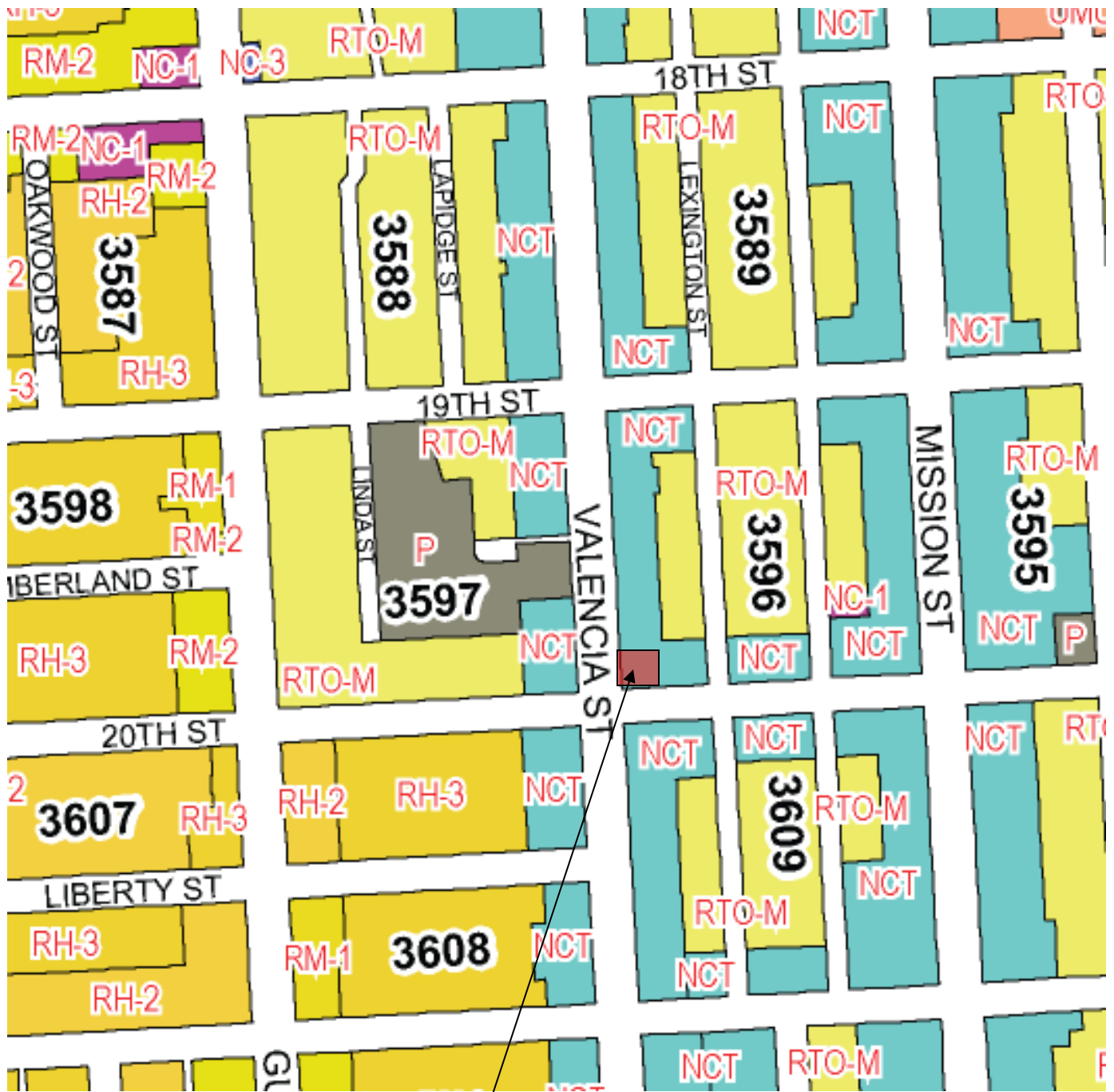


SUBJECT PROPERTY



Planning Commission Hearing
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899 Valencia Street

Zoning Map



SUBJECT PROPERTY



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EXHIBIT 1

MITIGATION MONITORING AND REPORTING PROGRAM

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule
<p>MITIGATION MEASURE M-CP-2</p> <p>Archeological Resources (Archeological Testing)</p>				
<p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>	<p>Project sponsor/ archeological consultant at the direction of the Environmental Review Officer (ERO).</p>	<p>Prior to soil-disturbing activities.</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.</p>	<p>Archeological consultant shall be retained prior to any soil disturbing activities.</p> <p>Date Archeological consultant retained: _____</p>

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule
<p>Archeology (cont'd.)</p> <p>b. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>				
<p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the 	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), at the direction of the ERO.</p>	<p>ERO & archeological consultant shall meet prior to commencement of soil-disturbing activity. If the ERO determines that an Archeological Monitoring Program is necessary, monitor throughout all soil-disturbing activities.</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall implement the AMP, if required by the ERO.</p>	<p>AMP required? Y N Date: _____</p> <p>Date AMP submitted to the ERO: _____</p> <p>Date AMP approved by the ERO: _____</p> <p>Date AMP implementation complete: _____</p> <p>Date written report regarding findings of the AMP received: _____</p>

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule
<p>Archeology (cont'd.)</p> <ul style="list-style-type: none"> • project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/ excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to</p>				

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule
<p>Archeology (cont'd.)</p> <p>the ERO.</p>				
<p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of 	<p>Archeological consultant at the direction of the ERO</p>	<p>If there is a determination that an ADRP program is required</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall prepare an ADRP if required by the ERO.</p>	<p>ADRP required? Y N Date:_____</p> <p>Date of scoping meeting for ADRP:_____</p> <p>Date Draft ADRP submitted to the ERO:_____</p> <p>Date ADRP approved by the ERO:_____</p> <p>Date ADRP implementation complete:_____</p>

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule
<p>Archeology (cont'd.)</p> <p>and rationale for field and post-field discard and deaccession policies.</p> <ul style="list-style-type: none"> • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule
<p>Archeology (cont'd.) <i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>Project sponsor / archeological consultant in consultation with the San Francisco Coroner, NAHC, and MDL.</p>	<p>In the event human remains and/or funerary objects are found.</p>	<p>Project sponsor/ archeological consultant to monitor (throughout all soil disturbing activities) for human remains and associated or unassociated funerary objects and, if found, contact the San Francisco Coroner/ NAHC/ MDL.</p>	<p>Human remains and associated or unassociated funerary objects found? Y N Date:_____</p> <p>Persons contacted:</p> <p>_____</p> <p style="text-align: right;">date:_____</p> <p>_____</p> <p style="text-align: right;">date:_____</p> <p>_____</p> <p style="text-align: right;">date:_____</p>
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the archeological data recovery, inventorying, analysis and interpretation.</p>	<p>Project sponsor/ archeological consultant</p>	<p>Following completion of soil disturbing activities. Considered complete upon distribution of final FARR.</p> <p>Date Draft FARR submitted to ERO:_____</p> <p>Date FARR approved by ERO:_____</p>

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility		Monitoring Schedule
<p>Archeology (cont'd.) resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>					<p>Date of distribution of Final FARR: _____</p> <p>Date of submittal of Final FARR to information center: _____</p>
Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule	Status / Date Completed
<p>MITIGATION MEASURE M-NO-1a</p> <p>Siting of Noise-Sensitive Uses</p>					
<p>To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify</p>	<p>Project sponsor and noise consultant expert</p>	<p>Prior to publication of Initial Study.</p>	<p>Project sponsor and noise consultant expert to</p>		<p>Completed -- Satisfied as a study/report cited within the published Initial Study.</p>

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<p>Noise (cont'd.)</p> <p>potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and</p> <p>including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.</p>			<p>provide MEA with 24-hour noise measurements, analysis, conclusions, and recommendations.</p>		
<p>MITIGATION MEASURE M-NO-1b</p> <p>Open Space in Noisy Environments</p>					
<p>To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4 as detailed in the Eastern Neighborhoods EIR, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation</p>	<p>Project Sponsor, Project Architect, and Construction Contractor</p>	<p>Prior to granting of Certificate of Occupancy.</p>	<p>To the extent practicable, the issue of excess noise within project open areas shall be addressed within site planning and architectural design elements so as to allow the site permit review</p>	<p>Considered complete upon DBI and/or SF DPH inspection and approval.</p>	

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<p>Noise (cont'd.)</p> <p>of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.</p>			<p>process and Planning Department Neighborhood Planning Staff to inform proposed solutions.</p>		
<p>MITIGATION MEASURE M-HZ-4a</p> <p>Hazardous Materials (Testing for and Handling, Hauling, and Disposal of Contaminated Soils)</p>					
<p>Step 1: Soil Testing. Prior to approval of a building permit for the project, the project sponsor shall hire a consultant to collect soil samples (borings) from areas on the site in which soil would be disturbed and test the soil samples for total lead and petroleum hydrocarbons. The consultant shall analyze the soil borings as discrete, not composite samples. The consultant shall prepare a report on the soil testing for lead and petroleum hydrocarbons that includes the results of the soil testing and a map that shows the locations of stockpiled soils from which the consultant collected the soil samples.</p> <p>The project sponsor shall submit the report on the soil testing for lead and a fee of \$501 in the form of a check payable to the San Francisco Department of Public Health (DPH), to the Hazardous Waste Program, Department of Public Health, 1390 Market Street, Suite 210, San Francisco, California 94102. The fee of \$501 shall cover three hours of soil testing report review and administrative handling. If additional review is necessary, DPH shall bill the project sponsor for each additional hour of review over the first three hours, at a rate of \$167 per hour. These fees shall be charged</p>	<p>Project sponsor</p>	<p>Prior to issuance of a building permit.</p>	<p>If required by the SFDPH, the project sponsor shall hire a consultant to collect soil samples and prepare a report for the SFDPH including the results of the testing for total lead and petroleum hydrocarbons.</p>	<p>Prior to any demolition or construction. Considered complete on issuance of building permit.</p>	

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<p>Hazards (cont'd.)</p> <p>pursuant to Section 31.47(c) of the San Francisco Administrative Code. DHP shall review the soil testing program to determine whether soils on the project site are contaminated with lead or petroleum hydrocarbons at or above potentially hazardous levels.</p>					
<p>Step 2: Preparation of Site Mitigation Plan. Prior to beginning demolition and construction work, the project sponsor shall prepare a Site Mitigation Plan (SMP). The SMP shall include a discussion of the level of lead contamination of soils on the project site and mitigation measures for managing contaminated soils on the site, including but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; and 3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the Department of Public Health (DPH) for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file. Additionally, the DPH may require confirmatory samples for the project site.</p>	<p>Project sponsor</p>	<p>Prior to excavation.</p>	<p>The SFDPH shall determine if preparation of an SMP is warranted. If so, the SMP should be prepared according to certain guidelines, and is subject to approval by the SFDPH.</p>	<p>Prior to excavation. Considered complete upon SFDPH review and approval of plans.</p>	
<p>Step 3 Specific Work Practices: The construction contractor shall be alert for the presence of contaminated soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, state, and federal regulations, including OSHA work practices) when such soils are encountered on the site.</p>	<p>Project Sponsor and Construction Contractor</p>	<p>During construction</p>	<p>Project Sponsor to provide DPH with monitoring report following soil-disturbing construction period and final monitoring report at conclusion of building construction.</p>	<p>Considered complete upon receipt of monitoring report</p>	

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<p>Hazards (cont'd.)</p> <p>Dust Suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>Surface Water Runoff Control: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.</p> <p>Soils Replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where lead-contaminated soils have been excavated and removed, up to construction grade.</p> <p>Hauling and Disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at the permitted hazardous waste disposal facility registered with the State of California.</p>			<p>Copies of reports to be provided to DBI and ERO</p>		
<p>Step 4: Preparation of Closure/Certification Report</p> <p>After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing lead-contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>	<p>Project Sponsor and Construction Contractor</p>	<p>At completion of foundation</p>	<p>Project sponsor to provide closure/certification report to DPH, with copy to DBI and ERO</p>	<p>Considered complete upon receipt of monitoring report.</p>	

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MITIGATION MEASURE HAZ-4b					
Hazards and Hazardous Materials (Hazards: Decontamination of Vehicles)					
<p>Hazards (cont'd.)</p> <p>If the San Francisco Department of Public Health (DPH) determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all trucks and excavation and soil handling equipment shall be decontaminated following use and prior to removal from the site. Gross contamination shall be first removed through brushing, wiping, or dry brooming. The vehicle or equipment shall then be washed clean (including tires). Prior to removal from the work site, all vehicles and equipment shall be inspected to ensure that contamination has been removed.</p>	Project Sponsor and Construction Contractor	During construction phase, prior to removal of trucks and excavation and soil handling equipment from site	Project sponsor and construction contractor to provide report to DPH, with copy to ERO	Considered complete upon receipt of monitoring report	
MITIGATION MEASURE H-MZ-4c					
Hazards and Hazardous Materials (PCBs and Mercury)					
The project sponsor shall ensure that building and site surveys for PCB-containing equipment, hydraulic oils, waste oil collection drums, and fluorescent lights are performed prior to the start of demolition. Any hazardous materials so discovered would be abated according to federal, state, and local laws and regulations.	Project Sponsor and Demolition Contractor	Prior to start of demolition	Project sponsor and construction contractor to provide report to DPH, with copy to ERO	Considered complete upon receipt of monitoring report	
MITIGATION MEASURE M-HZ-4d					
Hazards and Hazardous Materials (Underground Fuel Storage Tanks (USTs))					
Permits from the San Francisco DPH Hazardous Materials Unified Program Agency (HMUPA), Fire Department (SFFD), and Municipal Transportation Agency (MTA);	Project Sponsor and Construction Contractor	Prior to soil disturbance (if required due to	HMUPA/SFFD/MT A staff	If applicable, considered complete upon	

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<p>Hazards (cont'd.)</p> <p>Streets and Sidewalks) shall be obtained for removal of any undiscovered or remaining underground storage tanks (USTs) (and related piping). HMUPA, SFFD (and possibly MTA) will make inspections prior to removal and only upon approval of the inspector may the USTs and related piping be removed from the ground. Appropriate soil and, if necessary, groundwater samples shall be taken at the direction of the HMUPA inspector and analyzed. Appropriate transportation and disposal of the UST shall be arranged.</p> <p>Because the project site is under the regulatory authority of the SFDPH-Environmental Health Section-Local Oversight Program (LOP) for the investigation and clean up of leaking underground storage tanks, all analytical data will be forwarded to the LOP. A "Notice of</p>		<p>presence of USTs)</p>		<p>HMUPA/ SFFD/MTA staff issuance of "case closure"</p>	
<p>Hazards and Hazardous Materials (cont'd.)</p> <p>Completion" will not be issued for any area of the project site where soils contamination is documented. Rather, a "Remedial Action Completion Certification" (aka "certificate of closure" or "case closure") will be issued upon the site being remediated to the satisfaction of the LOP with the concurrence of the Regional Water Quality Control Board. If the HMUPA inspector requires that an Unauthorized Release (Leak) Report submitted to LOP due to holes in previously undiscovered USTs or because of evident odor or visual contamination, or if analytical results indicate there are elevated levels of contamination, then site remediation may involve additional investigation and cleanup of the soil and groundwater as directed by the LOP. In order to receive a case closure for this site from the LOP, all pertinent investigation and remediation must be completed to the satisfaction of the LOP that any residual petroleum hydrocarbon contamination in the soil and/or groundwater will not pose a threat to the public health and safety, or the environment, including</p>					

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<p>Hazards (cont'd.) groundwater, as determined by the LOP and the Regional Water Quality Control Board. In addition for future site development, the site may be required to meet residential land use Environmental Screening Levels for soil and groundwater (Regional Water Quality Control Board, Region 2), and may require vapor sampling to ensure that residences will not be exposed to elevated vapor levels as to be determined by the LOP. The building permit cannot be issued until the project receives either case closure or the LOP allows conditional development of the site with ongoing investigation/remedial activities.</p>					
<p>MITIGATION MEASURE M-HZ-4a Hazardous Materials (Testing for and Handling, Hauling, and Disposal of Contaminated Soils)</p>					
<p>Step 1: Soil Testing. Prior to approval of a building permit for the project, the project sponsor shall hire a consultant to collect soil samples (borings) from areas on the site in which soil would be disturbed and test the soil samples for total lead and petroleum hydrocarbons. The consultant shall analyze the soil borings as discrete, not composite samples. The consultant shall prepare a report on the soil testing for lead and petroleum hydrocarbons that includes the results of the soil testing and a map that shows the locations of stockpiled soils from which the consultant collected the soil samples. The project sponsor shall submit the report on the soil testing for lead and a fee of \$501 in the form of a check payable to the San Francisco Department of Public Health (DPH), to the Hazardous Waste Program, Department of Public Health, 1390 Market Street, Suite 210, San Francisco, California 94102. The fee of \$501 shall cover three hours of soil testing report review and administrative handling. If additional review is</p>	<p>Project Sponsor</p>	<p>Prior to building permit approval</p>			<p>Considered complete upon filing and acceptance of application.</p>

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<p>Hazards (cont'd.)</p> <p>necessary, DPH shall bill the project sponsor for each additional hour of review over the first three hours, at a rate of \$167 per hour. These fees shall be charged pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil testing program to determine whether soils on the project site are contaminated with lead or petroleum hydrocarbons at or above potentially hazardous levels.</p>					
<p>Step 2: Preparation of Site Mitigation Plan. Prior to beginning demolition and construction work, the project sponsor shall prepare a Site Mitigation Plan (SMP). The SMP shall include a discussion of the level of lead contamination of soils on the project site and mitigation measures for managing contaminated soils on the site, including but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; and 3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the Department of Public Health (DPH) for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file. Additionally, the DPH may require confirmatory samples for the project site.</p>	<p>Project Sponsor and consultant</p>	<p>Prior to demolition and construction</p>	<p>Project Sponsor to provide DPH with SMP. SMP shall be approved and implemented to greatest extent possible prior to demolition and construction activities</p>		<p>Considered complete upon DPH acceptance of SMPt</p>
<p>Step 3 Specific Work Practices: The construction contractor shall be alert for the presence of contaminated soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, state, and federal regulations, including OSHA work practices)</p>	<p>Project Sponsor and Construction Contractor</p>	<p>During construction</p>	<p>Project Sponsor to provide DPH with monitoring report following soil-disturbing construction period and final monitoring report at conclusion</p>		<p>Considered complete upon receipt of monitoring report</p>

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<p>Hazards (cont'd.)</p> <p>when such soils are encountered on the site.</p> <p>Dust Suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>Surface Water Runoff Control: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.</p> <p>Soils Replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where lead-contaminated soils have been excavated and removed, up to construction grade.</p> <p>Hauling and Disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at the permitted hazardous waste disposal facility registered with the State of California.</p>			<p>of building construction. Copies of reports to be provided to DBI and ERO</p>		
<p>Step 4: Preparation of Closure/Certification Report</p> <p>After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing lead-contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>	<p>Project Sponsor and Construction Contractor</p>	<p>At completion of foundation</p>	<p>Project sponsor to provide closure/certification report to DPH, with copy to DBI and ERO</p>	<p>Considered complete upon receipt of monitoring report.</p>	



City and County of San Francisco
Recreation and Park Department

McLaren Lodge In Golden Gate Park

501 Stanyan Street, San Francisco, CA 94117

TEL: 415.831.2700 FAX: 415.831.2096 WEB: www.parks.sfgov.org

May 22, 2009

Department of City Planning
John Rahaim, Director
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 899 Valencia Street Mixed Use Project, Project Revisions
Shadow Impacts on Mission Playground

Dear Mr. Rahaim:

In September, 2007, the Recreation and Park Commission made a recommendation to the Planning Commission that the shadow resulting from the proposed 899 Valencia mixed-use project was not significant and or adverse on Mission Playground. The revised project (2009) has been analyzed with respect to shadow, and compared to the shadow from 2007 project, and it is staff's conclusion that the revisions do not result in greater impacts to the park.

Please contact Daniel LaForte at (415) 831-2742 if you have any questions.

Sincerely,

Dawn Kamalanathan
Planning Director

cc: Tuija Catalano, Reuben&Junius, LLP
Daniel LaForte, Recreation and Parks
Mathew Snyder, Planning



Mayor Gavin Newsom
Interim General Manager Jared Blumenfeld



225 Bush Street
Suite 1700
San Francisco, CA 94104
415.896.5900 phone
415.896.0332 fax

www.esassoc.com

memorandum

date May 6, 2009

to Ben Fu and Jeremy Battis, San Francisco Planning Department
Daniel LaForte, San Francisco Recreation and Park Department

from Karl F. Heisler

subject 2004.0891K—899 Valencia Street: Section 295 Shadow Study for Mission Playground and Pool
(Revised Project Design) (ESA 205547)

Introduction

The proposed project, as revised in February 2009, would provide up to 18 residential units, along with ground-floor retail space, and 18 off-street parking spaces on a 10,925-square-foot site at the northeast corner of 20th and Valencia Streets, in the Mission District. The proposed project structure would be approximately 52 feet tall, measured according to the Planning Code (52-foot, 4-inch roof height). The project site is shown on **Figure 1**.

The Revised Project analyzed in this memorandum differs from the project previously analyzed, in a similar memorandum dated September 18, 2006, in that the 2006 project had a proposed roof height of 50 feet. The 2006 project also included a 7-foot-tall tower at the 20th and Valencia Streets corner; this feature has been eliminated from the Revised Project. Additionally, the Revised Project would include a 6-foot setback along most of the Valencia Street façade at the top (fifth) story, except for the portion of the building at the corner of 20th and Valencia Streets, which would extend to the property lines. The Revised Project would also have an additional 4-foot setback (to a total of 10 feet at the northernmost portion of the Valencia Street façade, adjacent to the neighboring building.¹ In contrast, the 2006 project had no setbacks at the fifth story. **Figure 2** shows the proposed setbacks.

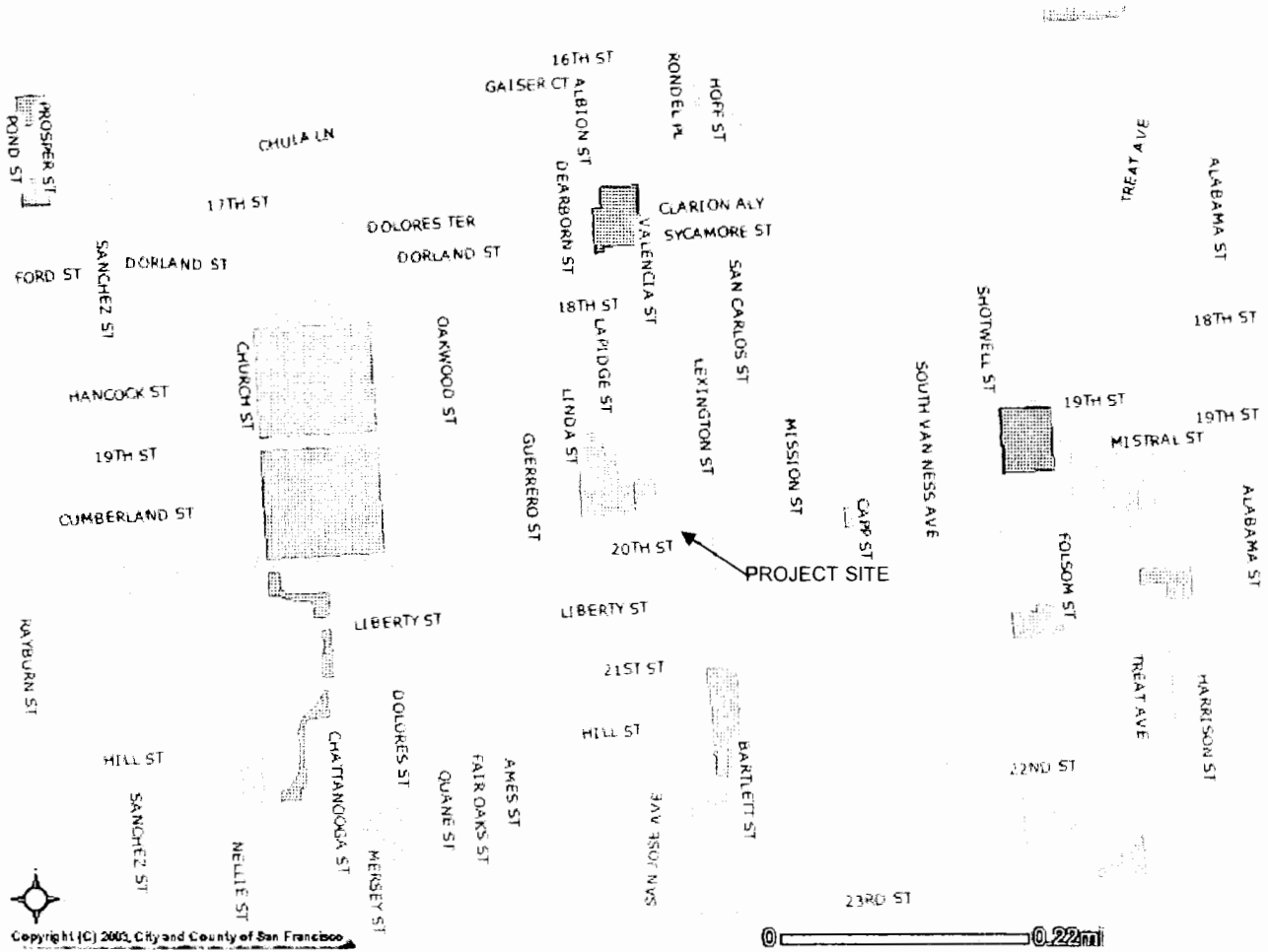
In summary, the Revised Project would result in incrementally lesser shadow impacts than the 2006 project. The 2006 project would have increased shading of Mission Playground by about 186,600 shadow-foot-hours, while the Revised Project would result in an increase in shading of Mission Playground by about 184,600 shadow foot-hours, or about 2,000 fewer square-foot-hours of shading over the course of a year. In each case, the increase would represent approximately 0.06 percent of the total potential sunlight.

The remainder of this memorandum analyzes the shadow effects of the Revised Project and compares those impacts to those of the 2006 project.

Setting

The topography of the project site and vicinity is generally flat. The project site is across Valencia Street from, and south of, Mission Playground and Pool (“Mission Playground”), a Recreation and Park Commission property that occupies a large portion of the block bounded by 19th and 20th Streets and Valencia and Guerrero Streets.

¹ The Revised Project would also be set back 5 feet at the fifth floor along most of the 20th Street façade, with an additional 5-foot setback (to a total of 10 feet) at the western end, although the 20th Street setbacks would not affect shadow cast on Mission Playground.

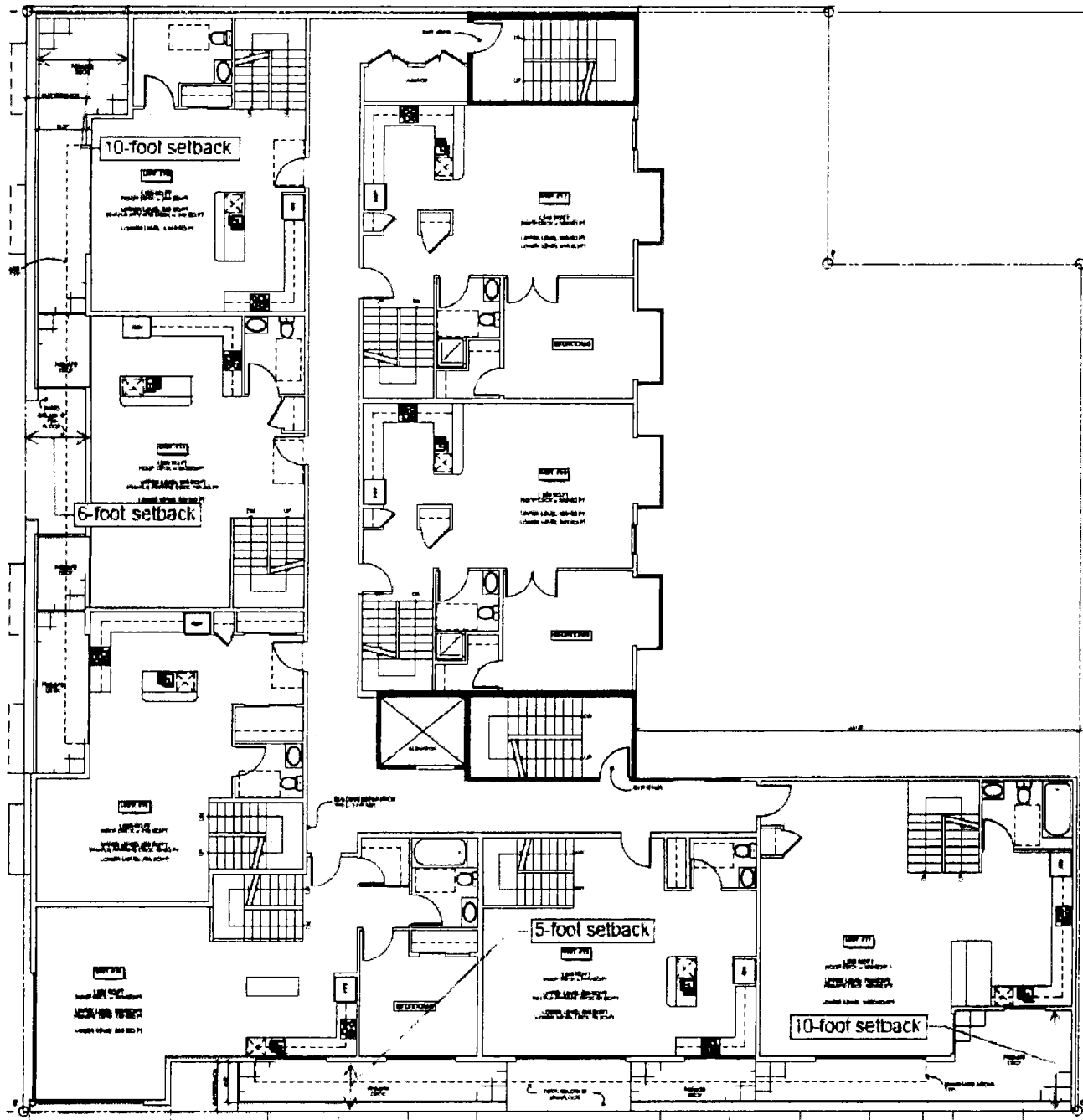


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Figure 1

SOURCE: San Francisco GIS

Project Location



Mission Playground is an irregularly shaped property that is bounded on its west side by Linda Street (an alley parallel to Valencia Street that extends southward from 19th Street); on its north by 19th Street; on its south by the rear property lines of parcels on the north side of 20th Street; and on its east and northeast by the rear property lines of parcels on the west side of Valencia Street, by Valencia Street,² by Cunningham Place (an alley parallel to 19th Street that extends westward from Valencia Street), by the side property line of the most westerly parcel on the north side of Cunningham Place, and by rear and side property lines of parcels on the south side of 19th Street (see **Figure 3**).

Mission Playground contains the City's only outdoor public swimming pool; an indoor recreation building; paved and lighted courts for basketball, tennis, and soccer; and a small (approximately 10,350 square feet) lawn area, which is located on the two parcels that front Valencia Street. The entire area of Mission Playground is approximately 88,080 square feet (2.02 acres), including the grassy area. The grassy area is almost square and has an asphalt path along its northern edge, parallel to Cunningham Place, that leads from the west sidewalk of towards the interior of Mission Playground. There are wooden benches to the north, west, and east sides of the grassy area (with a picnic table on the north side, as well). Mature trees surround the grassy area on the east (adjacent to Valencia Street) and south (adjacent to a building at 868 Valencia Street). (There are also mature trees along the southern boundary of Mission Playground.) The square grassy area of the park is distinct from the remainder of Mission Playground in that the rest of the park is generally dedicated to active recreation, while the lawn area is more suited to passive recreation. Based upon observation, the grassy area and benches are used by persons sitting and relaxing, eating lunch, lying in the midday sun, etc.

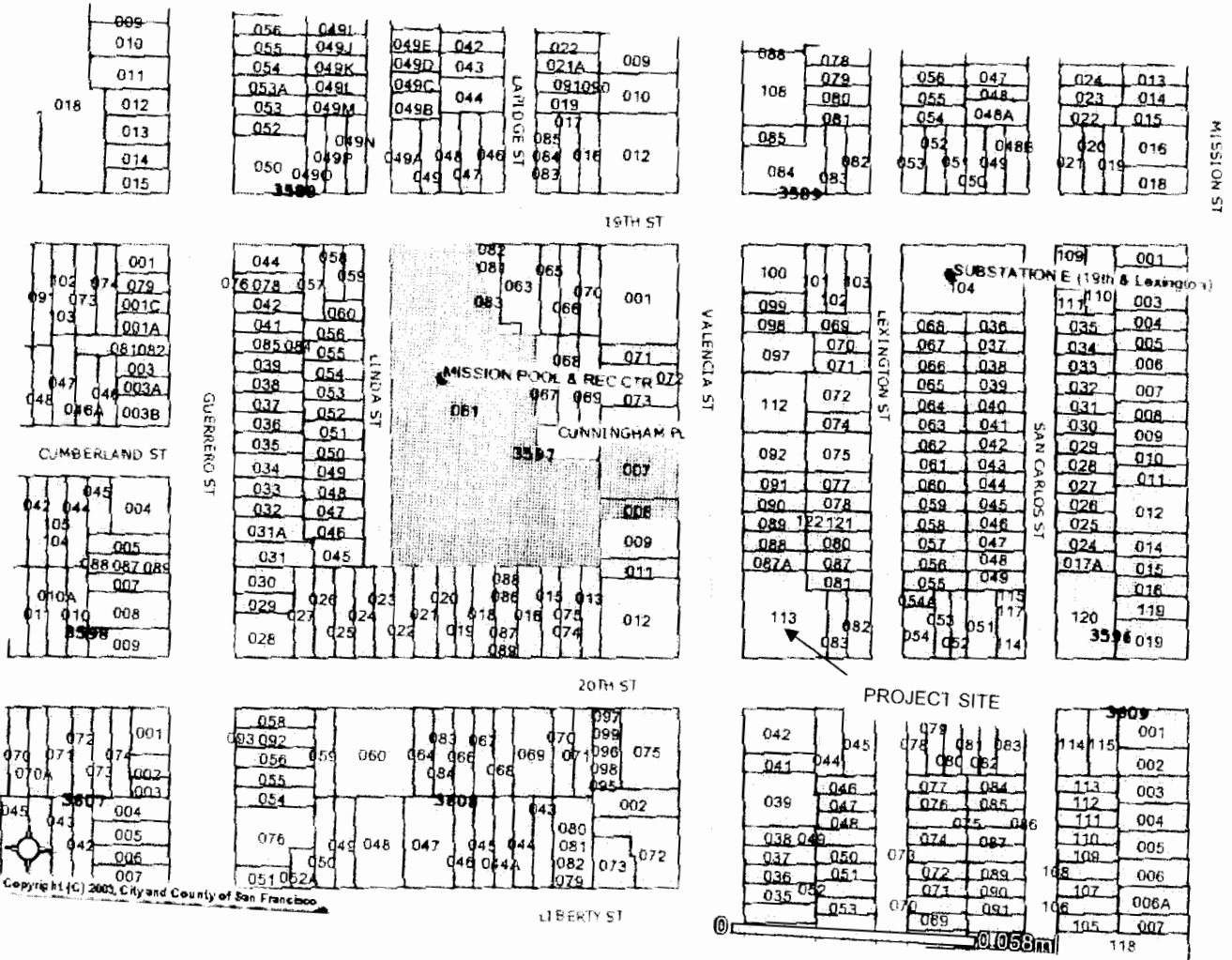
Shadow Impacts

Section 295 of the Planning Code, the Sunlight Ordinance, was adopted through voter approval of Proposition K in 1984 to protect certain public open spaces from shadowing by new structures. Section 295 prohibits the issuance of building permits for structures or additions to structures greater than 40 feet in height that would shade property under the jurisdiction of or designated to be acquired by the Recreation and Park Commission, during the period from one hour after sunrise to one hour before sunset, unless the Planning Commission, following review and comment by the general manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, determines that such shade would have an insignificant impact on the use of such property.

In 1989, the two Commissions adopted shadow criteria for 14 downtown parks, including an Absolute Cumulative Limit for new shadow for each open space and set forth qualitative criteria for assessing new shadow. For projects that would affect parks for which a quantitative limit was established, shadow impacts have typically been judged less than significant if the project would not exceed the Absolute Cumulative Limit. In establishing the Absolute Cumulative Limits for the downtown parks, the commissions generally relied upon the following guidelines: for smaller parks (of less than two acres) on which more than 20 percent of the potential "Prop. K" sunlight was in shadow under then-existing conditions, no additional shadow was to be permitted. (This standard was applied to nine downtown parks.) For larger parks (of two acres or more) with between 20 percent and 40 percent existing shadow, the Absolute Cumulative Limit was to be set at 0.1 percent; that is, an additional 0.1 percent more shadow-foot-hours would be permitted beyond existing conditions.³ For larger parks shadowed

² Lots 7 and 8 of Assessor's Block 3597 are a part of the park and have frontage of 103.5 feet on Valencia Street.

³ This criterion applied to Union Square and Embarcadero Plaza II (Justin Herman Plaza). Two other parks, Washington Square and North Beach Playground, were not permitted new shadow because height limits precluded the possibility of new shadow on those parks.



SOURCE: San Francisco GIS

Figure 3
 Mission Playground

Preliminary - Subject to Revision (May 6, 2009)

less than 20 percent of the time,⁴ an additional 1.0 percent new shadow was to be permitted.⁵ No guideline was provided for parks of less than two acres that have less than 20 percent existing shadow.⁶

Existing buildings on Valencia and 20th Streets and Cunningham Place cast shadow on Mission Playground year-round, particularly in the early morning hours when the sun is low. Buildings on 20th Street and Linda Street likewise cast shadow on the park, particularly in the late afternoon hours. However, because of the size of Mission Playground and the lack of very tall buildings nearby, most of Mission Playground is in sunlight during the middle of day, year-round. There is a theoretical potential of approximately 327.8 million square-foot-hours⁷ of Proposition K sunlight available year-round on Mission Playground (based on the park's area of approximately 88,080 square feet and 3,721.4 Proposition K hours per year).⁸ Existing shadow coverage on Mission Playground is approximately 93,159,000 shadow-foot-hours,⁹ or about 28 percent of potential sunlight.¹⁰ Therefore, Mission Playground would fall into the category of "larger parks (of two acres or more) with between 20 percent and 40 percent existing shadow," and the 1989 guidelines would suggest that 0.1 percent additional shadow could be permitted.

The proposed 899 Valencia Street project, as revised in 2009, would cast new shadows on Mission Playground between mid-October and early March. As with the 2006 project, all of the new shadow would be cast on the square, grassy area that fronts Valencia Street, and new shadow would be added to this lawn area when existing buildings on Valencia Street already shadow much of the grassy area. Like the 2006 project, the Revised Project would cast new shadow on the lawn area of Mission Playground only in the early morning, before about 9:30 a.m., except during the latter half of October (when daylight savings time is in effect); at which time shadow would disappear by approximately 10:00 a.m.; in general, shadow from the Revised Project would leave the playground a few minutes earlier than would have been the case with the 2006 project. The maximum amount of new shadow from the Revised Project at any one time would be approximately 2,560 square feet (slightly more than one-fourth of the grassy area), at 9:00 a.m. on December 21, the winter solstice, and at 8:45 a.m. on December 6 and January 3. (This compares to a maximum of approximately 2,750 square feet for the 2006 project. Compared to the 2006 project shadow depicted in Figure 3 of our September 18, 2006, memorandum, the Revised Project shadow would extend a few feet less to the west along Cunningham Place.)

Because the proposed new building would be a maximum of 52 feet, 4 inches tall (measured according to the Planning Code), the project would not cast any new shadow on Mission Playground during Section 295 hours (after one hour following sunrise and before one hour prior to sunset) on the spring or fall equinoxes (March 21 and September 21) or on the summer solstice (June 21), because the relatively higher angle of the sun at that time in those seasons, compared to the dates around the winter solstice (December 21) would result in shadows that would be too short to reach the park.

To evaluate the year-round Proposition K impact on Mission Playground, a quantitative analysis of sunlight and shade was conducted, for net new shadow only. The analysis consisted of calculating the amount of shadow coverage resulting from existing buildings at 15-minute intervals on one day per week, for six months of the year. The shadow coverage at the 15-minute intervals was averaged to calculate hourly shadow coverage (in shadow-foot-hours), and the hourly figures for each day were summed and resulting numbers extrapolated to weekly figures through averaging with the preceding week's total. Finally, because the sun's path from January through

⁴ Civic Center Plaza was the only park in this category.

⁵ The guidelines for new shadow were presented in a memorandum to the Planning and Recreation and Parks Commissions, from their staffs, dated February 3, 1989, and referred to in Joint Resolution 11595 of the two commissions, adopted February 7, 1989.

⁶ This is because none of the 14 downtown parks for which Absolute Cumulative Limits were established met these criteria.

⁷ A square-foot-hour of sunlight is one hour of sunlight on one square foot of ground.

⁸ This is the amount of sunlight that would be available on the park if there were no structures shading the park.

⁹ Analogous to square-foot-hours of sunlight, a shadow-foot-hour is one hour of shade on one square foot of ground.

¹⁰ CADP Associates, shadow calculations, March 3, 2009, and August 24, 2006.

June essentially mirrors its path from July through December, the six months' shadow-foot-hour totals were doubled to return a yearly figure.¹¹

This analysis found that the proposed project would result in an increase in shading of Mission Playground by about 184,600 shadow-foot-hours, which is approximately 0.06 percent of the total potential sunlight, or 60 percent of the 0.1 percent new shadow limit recommended by the 1989 guidelines.¹² This is slightly less than the 186,600 shadow-foot-hours that would have been cast by the 2006 project; in percentage terms, the 2006 project would also have added about 0.06 percent new shadow. Although not included in the calculations, it is noted that net new shadow from both the 2006 project and the Revised Project would fall on Mission Playground during times when the existing trees substantially shade the square grassy area along Valencia Street. With the Revised Project, coverage would increase from approximately 93,159,000 shadow-foot-hours to approximately 93,343,700 shadow-foot-hours (compared to 93,345,600 shadow-foot-hours with the 2006 project). **Table 1** summarizes the week-by-week net new shadow impact.

Conclusion

In summary, the Revised Project would result in incrementally lesser shadow impacts than the 2006 project. The 2006 project would have increased shading of Mission Playground by about 186,600 shadow-foot-hours, while the Revised Project would result in an increase in shading of Mission Playground by about 184,600 shadow foot-hours, or about 2,000 fewer square-foot-hours of shading over the course of a year. In each case, the increase would represent approximately 0.06 percent of the total potential sunlight.

Because shadow from the Revised Project would occur only in the early morning, would affect 0.06 percent of potential sunlight on Mission Playground, and would occur over a relatively limited period of the year (between about mid-fall and mid-winter), the Revised Project would not be expected to adversely affect use or enjoyment of this public park. Therefore, the Revised Project impact, like that of the 2006 project, would appear to be insignificant, within the meaning of Section 295(b).¹³ The 0.06 percent represents both project-specific and cumulative shadow effects, as no other new structures or additions were observed through site visits and review of aerial photographs that would create shadow regulated by Planning Code Section 295. Therefore, the proposed project, as revised in 2009, would not contribute to any cumulatively substantial increase in shadow on Mission Playground during the hours subject to Section 295.

¹¹ This is the same methodology used by the Planning Department to calculate shadow and establish the Proposition K baseline shadow coverage for other San Francisco parks.

¹² The increase on the much smaller grassy area, calculated as if it were a separate open space, would amount to 0.4 percent of total potential sunlight.

¹³ As noted, Planning Code Section 295 requires a separate formal determination by the Planning Commission and the Recreation and Park Commission.

TABLE 1
NET NEW PROJECT SHADOW BY WEEK

Week	Average Weekly Shadow Coverage ¹	
	2006 Project	Revised Project (2009)
Jun 21	0	0
Jun 28	0	0
Jul 05	0	0
Jul 12	0	0
Jul 19	0	0
Jul 26	0	0
Aug 02	0	0
Aug 09	0	0
Aug 16	0	0
Aug 23	0	0
Aug 30	0	0
Sep 06	0	0
Sep 13	0	0
Sep 20	0	0
Sep 27	0	0
Oct 04	0	0
Oct 11	105	191
Oct 18	1,005	1,264
Oct 25	2,674	2,986
Nov 01	4,572	4,844
Nov 08	6,966	7,253
Nov 15	9,082	9,073
Nov 22	11,287	11,111
Nov 29	13,166	12,677
Dec 06	14,344	13,822
Dec 13	15,024	14,479
Dec 20	15,052	14,608
Six-Month Subtotal	93,276	92,307
Yearly Total	186,552	184,615

¹ In Shadow-Foot-Hours

SOURCE: CADP, 2006; 2009

MEMORANDUM OF AGREEMENT

November 7, 2007

Re: 899 Valencia Street – Shadow Improvement Measures

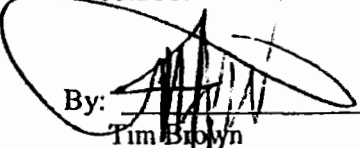

On September 20, 2007 the Recreation and Park Commission (“Commission”) adopted a resolution finding that shadow expected to be cast by a 50-foot tall development project proposed by Vermont Street Town Homes, LLC (“Sponsor”) at 899 Valencia Street (“Project”) will not be significantly adverse on the use of Mission Playground and Pool (“Mission Playground”), a property under the jurisdiction of the Commission. In anticipation of the Commission action on September 20, 2007, the Sponsor reached an agreement regarding improvement measures to the Mission Playground that are satisfactory to the General Manager of the Recreation and Park Department (“Department”).

Accordingly, this document memorializes the following agreement between the Sponsor and the General Manager of the Department on the improvement measures:

1. Prior to the issuance of any site or building permit for the Project with a building height of 50 feet as defined by the San Francisco Planning Code, the Sponsor, must provide the Department the sum of \$40,000.00 as identified in **EXHIBIT A** to this Memorandum (“Support Funds”), which the Department shall, in its reasonable discretion, use solely to benefit the Mission Playground.

This Memorandum of Agreement and the requirements therein do not apply and are of no effect, A) if the Commission or the Planning Commission finds that the shadow expected to be cast by a 50-foot tall development project proposed by the Sponsor at 899 Valencia Street will be significantly adverse on the use of Mission Playground, and B) if the Project that is constructed by the Sponsor at 899 Valencia Street, is a 40-foot tall development, and/or a development that does not cast shadow on the Mission Playground.

IN WITNESS WHEREOF, the Sponsor and the General Manager have signed this Memorandum as of the date written above.

<i>SPONSOR</i>	<i>CITY</i>
By: 	By: 
Tim Brylyn Vermont Street Town Homes, LLC	Yomi Agunbiade, General Manager Recreation & Park Department

Pursuant to Recreation and Park Commission Resolution
No. 0709-021 adopted on September 20, 2007

EXHIBIT A

Support Funds

It is the intent of the Sponsor and the Department that the Support Funds approximately equal the cost of replacing an approximately 140-foot debilitated section of a 20-foot high chain link fence shown, approximately, in green highlight in the aerial map of the Mission Playground attached below, and removing an existing ADA ramp wall and installing a new ADA ramp railing located at the entrance of the Mission Playground pool house ("Improvement Measures").

The cost of replacing the 20-foot high chain link fence is estimated at approximately \$139.49 per linear foot based on the City's estimated unit price, or approximately \$19,528.60 for a 140-section of the fence.

The improvements to the ADA ramp would include the saw-cut removal of the existing cement ADA ramp wall, and installation of a new ADA railing, estimated to cost between \$5,000 and \$10,000.

The total amount of the Support Funds provided by the Sponsor will be \$40,000.00.



RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 0709-021

899 VALENCIA PROJECT

RESOLVED, That this Commission does recommend to the Planning Commission that the shading or shadowing from the proposed 899 Valencia Project located at the northeast corner of 20th and Valencia Streets will not be significant or adverse on Mission Playground - as required by Planning Code Section 295 (The Sunlight Ordinance).

Adopted by the following vote:

Ayes	6
Noes	0
Absent	1

I hereby certify that the foregoing resolution was adopted at the Regular Meeting of the Recreation and Park Commission held on September 20, 2007.


Margaret A. McArthur, Commission Liaison



mm

DATE: September 20, 2007

TO: Recreation and Park Commission

THRU: Yomi Agunbiade, General Manager
Dawn Kamalanathan, Planning Director

FROM: Daniel LaForte, Park Planner

RE: 899 Valencia Project Shadow Impact on Mission Playground

Agenda Item Wording:

Discussion and possible action to recommend to the Planning Commission that the shading or shadowing from the proposed 899 Valencia Project located at the northeast corner of 20th and Valencia Streets will not be significant or adverse on Mission Playground - as required by Planning Code Section 295 (The Sunlight Ordinance).

Background:

The Planning Department is currently reviewing plans for 899 Valencia Street (the project), a new residential development proposed by Valencia, LLC ("Sponsor") located at 899 Valencia Street in the Mission District (see Figure 1, Project Location). The project includes 18 residential units along with a ground floor retail space, and 22 off-street parking spaces on a 10,925 square foot site at the northeast corner of 20th and Valencia Streets. The project will consist of one, 50-foot building as measured by the Planning Code.

A shadow analysis performed by the Planning Department indicates that the proposed project would cast net new shadow on Mission Playground. The 899 Valencia Shadow Analysis and Memorandum prepared by Environmental Science Associates (ESA) are attached to this report.

Section 295 of the Planning Code, adopted in 1985 as a response to voter mandate of Proposition K, establishes limitations on shadows cast on parks under the jurisdiction of the Recreation and Park Commission for proposed buildings over 40 feet in height. In 1989, the Recreation and Park Commission and Planning Commission adopted criteria (both quantitative and qualitative) to determine significance for shadows cast on 14 downtown parks under the jurisdiction of the Recreation and Park Commission. The Memorandum also discusses parks for which no specific criteria or "absolute cumulative limits" were established. For larger parks (over 2 acres), with existing shadow loads of 20 percent or less have had a "budget" allowing additional shadow of 1 percent without a finding of adverse effect on the use of the park. For larger parks with existing shadow loads between 20 and 40 percent, 0.1 percent additional shadow would be allowed. And for smaller parks (less than 2 acres) with existing shadow loads over 20 percent, no new shadow would be allowed. No guideline was provided for parks of less than two acres that have less than 20 percent existing shadow.



Shadow effects on Mission Playground:

Mission Playground is bounded by Guerrero, Lexington, 19th and 20th Streets. It is approximately 88,000 square feet (sf) and is surrounded by low-density Residential and Residential Mixed, and Neighborhood Commercial Districts. The majority of the park includes a heavily used recreation center, although there are two square areas of green space on the northwest and southeast portions of the site which are primarily used for passive recreation activities. The project would only affect the southeast area facing Valencia Street, which consists of mature trees, benches, pedestrian pathway and lawn. Existing shadow on the park is estimated at below 20 percent based on analysis done on comparable building heights adjacent to parks.

The shadow analysis found that there is a theoretical potential of approximately 327,780,912 million square-foot-hours of sunlight available year round on Mission Playground. Of this potential sunlight, existing shadow is estimated to be about 93,159,000 shadow-foot-hours, representing about 28 percent of the total potential sunlight. The proposed project would add approximately 186,600 net new square-foot-hours of shade to an existing total 327,780,912 square-foot-hour of sunlight, or 0.06 percent, to total shadow coverage of approximately 93,345,600 shadow-foot-hours, representing 28.5 percent of the total sunlight.

The proposed project would shade the center of Mission Playground from mid-October through early March. For the days with new shadow (22 days total) the new shadow would occur for the entire first one-hour after the one hour after sunrise specified in the Planning Code Section 295. The occurrence of new shade would occur only in the mornings, from 7:30-10:00 AM. The maximum new shadow at one time would be on December 21, the winter solstice, at 9 AM when the proposed project would shade approximately 2,750 square feet (slightly more than one-fourth of the grassy area).

Upon request from RecPark and Planning staff, the project sponsor evaluated revision to the project design to eliminate shadow impacts on Mission Playground. According to the project sponsor, to eliminate shadow impacts would result in significant changes not viable in light of location and size of the Project site (see attached Reuben and Junius, LLP Memorandum, July 6, 2007, Exhibit B). A portion of the top floor would need to be removed resulting in a reduction of two units.

Improvement Measures:

The project has the potential to will not only shadow one of the two green spaces in the park used passive recreation, but may also affect future uses. The community has expressed interest in developing a water park or other water theme at the lawn area to attract new users to the park. To recognize that the new project will cast some new shadow on Mission Playground, and the potential to affect current and future user enjoyment of the park, the Recreation and Park Department staff has requested that Sponsor provide improvements measures. After consulting with NSA Manager Bob Palacio on park needs, staff concluded that a portion of the 20' outdoor fencing is in poor condition and requires replacement. In addition, the ADA ramp wall leading to the entrance should be replaced with a hand rail. The estimated cost for this work is approximately \$40,000. A draft Memorandum of Agreement has been developed to reflect these measures (see attached Draft MOA). Staff will also coordinate with City Planning to incorporate the improvement measures into the final conditions of approval for the project.

Summary:

The additional shadow for Mission Playground (0.06 percent of the total sunlight) would not exceed the standard of 0.1 percent of new shade for parks larger than two acres with an existing annual shadow of over 20 percent. The new shadow would occur in the center of the green space fronting Valencia Street, from mid-October through early March. The new shadow would occur during the entire one hour after the one-hour after sunrise specified in Section 295 of the Planning Code.

Estimated Cost and Source of Funds:

N/A

Support:

N/A

Opposition:

N/A

Recommendation:

Staff recommends approval of a recommendation to the Planning Commission to adopt the finding of no shadow impact significance caused by the proposed 899 Valencia Street on Mission Playground.

Attachments:

Shadow Memorandum, ESA

Shadow Spreadsheets, ESA

899 Valencia Shadow Memorandum, Reuben & Junius, LLP, July 6, 2007

Planning Commission Motion

Site Photos

Draft Memorandum of Agreement



225 Bush Street
Suite 1700
San Francisco, CA 94104
415.896.5900 phone
415.896.0332 fax

www.esassoc.com

memorandum

date September 18, 2006

to Mat Snyder, San Francisco Planning Department
Daniel LaForte, San Francisco Recreation and Park Department

from Karl F. Heisler

subject 2004.0891K—899 Valencia Street: Section 295 Shadow Study for Mission Playground and Pool
(ESA 205547)

Introduction

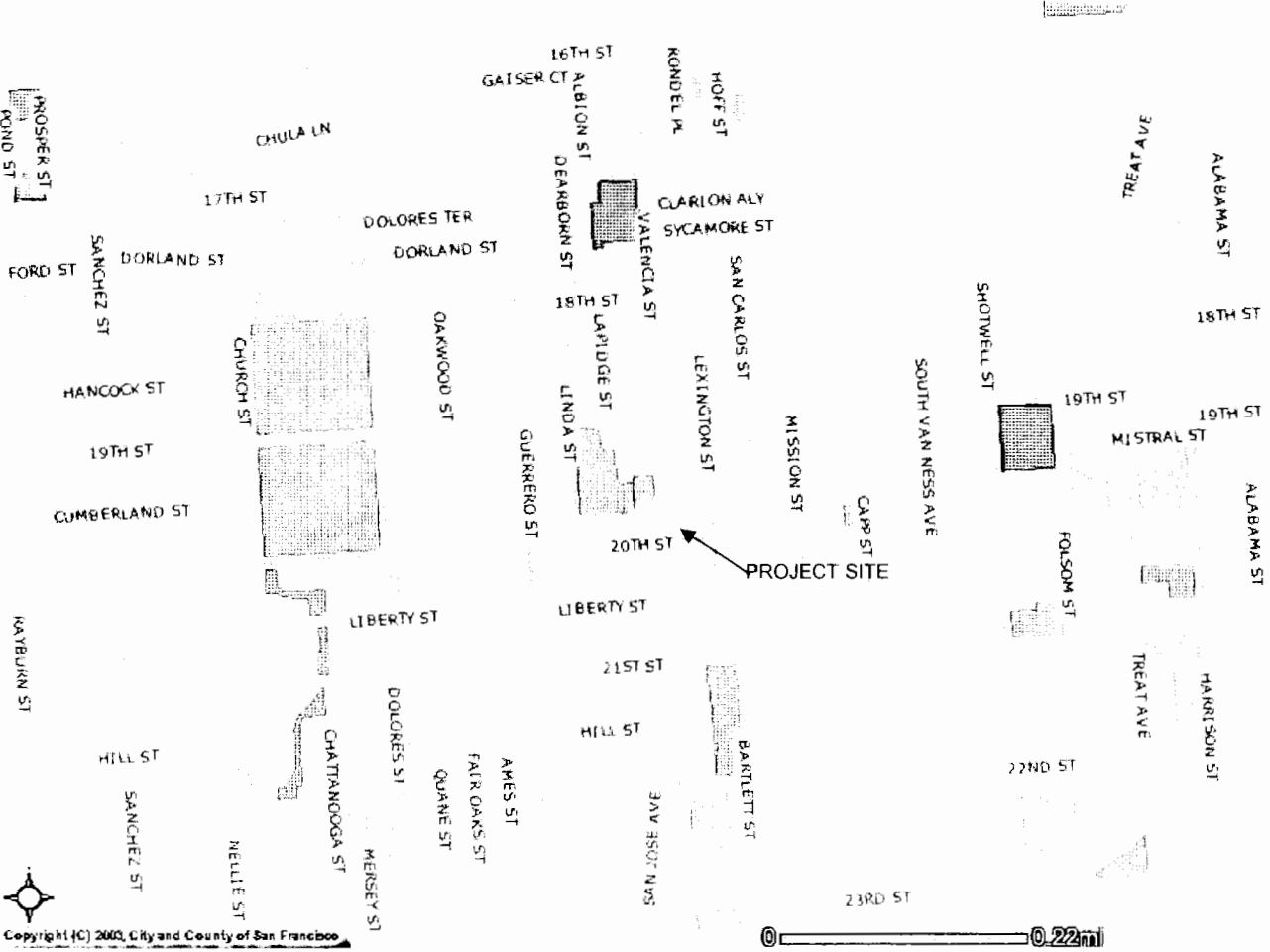
The proposed project would provide up to 18 residential units, along with ground-floor retail space, and 22 off-street parking spaces on a 10,925-square-foot site at the northeast corner of 20th and Valencia Streets, in the Mission District. The proposed project structure would be 50 feet tall, measured according to the Planning Code (50-foot roof height), with a corner tower rising 7 feet above the roof at the 20th and Valencia Streets corner of the building. The parapet wall would be about 52 feet tall, except that the Valencia Street and 20th Street facades both would have two bays, each about 15 feet wide, that would be about 53 feet tall. The project site is shown on **Figure 1**.

Setting

The topography of the project site and vicinity is generally flat. The project site is across Valencia Street from, and south of, Mission Playground and Pool (“Mission Playground”), a Recreation and Park Commission property that occupies a large portion of the block bounded by 19th and 20th Streets and Valencia and Guerrero Streets. Mission Playground is an irregularly shaped property that is bounded on its west side by Linda Street (an alley parallel to Valencia Street that extends southward from 19th Street); on its north by 19th Street; on its south by the rear property lines of parcels on the north side of 20th Street; and on its east and northeast by the rear property lines of parcels on the west side of Valencia Street, by Valencia Street,¹ by Cunningham Place (an alley parallel to 19th Street that extends westward from Valencia Street), by the side property line of the most westerly parcel on the north side of Cunningham Place, and by rear and side property lines of parcels on the south side of 19th Street (see **Figure 2**).

Mission Playground contains the City’s only outdoor public swimming pool; an indoor recreation building; paved and lighted courts for basketball, tennis, and soccer; and a small (approximately 10,350 square feet) lawn area, which is located on the two parcels that front Valencia Street. The entire area of Mission Playground is approximately 88,080 square feet (2.02 acres), including the grassy area. The grassy area is almost square and has an asphalt path along its northern edge, parallel to Cunningham Place, that leads from the west sidewalk of towards the interior of Mission Playground. There are wooden benches to the north, west, and east sides of the grassy area (with a picnic table on the north side, as well). Mature trees surround the grassy area on the east

¹ Lots 7 and 8 of Assessor’s Block 3597 are a part of the park and have frontage of 103.5 feet on Valencia Street.

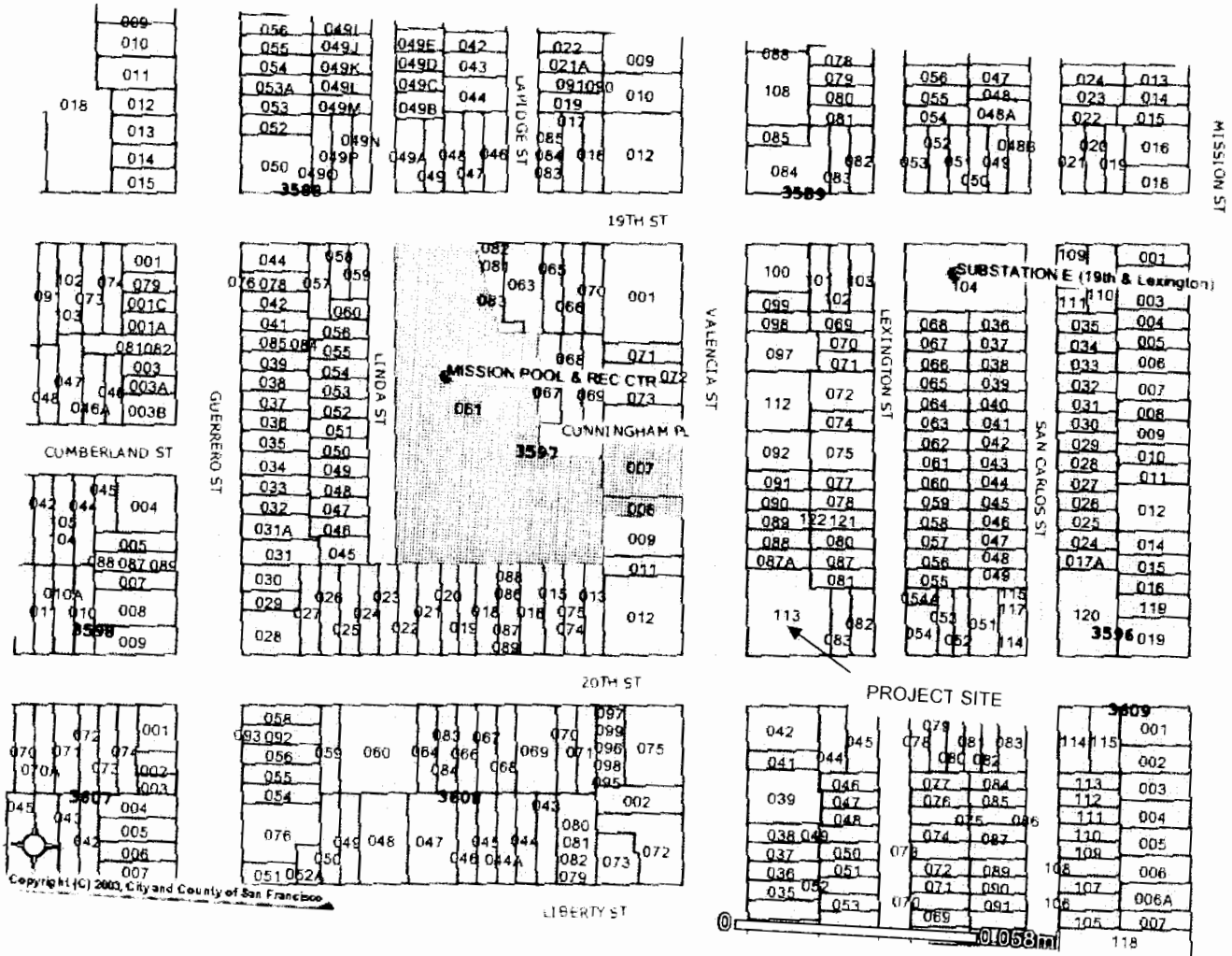


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Figure 1

SOURCE: San Francisco GIS

Project Location



SOURCE: San Francisco GIS

Figure 2
 Mission Playground

(adjacent to Valencia Street) and south (adjacent to a building at 868 Valencia Street). (There are also mature trees along the southern boundary of Mission Playground.) The square grassy area of the park is distinct from the remainder of Mission Playground in that the rest of the park is generally dedicated to active recreation, while the lawn area is more suited to passive recreation. Based upon observation, the grassy area and benches are used by persons sitting and relaxing, eating lunch, lying in the midday sun, etc.

Shadow Impacts

Section 295 of the Planning Code, the Sunlight Ordinance, was adopted through voter approval of Proposition K in 1984 to protect certain public open spaces from shadowing by new structures. Section 295 prohibits the issuance of building permits for structures or additions to structures greater than 40 feet in height that would shade property under the jurisdiction of or designated to be acquired by the Recreation and Park Commission, during the period from one hour after sunrise to one hour before sunset, unless the Planning Commission, following review and comment by the general manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, determines that such shade would have an insignificant impact on the use of such property.

In 1989, the two Commissions adopted shadow criteria for 14 downtown parks, including an Absolute Cumulative Limit for new shadow for each open space and set forth qualitative criteria for assessing new shadow. For projects that would affect parks for which a quantitative limit was established, shadow impacts have typically been judged less than significant if the project would not exceed the Absolute Cumulative Limit. In establishing the Absolute Cumulative Limits for the downtown parks, the commissions generally relied upon the following guidelines: for smaller parks (of less than two acres) on which more than 20 percent of the potential "Prop. K" sunlight was in shadow under then-existing conditions, no additional shadow was to be permitted. (This standard was applied to nine downtown parks.) For larger parks (of two acres or more) with between 20 percent and 40 percent existing shadow, the Absolute Cumulative Limit was to be set at 0.1 percent; that is, an additional 0.1 percent more shadow-foot-hours would be permitted beyond existing conditions.² For larger parks shadowed less than 20 percent of the time,³ an additional 1.0 percent new shadow was to be permitted.⁴ No guideline was provided for parks of less than two acres that have less than 20 percent existing shadow.⁵

Existing buildings on Valencia and 20th Streets and Cunningham Place cast shadow on Mission Playground year-round, particularly in the early morning hours when the sun is low. Buildings on 20th Street and Linda Street likewise cast shadow on the park, particularly in the late afternoon hours. However, because of the size of Mission Playground and the lack of very tall buildings nearby, most of Mission Playground is in sunlight during the middle of day, year-round. There is a theoretical potential of approximately 327.8 million square-foot-hours⁶ of Proposition K sunlight available year-round on Mission Playground (based on the park's area of approximately 88,080 square feet and 3,721.4 Proposition K hours per year).⁷ Existing shadow coverage on Mission Playground is approximately 93,159,000 shadow-foot-hours,⁸ or about 28 percent of potential sunlight.⁹ Therefore, Mission Playground would fall into the category of "larger parks (of two acres or more) with between 20 percent and

² This criterion applied to Union Square and Embarcadero Plaza II (Justin Herman Plaza). Two other parks, Washington Square and North Beach Playground, were not permitted new shadow because height limits precluded the possibility of new shadow on those parks.

³ Civic Center Plaza was the only park in this category.

⁴ The guidelines for new shadow were presented in a memorandum to the Planning and Recreation and Parks Commissions, from their staffs, dated February 3, 1989, and referred to in Joint Resolution 11595 of the two commissions, adopted February 7, 1989.

⁵ This is because none of the 14 downtown parks for which Absolute Cumulative Limits were established met these criteria.

⁶ A square-foot-hour of sunlight is one hour of sunlight on one square foot of ground.

⁷ This is the amount of sunlight that would be available on the park if there were no structures shading the park.

⁸ Analogous to square-foot-hours of sunlight, a shadow-foot-hour is one hour of shade on one square foot of ground.

⁹ CADP Associates, shadow calculations, August 24, 2006.

40 percent existing shadow,” and the 1989 guidelines would suggest that 0.1 percent additional shadow could be permitted.

The proposed 899 Valencia Street project would cast new shadows on Mission Playground between mid-October and early March. All of the new shadow would be cast on the square, grassy area that fronts Valencia Street. New shadow would be added to this lawn area when existing buildings on Valencia Street already shadow much of the grassy area. However, the project would only cast new shadow on Mission Playground (specifically the lawn area) before about 9:45 a.m., except during the latter half of October (when daylight savings time is in effect); at which time shadow would disappear by approximately 10:15 a.m. The maximum amount of new shadow at any one time would be approximately 2,750 square feet (slightly more than one-fourth of the grassy area), at 9:00 a.m. on December 21, the winter solstice. (At this time, nearly all of the square lawn area would be shaded.) **Figure 3** depicts net new shadow on December 21.

Because the proposed new building would be a maximum of 50 feet tall (measured according to the Planning Code), the project would not cast any new shadow on Mission Playground during Section 295 hours (after one hour following sunrise and before one hour prior to sunset) on the spring or fall equinoxes (March 21 and September 21) or on the summer solstice (June 21), because the relatively higher angle of the sun at that time in those seasons, compared to the dates around the winter solstice (December 21) would result in shadows that would be too short to reach the park.

To evaluate the year-round Proposition K impact on Mission Playground, a quantitative analysis of sunlight and shade was conducted, for net new shadow only. The analysis consisted of calculating the amount of shadow coverage resulting from existing buildings at 15-minute intervals on one day per week, for six months of the year. The shadow coverage at the 15-minute intervals was averaged to calculate hourly shadow coverage (in shadow-foot-hours), and the hourly figures for each day were summed and resulting numbers extrapolated to weekly figures through averaging with the preceding week’s total. Finally, because the sun’s path from January through June essentially mirrors its path from July through December, the six months’ shadow-foot-hour totals were doubled to return a yearly figure.¹⁰

This analysis found that the proposed project would result in an increase in shading of Mission Playground by about 186,600 shadow-foot-hours, which is approximately 0.06 percent of the total potential sunlight, or 60 percent of the 0.1 percent new shadow limit recommended by the 1989 guidelines.¹¹ Although not included in the calculations, it is noted that net new project shadow would fall on Mission Playground during times when the existing trees substantially shade the square grassy area along Valencia Street. With the project, therefore, shadow coverage would increase from approximately 93,159,000 shadow-foot-hours to approximately 93,345,600 shadow-foot-hours. Table 1 summarizes the week-by-week net new shadow impact.

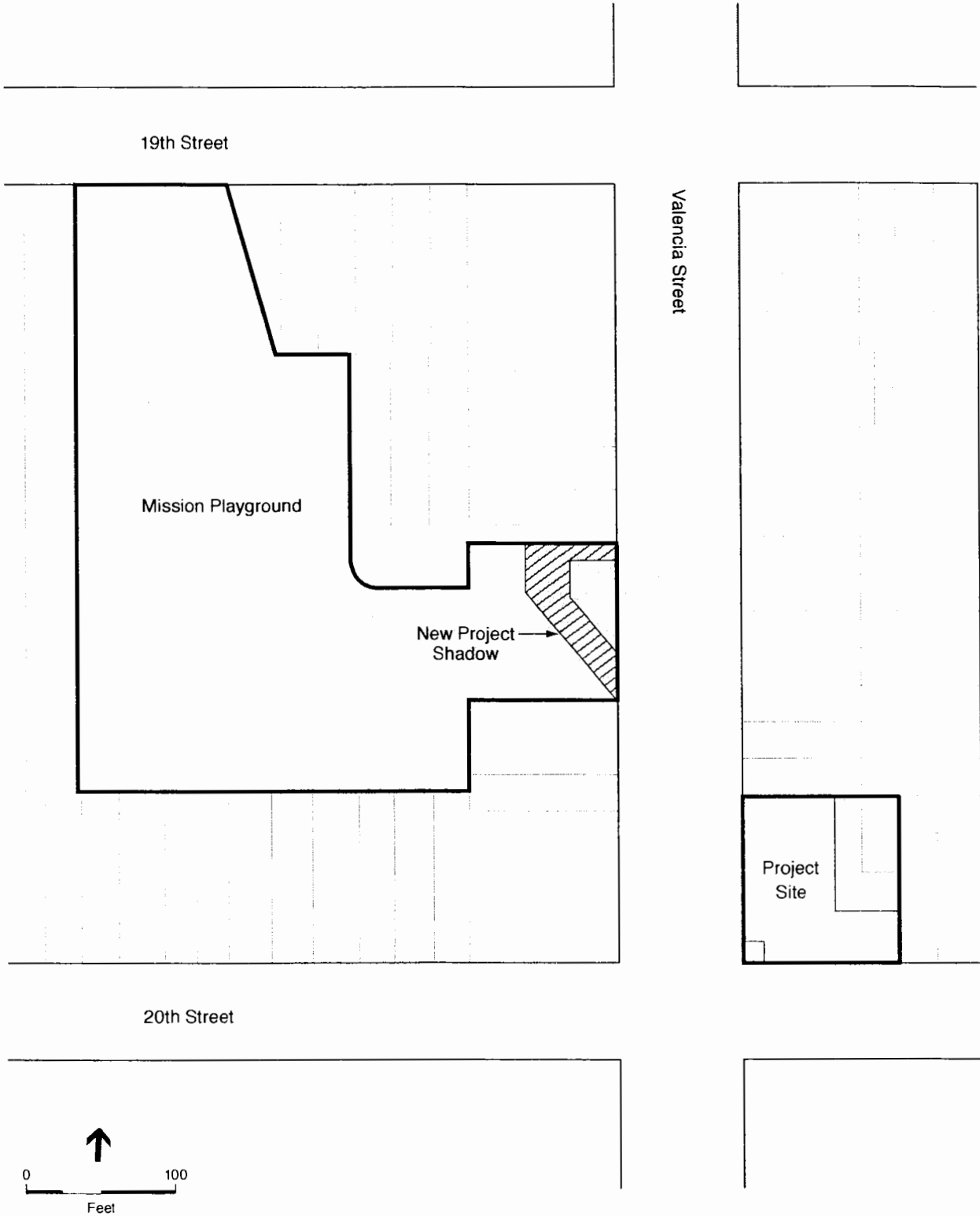
Conclusion

Because project shadow would occur only in the early morning, would affect 0.06 percent of potential sunlight on Mission Playground, and would occur over a relatively limited period of the year (between about mid-fall and mid-winter), the project would not be expected to adversely affect use or enjoyment of this public park. Therefore, the project impact would appear to be insignificant, within the meaning of Section 295(b).¹² The 0.06 percent represents both project-specific and cumulative shadow effects, as no other new structures or additions were observed through site visits and review of aerial photographs that would create shadow regulated by Planning Code Section 295. Therefore, the proposed project would not contribute to any cumulatively substantial increase in shadow on Mission Playground during the hours subject to Section 295.

¹⁰ This is the same methodology used by the Planning Department to calculate shadow and establish the Proposition K baseline shadow coverage for other San Francisco parks.

¹¹ The increase on the much smaller grassy area, calculated as if it were a separate open space, would amount to 0.4 percent of total potential sunlight.

¹² As noted, Planning Code Section 295 requires a separate formal determination by the Planning Commission and the Recreation and Park Commission.



SOURCE: ESA

899 Valencia Street . 205547

Figure 3
 Maximum Extent of New Project Shadow –
 December 21, 9:00 a.m.

TABLE 1
NET NEW PROJECT SHADOW BY WEEK

Week	Average Weekly Shadow Coverage¹
Jun 21	0
Jun 28	0
Jul 05	0
Jul 12	0
Jul 19	0
Jul 26	0
Aug 02	0
Aug 09	0
Aug 16	0
Aug 23	0
Aug 30	0
Sep 06	0
Sep 13	0
Sep 20	0
Sep 27	0
Oct 04	0
Oct 11	105
Oct 18	1,005
Oct 25	2,674
Nov 01	4,572
Nov 08	6,966
Nov 15	9,082
Nov 22	11,287
Nov 29	13,166
Dec 06	14,344
Dec 13	15,024
Dec 20	15,052
Six-Month Subtotal	93,276
Yearly Total	186,552

¹ In Shadow-Foot-Hours

SOURCE: CADP, 2006



19th Street

Mission Pool &
Rec Center

Linda Street

20th Street

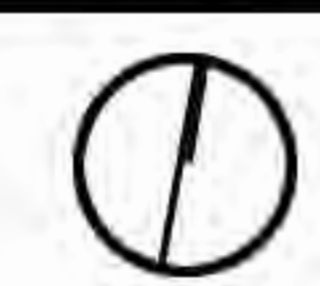
Guerrero Street

Libery Street

Valencia Street

Lexington Street

Mission Street





19th Street

Mission Pool &
Rec Center

Linda Street

20th Street

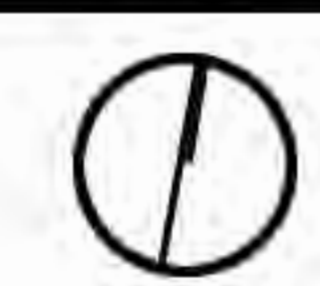
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Valencia Street

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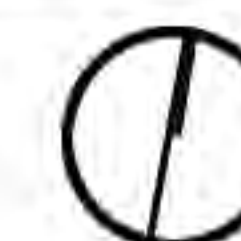
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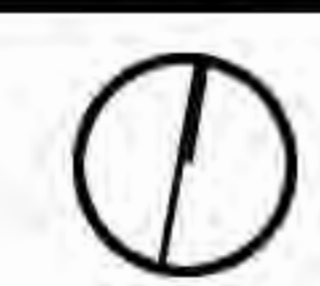
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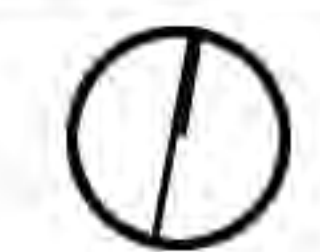
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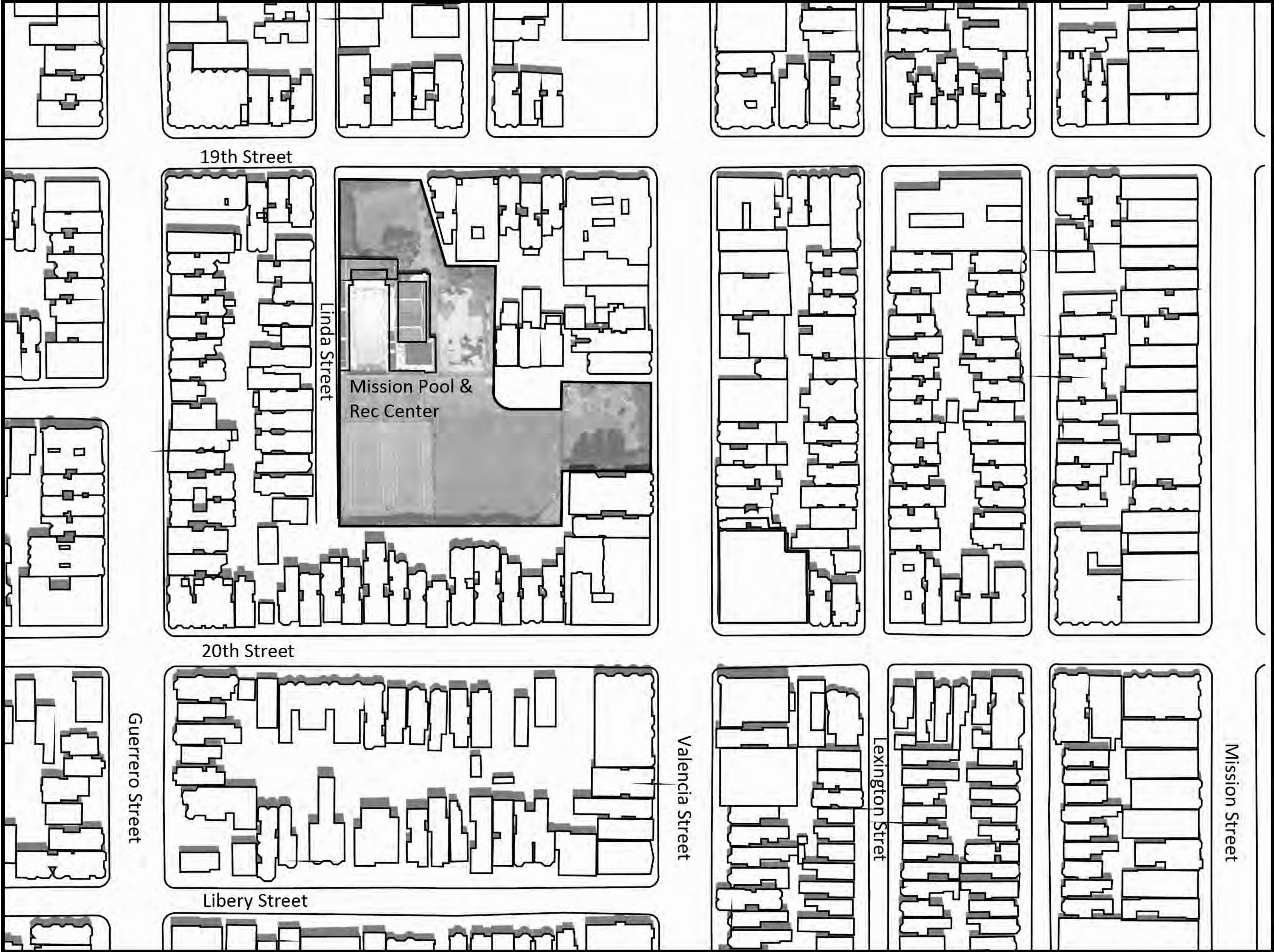
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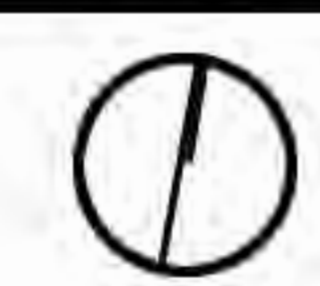
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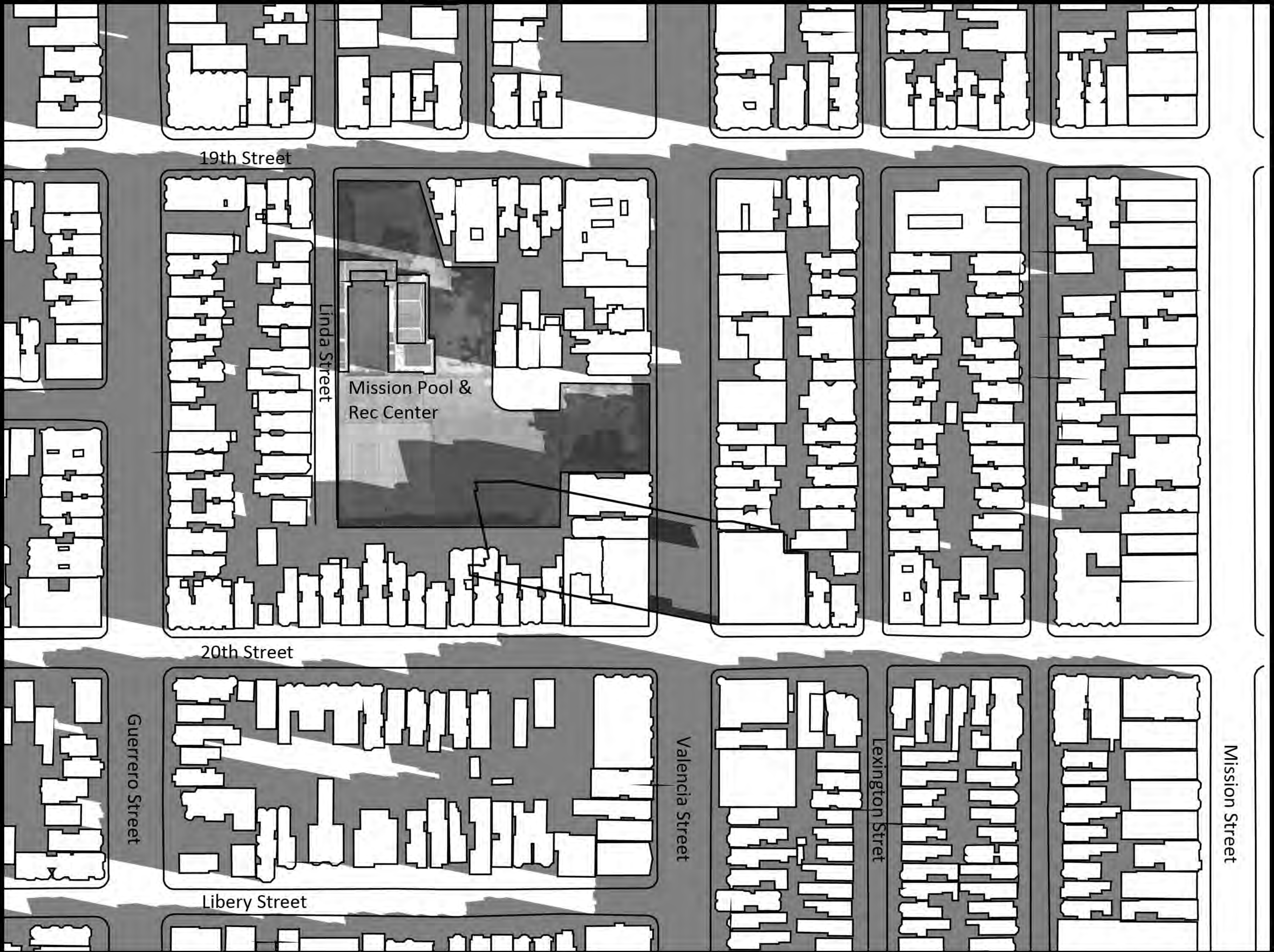
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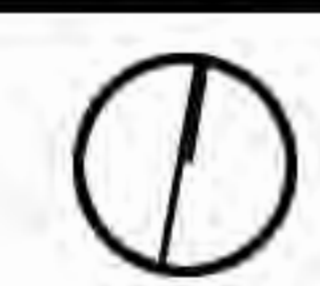
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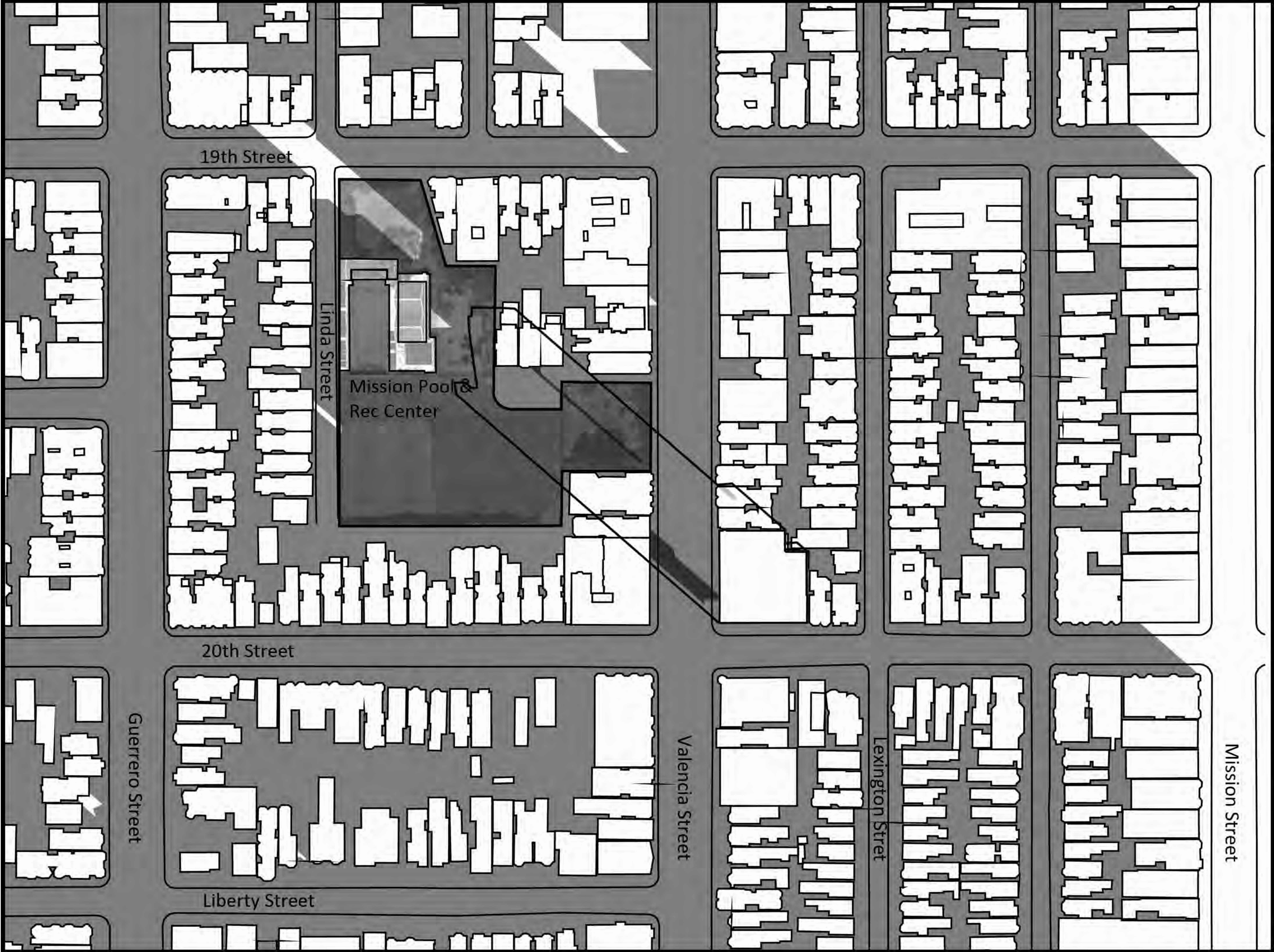
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Mission Pool & Rec Center

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Mission Street





19th Street

Linda Street

Mission Pool & Rec Center

Area of maximum shadow coverage
2,564 sf.

20th Street

Guerrero Street

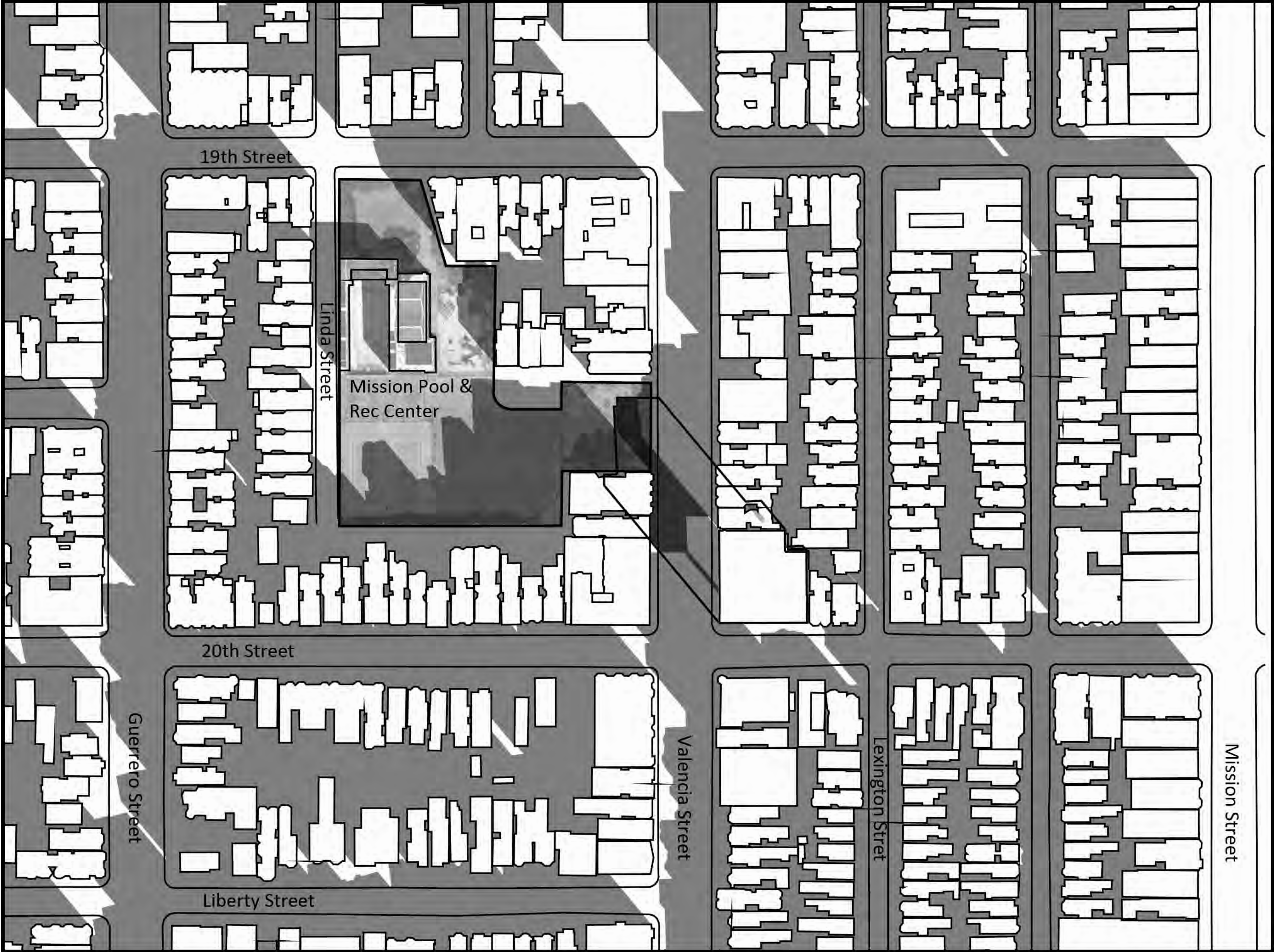
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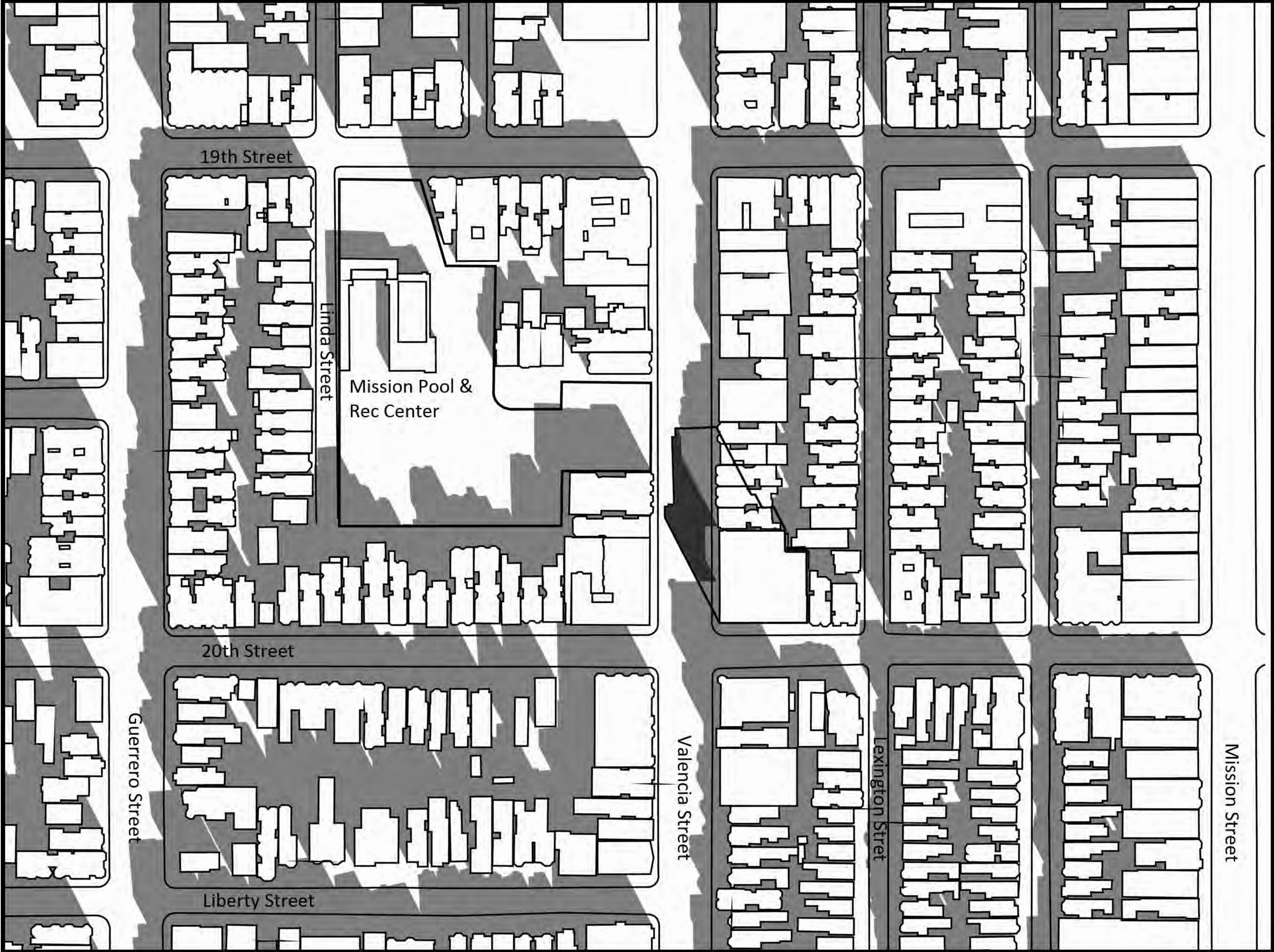
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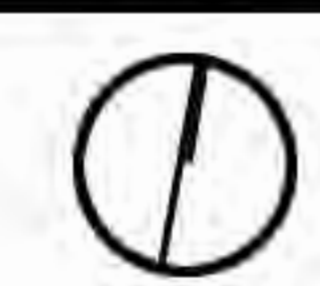
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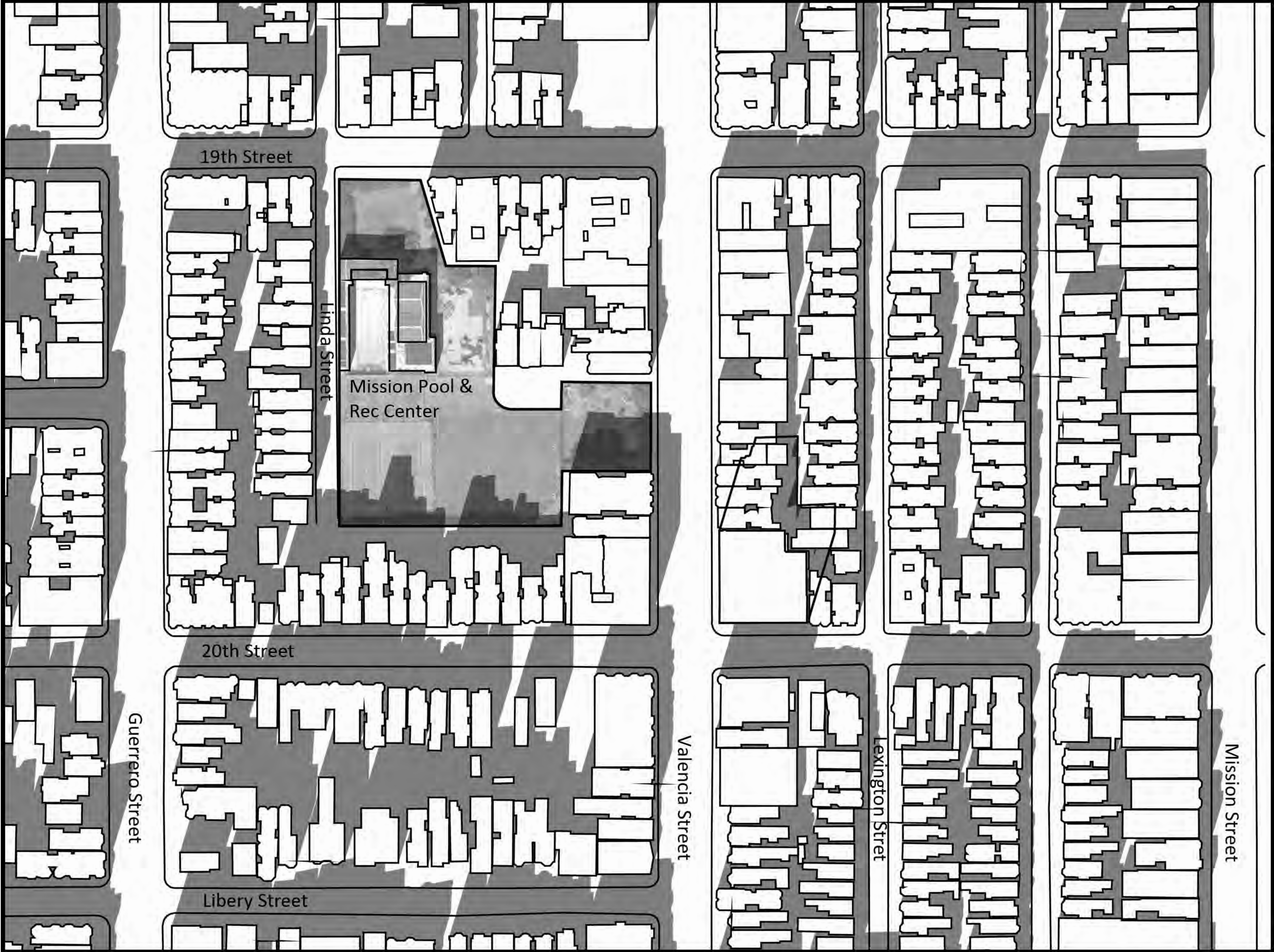
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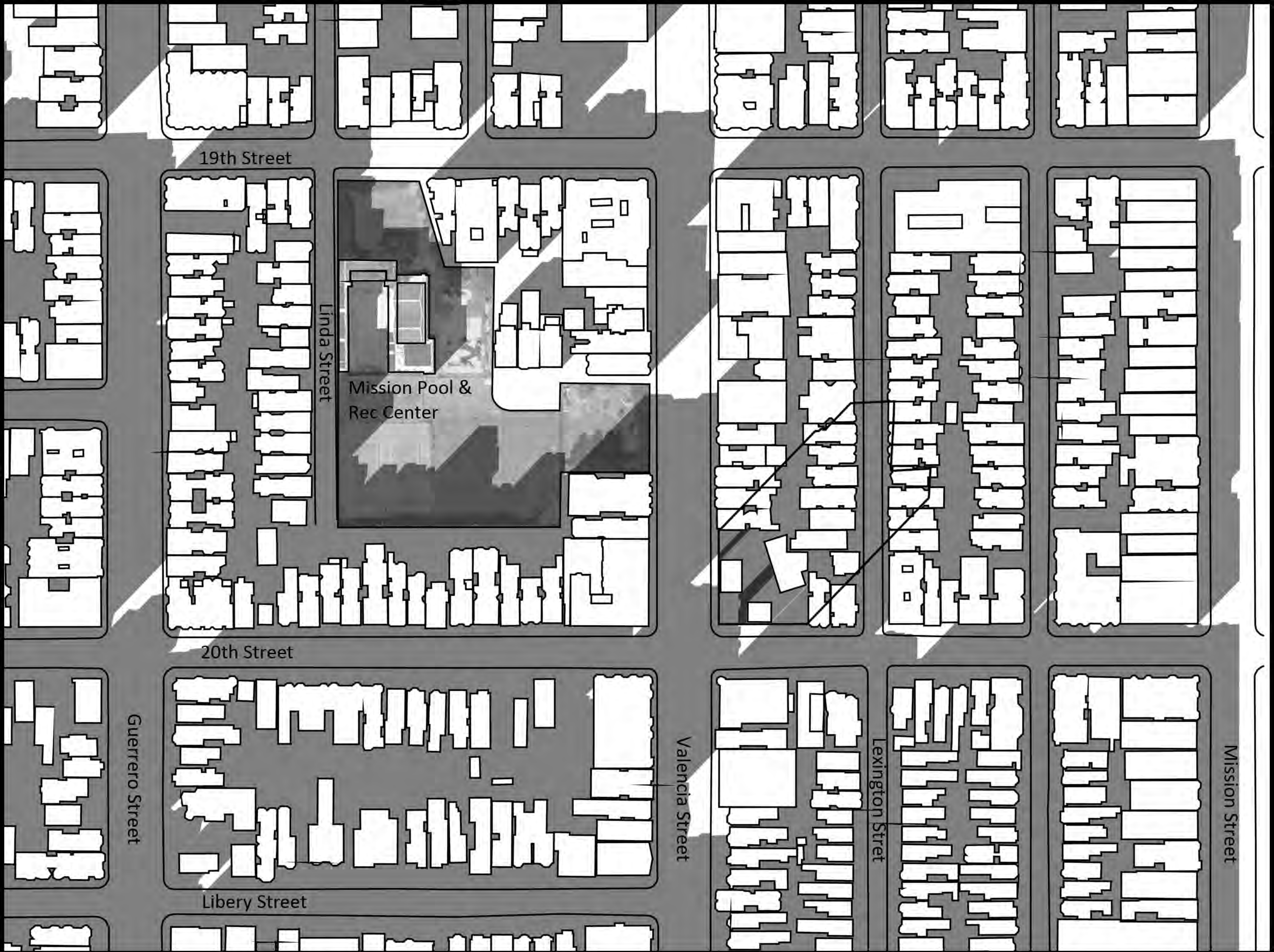
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Liberty Street



Valencia Street Block 3596 Shadow Analysis

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'      under exclusive license to CADP Associates San Francisco CA
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DayNum	Date	Time	Duration	ExSF	ExSFHr	NewSF	NewSFHr	SunnySF	SunnySFHr
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172	21-Jun	7	0.23	42,481.44	9,770.73	0.00	0.00	45,598.96	10,487.76
172	21-Jun	7.25	0.25	37,875.02	9,468.75	0.00	0.00	50,205.38	12,551.35
172	21-Jun	7.5	0.25	33,355.67	8,338.92	0.00	0.00	54,724.73	13,681.18
172	21-Jun	7.75	0.25	29,464.59	7,366.15	0.00	0.00	58,615.81	14,653.95
172	21-Jun	8	0.25	26,267.59	6,566.90	0.00	0.00	61,812.81	15,453.20
172	21-Jun	8.25	0.25	23,565.19	5,891.30	0.00	0.00	64,515.21	16,128.80
172	21-Jun	8.5	0.25	21,524.98	5,381.25	0.00	0.00	66,555.42	16,638.85
172	21-Jun	8.75	0.25	19,819.41	4,954.85	0.00	0.00	68,260.99	17,065.25
172	21-Jun	9	0.25	18,362.40	4,590.60	0.00	0.00	69,718.00	17,429.50
172	21-Jun	9.25	0.25	17,163.08	4,290.77	0.00	0.00	70,917.32	17,729.33
172	21-Jun	9.5	0.25	16,137.91	4,034.48	0.00	0.00	71,942.48	17,985.62
172	21-Jun	9.75	0.25	15,347.65	3,836.91	0.00	0.00	72,732.75	18,183.19
172	21-Jun	10	0.25	14,623.70	3,655.93	0.00	0.00	73,456.69	18,364.17
172	21-Jun	10.25	0.25	13,925.07	3,481.27	0.00	0.00	74,155.33	18,538.83
172	21-Jun	10.5	0.25	13,202.14	3,300.53	0.00	0.00	74,878.26	18,719.57
172	21-Jun	10.75	0.25	12,659.94	3,164.98	0.00	0.00	75,420.46	18,855.12
172	21-Jun	11	0.25	11,990.67	2,997.67	0.00	0.00	76,089.73	19,022.43
172	21-Jun	11.25	0.25	11,543.64	2,885.91	0.00	0.00	76,536.75	19,134.19
172	21-Jun	11.5	0.25	10,999.42	2,749.85	0.00	0.00	77,080.98	19,270.24
172	21-Jun	11.75	0.25	10,578.72	2,644.68	0.00	0.00	77,501.68	19,375.42
172	21-Jun	12	0.25	10,179.79	2,544.95	0.00	0.00	77,900.61	19,475.15
172	21-Jun	12.25	0.25	10,001.59	2,500.40	0.00	0.00	78,078.81	19,519.70
172	21-Jun	12.5	0.25	9,890.72	2,472.68	0.00	0.00	78,189.68	19,547.42
172	21-Jun	12.75	0.25	9,754.54	2,438.63	0.00	0.00	78,325.86	19,581.47
172	21-Jun	13	0.25	9,603.17	2,400.79	0.00	0.00	78,477.23	19,619.31
172	21-Jun	13.25	0.25	9,608.23	2,402.06	0.00	0.00	78,472.17	19,618.04
172	21-Jun	13.5	0.25	9,740.87	2,435.22	0.00	0.00	78,339.53	19,584.88
172	21-Jun	13.75	0.25	9,973.24	2,493.31	0.00	0.00	78,107.16	19,526.79
172	21-Jun	14	0.25	10,090.18	2,522.55	0.00	0.00	77,990.21	19,497.55
172	21-Jun	14.25	0.25	10,253.20	2,563.30	0.00	0.00	77,827.20	19,456.80
172	21-Jun	14.5	0.25	10,458.23	2,614.56	0.00	0.00	77,622.17	19,405.54
172	21-Jun	14.75	0.25	10,594.41	2,648.60	0.00	0.00	77,485.98	19,371.50
172	21-Jun	15	0.25	10,754.39	2,688.60	0.00	0.00	77,326.01	19,331.50
172	21-Jun	15.25	0.25	10,918.42	2,729.60	0.00	0.00	77,161.98	19,290.50
172	21-Jun	15.5	0.25	11,066.75	2,766.69	0.00	0.00	77,013.65	19,253.41
172	21-Jun	15.75	0.25	11,295.58	2,823.89	0.00	0.00	76,784.82	19,196.20
172	21-Jun	16	0.25	11,484.92	2,871.23	0.00	0.00	76,595.48	19,148.87
172	21-Jun	16.25	0.25	11,698.56	2,924.64	0.00	0.00	76,381.84	19,095.46

172	21-Jun	16.5	0.25	12,261.01	3,065.25	0.00	0.00	75,819.39	18,954.85
172	21-Jun	16.75	0.25	12,954.07	3,238.52	0.00	0.00	75,126.33	18,781.58
172	21-Jun	17	0.25	13,952.91	3,488.23	0.00	0.00	74,127.48	18,531.87
172	21-Jun	17.25	0.25	15,241.34	3,810.33	0.00	0.00	72,839.06	18,209.77
172	21-Jun	17.5	0.25	16,698.34	4,174.58	0.00	0.00	71,382.06	17,845.51
172	21-Jun	17.75	0.25	18,503.14	4,625.79	0.00	0.00	69,577.26	17,394.31
172	21-Jun	18	0.25	20,656.25	5,164.06	0.00	0.00	67,424.15	16,856.04
172	21-Jun	18.25	0.25	23,220.94	5,805.23	0.00	0.00	64,859.46	16,214.86
172	21-Jun	18.5	0.25	26,777.38	6,694.35	0.00	0.00	61,303.01	15,325.75
172	21-Jun	18.75	0.25	31,435.44	7,858.86	0.00	0.00	56,644.95	14,161.24
172	21-Jun	19	0.25	37,168.28	9,292.07	0.00	0.00	50,912.11	12,728.03
172	21-Jun	19.25	0.3	43,664.05	13,099.22	0.00	0.00	44,416.35	13,324.90
172	21-Jun	19.6	0.18	59,027.39	10,624.93	0.00	0.00	29,053.00	5,229.54
179	28-Jun	6.81	0.1	48,970.62	4,897.06	0.00	0.00	39,109.77	3,910.98
179	28-Jun	7	0.22	43,382.57	9,544.17	0.00	0.00	44,697.83	9,833.52
179	28-Jun	7.25	0.25	38,451.14	9,612.78	0.00	0.00	49,629.26	12,407.32
179	28-Jun	7.5	0.25	33,919.13	8,479.78	0.00	0.00	54,161.26	13,540.32
179	28-Jun	7.75	0.25	29,929.33	7,482.33	0.00	0.00	58,151.06	14,537.77
179	28-Jun	8	0.25	26,680.18	6,670.05	0.00	0.00	61,400.21	15,350.05
179	28-Jun	8.25	0.25	23,815.79	5,953.95	0.00	0.00	64,264.61	16,066.15
179	28-Jun	8.5	0.25	21,756.85	5,439.21	0.00	0.00	66,323.55	16,580.89
179	28-Jun	8.75	0.25	20,060.38	5,015.10	0.00	0.00	68,020.01	17,005.00
179	28-Jun	9	0.25	18,510.73	4,627.68	0.00	0.00	69,569.66	17,392.42
179	28-Jun	9.25	0.25	17,258.26	4,314.56	0.00	0.00	70,822.14	17,705.53
179	28-Jun	9.5	0.25	16,324.22	4,081.05	0.00	0.00	71,756.18	17,939.05
179	28-Jun	9.75	0.25	15,516.23	3,879.06	0.00	0.00	72,564.17	18,141.04
179	28-Jun	10	0.25	14,700.15	3,675.04	0.00	0.00	73,380.25	18,345.06
179	28-Jun	10.25	0.25	14,001.01	3,500.25	0.00	0.00	74,079.39	18,519.85
179	28-Jun	10.5	0.25	13,299.34	3,324.83	0.00	0.00	74,781.06	18,695.26
179	28-Jun	10.75	0.25	12,726.26	3,181.56	0.00	0.00	75,354.14	18,838.54
179	28-Jun	11	0.25	12,115.21	3,028.80	0.00	0.00	75,965.19	18,991.30
179	28-Jun	11.25	0.25	11,621.10	2,905.28	0.00	0.00	76,459.30	19,114.82
179	28-Jun	11.5	0.25	11,076.37	2,769.09	0.00	0.00	77,004.03	19,251.01
179	28-Jun	11.75	0.25	10,620.23	2,655.06	0.00	0.00	77,460.16	19,365.04
179	28-Jun	12	0.25	10,220.80	2,555.20	0.00	0.00	77,859.60	19,464.90
179	28-Jun	12.25	0.25	10,053.23	2,513.31	0.00	0.00	78,027.17	19,506.79
179	28-Jun	12.5	0.25	9,904.39	2,476.10	0.00	0.00	78,176.01	19,544.00
179	28-Jun	12.75	0.25	9,824.40	2,456.10	0.00	0.00	78,256.00	19,564.00
179	28-Jun	13	0.25	9,617.34	2,404.34	0.00	0.00	78,463.06	19,615.76
179	28-Jun	13.25	0.25	9,643.16	2,410.79	0.00	0.00	78,437.24	19,609.31
179	28-Jun	13.5	0.25	9,747.45	2,436.86	0.00	0.00	78,332.95	19,583.24
179	28-Jun	13.75	0.25	9,965.14	2,491.28	0.00	0.00	78,115.26	19,528.81
179	28-Jun	14	0.25	10,136.76	2,534.19	0.00	0.00	77,943.64	19,485.91
179	28-Jun	14.25	0.25	10,294.20	2,573.55	0.00	0.00	77,786.19	19,446.55
179	28-Jun	14.5	0.25	10,390.39	2,597.60	0.00	0.00	77,690.01	19,422.50
179	28-Jun	14.75	0.25	10,624.79	2,656.20	0.00	0.00	77,455.61	19,363.90
179	28-Jun	15	0.25	10,763.50	2,690.88	0.00	0.00	77,316.89	19,329.22
179	28-Jun	15.25	0.25	10,931.07	2,732.77	0.00	0.00	77,149.32	19,287.33
179	28-Jun	15.5	0.25	11,065.23	2,766.31	0.00	0.00	77,015.17	19,253.79
179	28-Jun	15.75	0.25	11,284.95	2,821.24	0.00	0.00	76,795.45	19,198.86
179	28-Jun	16	0.25	11,433.79	2,858.45	0.00	0.00	76,646.61	19,161.65
179	28-Jun	16.25	0.25	11,734.00	2,933.50	0.00	0.00	76,346.40	19,086.60
179	28-Jun	16.5	0.25	12,210.38	3,052.60	0.00	0.00	75,870.02	18,967.50
179	28-Jun	16.75	0.25	12,890.79	3,222.70	0.00	0.00	75,189.61	18,797.40

179	28-Jun	17	0.25	13,876.98	3,469.24	0.00	0.00	74,203.42	18,550.86
179	28-Jun	17.25	0.25	15,187.67	3,796.92	0.00	0.00	72,892.73	18,223.18
179	28-Jun	17.5	0.25	16,592.03	4,148.01	0.00	0.00	71,488.37	17,872.09
179	28-Jun	17.75	0.25	18,302.16	4,575.54	0.00	0.00	69,778.24	17,444.56
179	28-Jun	18	0.25	20,471.97	5,117.99	0.00	0.00	67,608.43	16,902.11
179	28-Jun	18.25	0.25	23,093.87	5,773.47	0.00	0.00	64,986.53	16,246.63
179	28-Jun	18.5	0.25	26,516.66	6,629.17	0.00	0.00	61,563.73	15,390.93
179	28-Jun	18.75	0.25	31,155.99	7,789.00	0.00	0.00	56,924.41	14,231.10
179	28-Jun	19	0.25	36,880.73	9,220.18	0.00	0.00	51,199.67	12,799.92
179	28-Jun	19.25	0.3	43,299.55	12,989.86	0.00	0.00	44,780.85	13,434.26
179	28-Jun	19.61	0.18	58,963.10	10,613.36	0.00	0.00	29,117.30	5,241.11
186	5-Jul	6.87	0.06	48,639.53	2,918.37	0.00	0.00	39,440.87	2,366.45
186	5-Jul	7	0.19	44,756.04	8,503.65	0.00	0.00	43,324.35	8,231.63
186	5-Jul	7.25	0.25	39,356.32	9,839.08	0.00	0.00	48,724.08	12,181.02
186	5-Jul	7.5	0.25	34,861.78	8,715.45	0.00	0.00	53,218.62	13,304.65
186	5-Jul	7.75	0.25	30,651.76	7,662.94	0.00	0.00	57,428.64	14,357.16
186	5-Jul	8	0.25	27,195.55	6,798.89	0.00	0.00	60,884.85	15,221.21
186	5-Jul	8.25	0.25	24,161.56	6,040.39	0.00	0.00	63,918.84	15,979.71
186	5-Jul	8.5	0.25	22,075.79	5,518.95	0.00	0.00	66,004.61	16,501.15
186	5-Jul	8.75	0.25	20,280.60	5,070.15	0.00	0.00	67,799.79	16,949.95
186	5-Jul	9	0.25	18,694.51	4,673.63	0.00	0.00	69,385.89	17,346.47
186	5-Jul	9.25	0.25	17,485.06	4,371.27	0.00	0.00	70,595.34	17,648.83
186	5-Jul	9.5	0.25	16,555.07	4,138.77	0.00	0.00	71,525.33	17,881.33
186	5-Jul	9.75	0.25	15,722.78	3,930.70	0.00	0.00	72,357.61	18,089.40
186	5-Jul	10	0.25	14,906.70	3,726.68	0.00	0.00	73,173.70	18,293.42
186	5-Jul	10.25	0.25	14,188.32	3,547.08	0.00	0.00	73,892.07	18,473.02
186	5-Jul	10.5	0.25	13,496.27	3,374.07	0.00	0.00	74,584.13	18,646.03
186	5-Jul	10.75	0.25	12,835.10	3,208.78	0.00	0.00	75,245.30	18,811.32
186	5-Jul	11	0.25	12,220.00	3,055.00	0.00	0.00	75,860.40	18,965.10
186	5-Jul	11.25	0.25	11,679.83	2,919.96	0.00	0.00	76,400.57	19,100.14
186	5-Jul	11.5	0.25	11,236.85	2,809.21	0.00	0.00	76,843.55	19,210.89
186	5-Jul	11.75	0.25	10,723.51	2,680.88	0.00	0.00	77,356.89	19,339.22
186	5-Jul	12	0.25	10,353.94	2,588.49	0.00	0.00	77,726.46	19,431.61
186	5-Jul	12.25	0.25	10,064.87	2,516.22	0.00	0.00	78,015.53	19,503.88
186	5-Jul	12.5	0.25	9,933.75	2,483.44	0.00	0.00	78,146.65	19,536.66
186	5-Jul	12.75	0.25	9,875.53	2,468.88	0.00	0.00	78,204.87	19,551.22
186	5-Jul	13	0.25	9,769.22	2,442.30	0.00	0.00	78,311.18	19,577.80
186	5-Jul	13.25	0.25	9,660.37	2,415.09	0.00	0.00	78,420.03	19,605.01
186	5-Jul	13.5	0.25	9,803.64	2,450.91	0.00	0.00	78,276.76	19,569.19
186	5-Jul	13.75	0.25	9,980.83	2,495.21	0.00	0.00	78,099.57	19,524.89
186	5-Jul	14	0.25	10,129.67	2,532.42	0.00	0.00	77,950.73	19,487.68
186	5-Jul	14.25	0.25	10,298.76	2,574.69	0.00	0.00	77,781.64	19,445.41
186	5-Jul	14.5	0.25	10,461.77	2,615.44	0.00	0.00	77,618.62	19,404.66
186	5-Jul	14.75	0.25	10,641.50	2,660.37	0.00	0.00	77,438.90	19,359.73
186	5-Jul	15	0.25	10,791.85	2,697.96	0.00	0.00	77,288.54	19,322.14
186	5-Jul	15.25	0.25	10,994.36	2,748.59	0.00	0.00	77,086.04	19,271.51
186	5-Jul	15.5	0.25	11,080.42	2,770.10	0.00	0.00	76,999.98	19,249.99
186	5-Jul	15.75	0.25	11,338.61	2,834.65	0.00	0.00	76,741.79	19,185.45
186	5-Jul	16	0.25	11,479.86	2,869.96	0.00	0.00	76,600.54	19,150.14
186	5-Jul	16.25	0.25	11,760.83	2,940.21	0.00	0.00	76,319.57	19,079.89
186	5-Jul	16.5	0.25	12,217.98	3,054.49	0.00	0.00	75,862.42	18,965.61
186	5-Jul	16.75	0.25	12,886.23	3,221.56	0.00	0.00	75,194.16	18,798.54
186	5-Jul	17	0.25	13,883.56	3,470.89	0.00	0.00	74,196.84	18,549.21
186	5-Jul	17.25	0.25	15,145.65	3,786.41	0.00	0.00	72,934.74	18,233.69

186	5-Jul	17.5	0.25	16,570.76	4,142.69	0.00	0.00	71,509.64	17,877.41
186	5-Jul	17.75	0.25	18,330.00	4,582.50	0.00	0.00	69,750.40	17,437.60
186	5-Jul	18	0.25	20,498.29	5,124.57	0.00	0.00	67,582.10	16,895.53
186	5-Jul	18.25	0.25	23,001.73	5,750.43	0.00	0.00	65,078.67	16,269.67
186	5-Jul	18.5	0.25	26,548.56	6,637.14	0.00	0.00	61,531.84	15,382.96
186	5-Jul	18.75	0.25	31,124.60	7,781.15	0.00	0.00	56,955.80	14,238.95
186	5-Jul	19	0.25	37,003.75	9,250.94	0.00	0.00	51,076.65	12,769.16
186	5-Jul	19.25	0.3	43,568.37	13,070.51	0.00	0.00	44,512.03	13,353.61
186	5-Jul	19.6	0.18	58,861.34	10,595.04	0.00	0.00	29,219.06	5,259.43
193	12-Jul	6.94	0.03	48,295.28	1,448.86	0.00	0.00	39,785.12	1,193.55
193	12-Jul	7	0.15	46,644.38	6,996.66	0.00	0.00	41,436.02	6,215.40
193	12-Jul	7.25	0.25	40,354.15	10,088.54	0.00	0.00	47,726.25	11,931.56
193	12-Jul	7.5	0.25	36,216.52	9,054.13	0.00	0.00	51,863.87	12,965.97
193	12-Jul	7.75	0.25	31,605.55	7,901.39	0.00	0.00	56,474.85	14,118.71
193	12-Jul	8	0.25	27,830.90	6,957.73	0.00	0.00	60,249.49	15,062.37
193	12-Jul	8.25	0.25	24,838.93	6,209.73	0.00	0.00	63,241.47	15,810.37
193	12-Jul	8.5	0.25	22,520.28	5,630.07	0.00	0.00	65,560.12	16,390.03
193	12-Jul	8.75	0.25	20,608.66	5,152.16	0.00	0.00	67,471.74	16,867.93
193	12-Jul	9	0.25	19,039.27	4,759.82	0.00	0.00	69,041.13	17,260.28
193	12-Jul	9.25	0.25	17,777.17	4,444.29	0.00	0.00	70,303.23	17,575.81
193	12-Jul	9.5	0.25	16,804.15	4,201.04	0.00	0.00	71,276.25	17,819.06
193	12-Jul	9.75	0.25	15,938.45	3,984.61	0.00	0.00	72,141.95	18,035.49
193	12-Jul	10	0.25	15,121.35	3,780.34	0.00	0.00	72,959.05	18,239.76
193	12-Jul	10.25	0.25	14,368.04	3,592.01	0.00	0.00	73,712.35	18,428.09
193	12-Jul	10.5	0.25	13,679.54	3,419.88	0.00	0.00	74,400.86	18,600.22
193	12-Jul	10.75	0.25	12,990.02	3,247.50	0.00	0.00	75,090.38	18,772.60
193	12-Jul	11	0.25	12,424.02	3,106.01	0.00	0.00	75,656.38	18,914.09
193	12-Jul	11.25	0.25	11,835.25	2,958.81	0.00	0.00	76,245.15	19,061.29
193	12-Jul	11.5	0.25	11,297.10	2,824.27	0.00	0.00	76,783.30	19,195.83
193	12-Jul	11.75	0.25	10,870.83	2,717.71	0.00	0.00	77,209.57	19,302.39
193	12-Jul	12	0.25	10,449.12	2,612.28	0.00	0.00	77,631.28	19,407.82
193	12-Jul	12.25	0.25	10,191.43	2,547.86	0.00	0.00	77,888.96	19,472.24
193	12-Jul	12.5	0.25	10,017.28	2,504.32	0.00	0.00	78,063.12	19,515.78
193	12-Jul	12.75	0.25	9,959.06	2,489.77	0.00	0.00	78,121.33	19,530.33
193	12-Jul	13	0.25	9,812.25	2,453.06	0.00	0.00	78,268.15	19,567.04
193	12-Jul	13.25	0.25	9,737.32	2,434.33	0.00	0.00	78,343.07	19,585.77
193	12-Jul	13.5	0.25	9,850.22	2,462.55	0.00	0.00	78,230.18	19,557.54
193	12-Jul	13.75	0.25	10,055.76	2,513.94	0.00	0.00	78,024.64	19,506.16
193	12-Jul	14	0.25	10,206.62	2,551.66	0.00	0.00	77,873.78	19,468.44
193	12-Jul	14.25	0.25	10,381.28	2,595.32	0.00	0.00	77,699.12	19,424.78
193	12-Jul	14.5	0.25	10,537.21	2,634.30	0.00	0.00	77,543.19	19,385.80
193	12-Jul	14.75	0.25	10,760.47	2,690.12	0.00	0.00	77,319.93	19,329.98
193	12-Jul	15	0.25	10,868.80	2,717.20	0.00	0.00	77,211.59	19,302.90
193	12-Jul	15.25	0.25	11,050.55	2,762.64	0.00	0.00	77,029.85	19,257.46
193	12-Jul	15.5	0.25	11,178.13	2,794.53	0.00	0.00	76,902.27	19,225.57
193	12-Jul	15.75	0.25	11,387.21	2,846.80	0.00	0.00	76,693.19	19,173.30
193	12-Jul	16	0.25	11,605.91	2,901.48	0.00	0.00	76,474.49	19,118.62
193	12-Jul	16.25	0.25	11,818.54	2,954.64	0.00	0.00	76,261.86	19,065.46
193	12-Jul	16.5	0.25	12,343.02	3,085.76	0.00	0.00	75,737.38	18,934.34
193	12-Jul	16.75	0.25	12,955.59	3,238.90	0.00	0.00	75,124.81	18,781.20
193	12-Jul	17	0.25	13,906.34	3,476.58	0.00	0.00	74,174.06	18,543.51
193	12-Jul	17.25	0.25	15,205.90	3,801.47	0.00	0.00	72,874.50	18,218.63
193	12-Jul	17.5	0.25	16,734.79	4,183.70	0.00	0.00	71,345.61	17,836.40
193	12-Jul	17.75	0.25	18,430.75	4,607.69	0.00	0.00	69,649.65	17,412.41

193	12-Jul	18	0.25	20,563.60	5,140.90	0.00	0.00	67,516.80	16,879.20
193	12-Jul	18.25	0.25	23,198.16	5,799.54	0.00	0.00	64,882.24	16,220.56
193	12-Jul	18.5	0.25	26,867.50	6,716.87	0.00	0.00	61,212.90	15,303.22
193	12-Jul	18.75	0.25	31,671.36	7,917.84	0.00	0.00	56,409.04	14,102.26
193	12-Jul	19	0.25	37,719.09	9,429.77	0.00	0.00	50,361.31	12,590.33
193	12-Jul	19.25	0.28	44,612.27	12,491.43	0.00	0.00	43,468.13	12,171.08
193	12-Jul	19.56	0.15	58,695.80	8,804.37	0.00	0.00	29,384.60	4,407.69
200	19-Jul	7.02	0.13	48,082.65	6,250.74	0.00	0.00	39,997.75	5,199.71
200	19-Jul	7.27	0.24	41,351.47	9,924.35	0.00	0.00	46,728.92	11,214.94
200	19-Jul	7.5	0.24	37,680.11	9,043.23	0.00	0.00	50,400.29	12,096.07
200	19-Jul	7.75	0.25	32,939.02	8,234.76	0.00	0.00	55,141.37	13,785.34
200	19-Jul	8	0.25	28,763.93	7,190.98	0.00	0.00	59,316.47	14,829.12
200	19-Jul	8.25	0.25	25,489.98	6,372.49	0.00	0.00	62,590.42	15,647.61
200	19-Jul	8.5	0.25	22,984.01	5,746.00	0.00	0.00	65,096.39	16,274.10
200	19-Jul	8.75	0.25	20,960.00	5,240.00	0.00	0.00	67,120.40	16,780.10
200	19-Jul	9	0.25	19,343.02	4,835.75	0.00	0.00	68,737.38	17,184.34
200	19-Jul	9.25	0.25	18,138.64	4,534.66	0.00	0.00	69,941.76	17,485.44
200	19-Jul	9.5	0.25	17,123.09	4,280.77	0.00	0.00	70,957.31	17,739.33
200	19-Jul	9.75	0.25	16,248.28	4,062.07	0.00	0.00	71,832.12	17,958.03
200	19-Jul	10	0.25	15,380.56	3,845.14	0.00	0.00	72,699.84	18,174.96
200	19-Jul	10.25	0.25	14,634.84	3,658.71	0.00	0.00	73,445.56	18,361.39
200	19-Jul	10.5	0.25	13,898.24	3,474.56	0.00	0.00	74,182.16	18,545.54
200	19-Jul	10.75	0.25	13,237.57	3,309.39	0.00	0.00	74,842.82	18,710.71
200	19-Jul	11	0.25	12,595.64	3,148.91	0.00	0.00	75,484.76	18,871.19
200	19-Jul	11.25	0.25	12,056.99	3,014.25	0.00	0.00	76,023.41	19,005.85
200	19-Jul	11.5	0.25	11,543.64	2,885.91	0.00	0.00	76,536.75	19,134.19
200	19-Jul	11.75	0.25	10,987.27	2,746.82	0.00	0.00	77,093.13	19,273.28
200	19-Jul	12	0.25	10,611.63	2,652.91	0.00	0.00	77,468.77	19,367.19
200	19-Jul	12.25	0.25	10,300.28	2,575.07	0.00	0.00	77,780.12	19,445.03
200	19-Jul	12.5	0.25	10,139.80	2,534.95	0.00	0.00	77,940.60	19,485.15
200	19-Jul	12.75	0.25	10,089.68	2,522.42	0.00	0.00	77,990.72	19,497.68
200	19-Jul	13	0.25	9,957.54	2,489.39	0.00	0.00	78,122.85	19,530.71
200	19-Jul	13.25	0.25	9,847.18	2,461.80	0.00	0.00	78,233.22	19,558.30
200	19-Jul	13.5	0.25	9,988.93	2,497.23	0.00	0.00	78,091.47	19,522.87
200	19-Jul	13.75	0.25	10,183.33	2,545.83	0.00	0.00	77,897.06	19,474.27
200	19-Jul	14	0.25	10,334.20	2,583.55	0.00	0.00	77,746.20	19,436.55
200	19-Jul	14.25	0.25	10,500.76	2,625.19	0.00	0.00	77,579.64	19,394.91
200	19-Jul	14.5	0.25	10,645.04	2,661.26	0.00	0.00	77,435.36	19,358.84
200	19-Jul	14.75	0.25	10,846.53	2,711.63	0.00	0.00	77,233.87	19,308.47
200	19-Jul	15	0.25	11,012.07	2,753.02	0.00	0.00	77,068.32	19,267.08
200	19-Jul	15.25	0.25	11,189.26	2,797.32	0.00	0.00	76,891.13	19,222.78
200	19-Jul	15.5	0.25	11,301.15	2,825.29	0.00	0.00	76,779.25	19,194.81
200	19-Jul	15.75	0.25	11,511.24	2,877.81	0.00	0.00	76,569.15	19,142.29
200	19-Jul	16	0.25	11,746.15	2,936.54	0.00	0.00	76,334.25	19,083.56
200	19-Jul	16.25	0.25	12,028.64	3,007.16	0.00	0.00	76,051.76	19,012.94
200	19-Jul	16.5	0.25	12,482.75	3,120.69	0.00	0.00	75,597.65	18,899.41
200	19-Jul	16.75	0.25	13,178.85	3,294.71	0.00	0.00	74,901.55	18,725.39
200	19-Jul	17	0.25	14,107.32	3,526.83	0.00	0.00	73,973.08	18,493.27
200	19-Jul	17.25	0.25	15,391.69	3,847.92	0.00	0.00	72,688.70	18,172.18
200	19-Jul	17.5	0.25	16,896.79	4,224.20	0.00	0.00	71,183.61	17,795.90
200	19-Jul	17.75	0.25	18,797.28	4,699.32	0.00	0.00	69,283.12	17,320.78
200	19-Jul	18	0.25	20,891.66	5,222.91	0.00	0.00	67,188.74	16,797.19
200	19-Jul	18.25	0.25	23,693.27	5,923.32	0.00	0.00	64,387.12	16,096.78
200	19-Jul	18.5	0.25	27,567.65	6,891.91	0.00	0.00	60,512.75	15,128.19

200	19-Jul	18.75	0.25	32,517.31	8,129.33	0.00	0.00	55,563.09	13,890.77
200	19-Jul	19	0.25	39,152.30	9,788.07	0.00	0.00	48,928.10	12,232.02
200	19-Jul	19.25	0.25	46,599.32	11,649.83	0.00	0.00	41,481.08	10,370.27
200	19-Jul	19.5	0.13	58,464.44	7,600.38	0.00	0.00	29,615.96	3,850.07
207	26-Jul	7.12	0.06	47,723.21	2,863.39	0.00	0.00	40,357.19	2,421.43
207	26-Jul	7.25	0.19	43,914.14	8,343.69	0.00	0.00	44,166.26	8,391.59
207	26-Jul	7.5	0.25	39,387.20	9,846.80	0.00	0.00	48,693.20	12,173.30
207	26-Jul	7.75	0.25	34,447.67	8,611.92	0.00	0.00	53,632.73	13,408.18
207	26-Jul	8	0.25	29,883.77	7,470.94	0.00	0.00	58,196.63	14,549.16
207	26-Jul	8.25	0.25	26,324.29	6,581.07	0.00	0.00	61,756.11	15,439.03
207	26-Jul	8.5	0.25	23,493.30	5,873.33	0.00	0.00	64,587.09	16,146.77
207	26-Jul	8.75	0.25	21,352.35	5,338.09	0.00	0.00	66,728.05	16,682.01
207	26-Jul	9	0.25	19,871.04	4,967.76	0.00	0.00	68,209.35	17,052.34
207	26-Jul	9.25	0.25	18,633.75	4,658.44	0.00	0.00	69,446.64	17,361.66
207	26-Jul	9.5	0.25	17,610.61	4,402.65	0.00	0.00	70,469.79	17,617.45
207	26-Jul	9.75	0.25	16,577.34	4,144.34	0.00	0.00	71,503.05	17,875.76
207	26-Jul	10	0.25	15,733.92	3,933.48	0.00	0.00	72,346.48	18,086.62
207	26-Jul	10.25	0.25	14,875.31	3,718.83	0.00	0.00	73,205.09	18,301.27
207	26-Jul	10.5	0.25	14,211.10	3,552.78	0.00	0.00	73,869.29	18,467.32
207	26-Jul	10.75	0.25	13,485.64	3,371.41	0.00	0.00	74,594.76	18,648.69
207	26-Jul	11	0.25	12,838.65	3,209.66	0.00	0.00	75,241.75	18,810.44
207	26-Jul	11.25	0.25	12,255.44	3,063.86	0.00	0.00	75,824.96	18,956.24
207	26-Jul	11.5	0.25	11,640.34	2,910.08	0.00	0.00	76,440.06	19,110.01
207	26-Jul	11.75	0.25	11,226.22	2,806.56	0.00	0.00	76,854.18	19,213.54
207	26-Jul	12	0.25	10,797.93	2,699.48	0.00	0.00	77,282.47	19,320.62
207	26-Jul	12.25	0.25	10,484.05	2,621.01	0.00	0.00	77,596.35	19,399.09
207	26-Jul	12.5	0.25	10,305.34	2,576.34	0.00	0.00	77,775.06	19,443.76
207	26-Jul	12.75	0.25	10,206.12	2,551.53	0.00	0.00	77,874.28	19,468.57
207	26-Jul	13	0.25	10,066.90	2,516.72	0.00	0.00	78,013.50	19,503.38
207	26-Jul	13.25	0.25	9,988.93	2,497.23	0.00	0.00	78,091.47	19,522.87
207	26-Jul	13.5	0.25	10,101.32	2,525.33	0.00	0.00	77,979.08	19,494.77
207	26-Jul	13.75	0.25	10,303.82	2,575.96	0.00	0.00	77,776.57	19,444.14
207	26-Jul	14	0.25	10,473.42	2,618.35	0.00	0.00	77,606.98	19,401.74
207	26-Jul	14.25	0.25	10,651.11	2,662.78	0.00	0.00	77,429.28	19,357.32
207	26-Jul	14.5	0.25	10,835.39	2,708.85	0.00	0.00	77,245.01	19,311.25
207	26-Jul	14.75	0.25	11,022.20	2,755.55	0.00	0.00	77,058.20	19,264.55
207	26-Jul	15	0.25	11,155.35	2,788.84	0.00	0.00	76,925.05	19,231.26
207	26-Jul	15.25	0.25	11,337.09	2,834.27	0.00	0.00	76,743.31	19,185.83
207	26-Jul	15.5	0.25	11,544.66	2,886.16	0.00	0.00	76,535.74	19,133.94
207	26-Jul	15.75	0.25	11,681.85	2,920.46	0.00	0.00	76,398.55	19,099.64
207	26-Jul	16	0.25	11,866.13	2,966.53	0.00	0.00	76,214.27	19,053.57
207	26-Jul	16.25	0.25	12,223.04	3,055.76	0.00	0.00	75,857.36	18,964.34
207	26-Jul	16.5	0.25	12,797.13	3,199.28	0.00	0.00	75,283.27	18,820.82
207	26-Jul	16.75	0.25	13,405.65	3,351.41	0.00	0.00	74,674.75	18,668.69
207	26-Jul	17	0.25	14,410.06	3,602.52	0.00	0.00	73,670.33	18,417.58
207	26-Jul	17.25	0.25	15,715.70	3,928.92	0.00	0.00	72,364.70	18,091.18
207	26-Jul	17.5	0.25	17,328.63	4,332.16	0.00	0.00	70,751.77	17,687.94
207	26-Jul	17.75	0.25	19,236.71	4,809.18	0.00	0.00	68,843.69	17,210.92
207	26-Jul	18	0.25	21,545.74	5,386.43	0.00	0.00	66,534.66	16,633.66
207	26-Jul	18.25	0.25	24,551.88	6,137.97	0.00	0.00	63,528.51	15,882.13
207	26-Jul	18.5	0.25	28,772.54	7,193.13	0.00	0.00	59,307.86	14,826.96
207	26-Jul	18.75	0.25	34,101.89	8,525.47	0.00	0.00	53,978.51	13,494.63
207	26-Jul	19	0.25	41,297.31	10,324.33	0.00	0.00	46,783.09	11,695.77
207	26-Jul	19.25	0.21	49,824.17	10,463.08	0.00	0.00	38,256.23	8,033.81

207	26-Jul	19.42	0.09	58,021.46	5,221.93	0.00	0.00	30,058.93	2,705.30
214	2-Aug	7.21	0.02	47,484.76	949.70	0.00	0.00	40,595.63	811.91
214	2-Aug	7.25	0.15	46,297.09	6,944.56	0.00	0.00	41,783.31	6,267.50
214	2-Aug	7.5	0.25	40,983.43	10,245.86	0.00	0.00	47,096.97	11,774.24
214	2-Aug	7.75	0.25	36,327.39	9,081.85	0.00	0.00	51,753.00	12,938.25
214	2-Aug	8	0.25	31,345.84	7,836.46	0.00	0.00	56,734.56	14,183.64
214	2-Aug	8.25	0.25	27,388.44	6,847.11	0.00	0.00	60,691.96	15,172.99
214	2-Aug	8.5	0.25	24,089.67	6,022.42	0.00	0.00	63,990.72	15,997.68
214	2-Aug	8.75	0.25	22,041.87	5,510.47	0.00	0.00	66,038.53	16,509.63
214	2-Aug	9	0.25	20,510.95	5,127.74	0.00	0.00	67,569.45	16,892.36
214	2-Aug	9.25	0.25	19,239.24	4,809.81	0.00	0.00	68,841.16	17,210.29
214	2-Aug	9.5	0.25	18,070.80	4,517.70	0.00	0.00	70,009.60	17,502.40
214	2-Aug	9.75	0.25	17,058.79	4,264.70	0.00	0.00	71,021.60	17,755.40
214	2-Aug	10	0.25	16,136.40	4,034.10	0.00	0.00	71,944.00	17,986.00
214	2-Aug	10.25	0.25	15,241.34	3,810.33	0.00	0.00	72,839.06	18,209.77
214	2-Aug	10.5	0.25	14,521.95	3,630.49	0.00	0.00	73,558.45	18,389.61
214	2-Aug	10.75	0.25	13,763.57	3,440.89	0.00	0.00	74,316.82	18,579.21
214	2-Aug	11	0.25	13,154.55	3,288.64	0.00	0.00	74,925.85	18,731.46
214	2-Aug	11.25	0.25	12,500.47	3,125.12	0.00	0.00	75,579.93	18,894.98
214	2-Aug	11.5	0.25	11,902.07	2,975.52	0.00	0.00	76,178.33	19,044.58
214	2-Aug	11.75	0.25	11,410.50	2,852.62	0.00	0.00	76,669.90	19,167.47
214	2-Aug	12	0.25	10,967.02	2,741.75	0.00	0.00	77,113.38	19,278.34
214	2-Aug	12.25	0.25	10,691.11	2,672.78	0.00	0.00	77,389.29	19,347.32
214	2-Aug	12.5	0.25	10,539.74	2,634.93	0.00	0.00	77,540.66	19,385.16
214	2-Aug	12.75	0.25	10,388.37	2,597.09	0.00	0.00	77,692.03	19,423.01
214	2-Aug	13	0.25	10,268.89	2,567.22	0.00	0.00	77,811.51	19,452.88
214	2-Aug	13.25	0.25	10,160.05	2,540.01	0.00	0.00	77,920.35	19,480.09
214	2-Aug	13.5	0.25	10,311.42	2,577.85	0.00	0.00	77,768.98	19,442.25
214	2-Aug	13.75	0.25	10,522.53	2,630.63	0.00	0.00	77,557.87	19,389.47
214	2-Aug	14	0.25	10,689.59	2,672.40	0.00	0.00	77,390.81	19,347.70
214	2-Aug	14.25	0.25	10,836.91	2,709.23	0.00	0.00	77,243.49	19,310.87
214	2-Aug	14.5	0.25	11,044.48	2,761.12	0.00	0.00	77,035.92	19,258.98
214	2-Aug	14.75	0.25	11,221.66	2,805.42	0.00	0.00	76,858.73	19,214.68
214	2-Aug	15	0.25	11,371.01	2,842.75	0.00	0.00	76,709.39	19,177.35
214	2-Aug	15.25	0.25	11,549.21	2,887.30	0.00	0.00	76,531.19	19,132.80
214	2-Aug	15.5	0.25	11,741.08	2,935.27	0.00	0.00	76,339.31	19,084.83
214	2-Aug	15.75	0.25	11,957.25	2,989.31	0.00	0.00	76,123.14	19,030.79
214	2-Aug	16	0.25	12,148.11	3,037.03	0.00	0.00	75,932.29	18,983.07
214	2-Aug	16.25	0.25	12,556.66	3,139.17	0.00	0.00	75,523.74	18,880.93
214	2-Aug	16.5	0.25	13,133.29	3,283.32	0.00	0.00	74,947.11	18,736.78
214	2-Aug	16.75	0.25	13,880.01	3,470.00	0.00	0.00	74,200.38	18,550.10
214	2-Aug	17	0.25	14,953.78	3,738.45	0.00	0.00	73,126.62	18,281.65
214	2-Aug	17.25	0.25	16,272.07	4,068.02	0.00	0.00	71,808.33	17,952.08
214	2-Aug	17.5	0.25	17,905.25	4,476.31	0.00	0.00	70,175.14	17,543.79
214	2-Aug	17.75	0.25	19,897.88	4,974.47	0.00	0.00	68,182.52	17,045.63
214	2-Aug	18	0.25	22,411.44	5,602.86	0.00	0.00	65,668.96	16,417.24
214	2-Aug	18.25	0.25	25,815.50	6,453.87	0.00	0.00	62,264.90	15,566.22
214	2-Aug	18.5	0.25	30,415.34	7,603.83	0.00	0.00	57,665.06	14,416.26
214	2-Aug	18.75	0.25	36,445.86	9,111.46	0.00	0.00	51,634.54	12,908.64
214	2-Aug	19	0.25	44,481.65	11,120.41	0.00	0.00	43,598.74	10,899.69
214	2-Aug	19.25	0.15	55,001.65	8,250.25	0.00	0.00	33,078.75	4,961.81
214	2-Aug	19.31	0.03	57,367.38	1,721.02	0.00	0.00	30,713.02	921.39
221	9-Aug	7.32	0.09	47,740.42	4,296.64	0.00	0.00	40,339.98	3,630.60
221	9-Aug	7.5	0.21	43,088.94	9,048.68	0.00	0.00	44,991.45	9,448.21

221	9-Aug	7.75	0.25	38,387.35	9,596.84	0.00	0.00	49,693.05	12,423.26
221	9-Aug	8	0.25	33,069.64	8,267.41	0.00	0.00	55,010.76	13,752.69
221	9-Aug	8.25	0.25	28,438.92	7,109.73	0.00	0.00	59,641.48	14,910.37
221	9-Aug	8.5	0.25	25,204.95	6,301.24	0.00	0.00	62,875.44	15,718.86
221	9-Aug	8.75	0.25	22,988.57	5,747.14	0.00	0.00	65,091.83	16,272.96
221	9-Aug	9	0.25	21,304.25	5,326.06	0.00	0.00	66,776.14	16,694.04
221	9-Aug	9.25	0.25	19,895.34	4,973.84	0.00	0.00	68,185.05	17,046.26
221	9-Aug	9.5	0.25	18,616.04	4,654.01	0.00	0.00	69,464.36	17,366.09
221	9-Aug	9.75	0.25	17,546.32	4,386.58	0.00	0.00	70,534.08	17,633.52
221	9-Aug	10	0.25	16,557.09	4,139.27	0.00	0.00	71,523.30	17,880.83
221	9-Aug	10.25	0.25	15,659.50	3,914.88	0.00	0.00	72,420.90	18,105.22
221	9-Aug	10.5	0.25	14,854.05	3,713.51	0.00	0.00	73,226.35	18,306.59
221	9-Aug	10.75	0.25	14,084.03	3,521.01	0.00	0.00	73,996.36	18,499.09
221	9-Aug	11	0.25	13,390.46	3,347.62	0.00	0.00	74,689.93	18,672.48
221	9-Aug	11.25	0.25	12,820.93	3,205.23	0.00	0.00	75,259.47	18,814.87
221	9-Aug	11.5	0.25	12,198.23	3,049.56	0.00	0.00	75,882.17	18,970.54
221	9-Aug	11.75	0.25	11,682.36	2,920.59	0.00	0.00	76,398.04	19,099.51
221	9-Aug	12	0.25	11,202.43	2,800.61	0.00	0.00	76,877.97	19,219.49
221	9-Aug	12.25	0.25	11,013.59	2,753.40	0.00	0.00	77,066.80	19,266.70
221	9-Aug	12.5	0.25	10,804.51	2,701.13	0.00	0.00	77,275.89	19,318.97
221	9-Aug	12.75	0.25	10,633.90	2,658.48	0.00	0.00	77,446.50	19,361.62
221	9-Aug	13	0.25	10,510.88	2,627.72	0.00	0.00	77,569.52	19,392.38
221	9-Aug	13.25	0.25	10,418.74	2,604.69	0.00	0.00	77,661.65	19,415.41
221	9-Aug	13.5	0.25	10,548.34	2,637.09	0.00	0.00	77,532.05	19,383.01
221	9-Aug	13.75	0.25	10,797.42	2,699.36	0.00	0.00	77,282.98	19,320.74
221	9-Aug	14	0.25	10,903.23	2,725.81	0.00	0.00	77,177.17	19,294.29
221	9-Aug	14.25	0.25	11,147.25	2,786.81	0.00	0.00	76,933.15	19,233.29
221	9-Aug	14.5	0.25	11,273.81	2,818.45	0.00	0.00	76,806.59	19,201.65
221	9-Aug	14.75	0.25	11,453.53	2,863.38	0.00	0.00	76,626.87	19,156.72
221	9-Aug	15	0.25	11,600.85	2,900.21	0.00	0.00	76,479.55	19,119.89
221	9-Aug	15.25	0.25	11,852.97	2,963.24	0.00	0.00	76,227.43	19,056.86
221	9-Aug	15.5	0.25	12,045.34	3,011.34	0.00	0.00	76,035.06	19,008.76
221	9-Aug	15.75	0.25	12,149.63	3,037.41	0.00	0.00	75,930.77	18,982.69
221	9-Aug	16	0.25	12,476.67	3,119.17	0.00	0.00	75,603.73	18,900.93
221	9-Aug	16.25	0.25	13,029.50	3,257.38	0.00	0.00	75,050.89	18,762.72
221	9-Aug	16.5	0.25	13,602.08	3,400.52	0.00	0.00	74,478.32	18,619.58
221	9-Aug	16.75	0.25	14,514.86	3,628.71	0.00	0.00	73,565.54	18,391.38
221	9-Aug	17	0.25	15,644.82	3,911.21	0.00	0.00	72,435.58	18,108.89
221	9-Aug	17.25	0.25	17,073.47	4,268.37	0.00	0.00	71,006.92	17,751.73
221	9-Aug	17.5	0.25	18,651.98	4,663.00	0.00	0.00	69,428.42	17,357.10
221	9-Aug	17.75	0.25	20,834.95	5,208.74	0.00	0.00	67,245.44	16,811.36
221	9-Aug	18	0.25	23,705.93	5,926.48	0.00	0.00	64,374.47	16,093.62
221	9-Aug	18.25	0.25	27,639.03	6,909.76	0.00	0.00	60,441.37	15,110.34
221	9-Aug	18.5	0.25	32,884.85	8,221.21	0.00	0.00	55,195.54	13,798.89
221	9-Aug	18.75	0.34	39,787.65	13,527.80	0.00	0.00	48,292.75	16,419.53
221	9-Aug	19.18	0.21	57,689.87	12,114.87	0.00	0.00	30,390.53	6,382.01
228	16-Aug	7.42	0.04	48,061.89	1,922.48	0.00	0.00	40,018.50	1,600.74
228	16-Aug	7.5	0.17	45,829.31	7,790.98	0.00	0.00	42,251.09	7,182.69
228	16-Aug	7.75	0.25	40,574.88	10,143.72	0.00	0.00	47,505.52	11,876.38
228	16-Aug	8	0.25	35,176.17	8,794.04	0.00	0.00	52,904.23	13,226.06
228	16-Aug	8.25	0.25	30,262.45	7,565.61	0.00	0.00	57,817.95	14,454.49
228	16-Aug	8.5	0.25	26,675.63	6,668.91	0.00	0.00	61,404.77	15,351.19
228	16-Aug	8.75	0.25	24,001.08	6,000.27	0.00	0.00	64,079.32	16,019.83
228	16-Aug	9	0.25	22,268.67	5,567.17	0.00	0.00	65,811.73	16,452.93

228	16-Aug	9.25	0.25	20,633.46	5,158.37	0.00	0.00	67,446.93	16,861.73
228	16-Aug	9.5	0.25	19,292.39	4,823.10	0.00	0.00	68,788.00	17,197.00
228	16-Aug	9.75	0.25	18,061.69	4,515.42	0.00	0.00	70,018.71	17,504.68
228	16-Aug	10	0.25	17,084.11	4,271.03	0.00	0.00	70,996.29	17,749.07
228	16-Aug	10.25	0.25	16,134.88	4,033.72	0.00	0.00	71,945.52	17,986.38
228	16-Aug	10.5	0.25	15,268.67	3,817.17	0.00	0.00	72,811.72	18,202.93
228	16-Aug	10.75	0.25	14,493.60	3,623.40	0.00	0.00	73,586.80	18,396.70
228	16-Aug	11	0.25	13,807.11	3,451.78	0.00	0.00	74,273.29	18,568.32
228	16-Aug	11.25	0.25	13,117.59	3,279.40	0.00	0.00	74,962.81	18,740.70
228	16-Aug	11.5	0.25	12,550.08	3,137.52	0.00	0.00	75,530.32	18,882.58
228	16-Aug	11.75	0.25	12,024.08	3,006.02	0.00	0.00	76,056.32	19,014.08
228	16-Aug	12	0.25	11,578.07	2,894.52	0.00	0.00	76,502.33	19,125.58
228	16-Aug	12.25	0.25	11,309.25	2,827.31	0.00	0.00	76,771.15	19,192.79
228	16-Aug	12.5	0.25	11,068.78	2,767.19	0.00	0.00	77,011.62	19,252.91
228	16-Aug	12.75	0.25	10,945.25	2,736.31	0.00	0.00	77,135.15	19,283.79
228	16-Aug	13	0.25	10,779.20	2,694.80	0.00	0.00	77,301.20	19,325.30
228	16-Aug	13.25	0.25	10,765.02	2,691.26	0.00	0.00	77,315.38	19,328.84
228	16-Aug	13.5	0.25	10,849.06	2,712.27	0.00	0.00	77,231.34	19,307.83
228	16-Aug	13.75	0.25	11,072.32	2,768.08	0.00	0.00	77,008.08	19,252.02
228	16-Aug	14	0.25	11,232.80	2,808.20	0.00	0.00	76,847.60	19,211.90
228	16-Aug	14.25	0.25	11,450.49	2,862.62	0.00	0.00	76,629.91	19,157.48
228	16-Aug	14.5	0.25	11,585.16	2,896.29	0.00	0.00	76,495.24	19,123.81
228	16-Aug	14.75	0.25	11,752.73	2,938.18	0.00	0.00	76,327.67	19,081.92
228	16-Aug	15	0.25	11,909.67	2,977.42	0.00	0.00	76,170.73	19,042.68
228	16-Aug	15.25	0.25	12,090.91	3,022.73	0.00	0.00	75,989.49	18,997.37
228	16-Aug	15.5	0.25	12,348.59	3,087.15	0.00	0.00	75,731.81	18,932.95
228	16-Aug	15.75	0.25	12,582.99	3,145.75	0.00	0.00	75,497.41	18,874.35
228	16-Aug	16	0.25	12,917.62	3,229.41	0.00	0.00	75,162.78	18,790.69
228	16-Aug	16.25	0.25	13,575.25	3,393.81	0.00	0.00	74,505.15	18,626.29
228	16-Aug	16.5	0.25	14,145.29	3,536.32	0.00	0.00	73,935.11	18,483.78
228	16-Aug	16.75	0.25	15,405.36	3,851.34	0.00	0.00	72,675.04	18,168.76
228	16-Aug	17	0.25	16,604.68	4,151.17	0.00	0.00	71,475.72	17,868.93
228	16-Aug	17.25	0.25	18,118.89	4,529.72	0.00	0.00	69,961.50	17,490.38
228	16-Aug	17.5	0.25	19,828.52	4,957.13	0.00	0.00	68,251.88	17,062.97
228	16-Aug	17.75	0.25	21,977.57	5,494.39	0.00	0.00	66,102.82	16,525.71
228	16-Aug	18	0.25	25,432.26	6,358.07	0.00	0.00	62,648.13	15,662.03
228	16-Aug	18.25	0.25	30,019.95	7,504.99	0.00	0.00	58,060.45	14,515.11
228	16-Aug	18.5	0.25	36,214.50	9,053.62	0.00	0.00	51,865.90	12,966.48
228	16-Aug	18.75	0.27	44,325.22	11,967.81	0.00	0.00	43,755.18	11,813.90
228	16-Aug	19.04	0.14	57,608.36	8,065.17	0.00	0.00	30,472.04	4,266.09
235	23-Aug	7.53	0.11	48,476.01	5,332.36	0.00	0.00	39,604.39	4,356.48
235	23-Aug	7.75	0.23	42,955.80	9,879.83	0.00	0.00	45,124.60	10,378.66
235	23-Aug	8	0.25	37,885.65	9,471.41	0.00	0.00	50,194.75	12,548.69
235	23-Aug	8.25	0.25	32,576.04	8,144.01	0.00	0.00	55,504.36	13,876.09
235	23-Aug	8.5	0.25	28,492.58	7,123.14	0.00	0.00	59,587.82	14,896.95
235	23-Aug	8.75	0.25	25,427.71	6,356.93	0.00	0.00	62,652.69	15,663.17
235	23-Aug	9	0.25	23,205.24	5,801.31	0.00	0.00	64,875.15	16,218.79
235	23-Aug	9.25	0.25	21,516.37	5,379.09	0.00	0.00	66,564.02	16,641.01
235	23-Aug	9.5	0.25	20,013.30	5,003.33	0.00	0.00	68,067.10	17,016.77
235	23-Aug	9.75	0.25	18,722.86	4,680.71	0.00	0.00	69,357.54	17,339.39
235	23-Aug	10	0.25	17,536.70	4,384.17	0.00	0.00	70,543.70	17,635.92
235	23-Aug	10.25	0.25	16,637.08	4,159.27	0.00	0.00	71,443.32	17,860.83
235	23-Aug	10.5	0.25	15,701.52	3,925.38	0.00	0.00	72,378.88	18,094.72
235	23-Aug	10.75	0.25	14,911.76	3,727.94	0.00	0.00	73,168.64	18,292.16

235	23-Aug	11	0.25	14,201.49	3,550.37	0.00	0.00	73,878.91	18,469.73
235	23-Aug	11.25	0.25	13,601.57	3,400.39	0.00	0.00	74,478.82	18,619.71
235	23-Aug	11.5	0.25	12,952.05	3,238.01	0.00	0.00	75,128.35	18,782.09
235	23-Aug	11.75	0.25	12,414.91	3,103.73	0.00	0.00	75,665.49	18,916.37
235	23-Aug	12	0.25	11,932.95	2,983.24	0.00	0.00	76,147.44	19,036.86
235	23-Aug	12.25	0.25	11,669.70	2,917.43	0.00	0.00	76,410.70	19,102.67
235	23-Aug	12.5	0.25	11,434.80	2,858.70	0.00	0.00	76,645.60	19,161.40
235	23-Aug	12.75	0.25	11,272.80	2,818.20	0.00	0.00	76,807.60	19,201.90
235	23-Aug	13	0.25	11,107.76	2,776.94	0.00	0.00	76,972.64	19,243.16
235	23-Aug	13.25	0.25	11,058.65	2,764.66	0.00	0.00	77,021.75	19,255.44
235	23-Aug	13.5	0.25	11,235.84	2,808.96	0.00	0.00	76,844.56	19,211.14
235	23-Aug	13.75	0.25	11,468.72	2,867.18	0.00	0.00	76,611.68	19,152.92
235	23-Aug	14	0.25	11,660.59	2,915.15	0.00	0.00	76,419.81	19,104.95
235	23-Aug	14.25	0.25	11,819.55	2,954.89	0.00	0.00	76,260.85	19,065.21
235	23-Aug	14.5	0.25	11,980.54	2,995.14	0.00	0.00	76,099.86	19,024.96
235	23-Aug	14.75	0.25	12,172.92	3,043.23	0.00	0.00	75,907.48	18,976.87
235	23-Aug	15	0.25	12,294.93	3,073.73	0.00	0.00	75,785.47	18,946.37
235	23-Aug	15.25	0.25	12,539.95	3,134.99	0.00	0.00	75,540.44	18,885.11
235	23-Aug	15.5	0.25	12,776.88	3,194.22	0.00	0.00	75,303.52	18,825.88
235	23-Aug	15.75	0.25	13,068.49	3,267.12	0.00	0.00	75,011.91	18,752.98
235	23-Aug	16	0.25	13,465.90	3,366.47	0.00	0.00	74,614.50	18,653.63
235	23-Aug	16.25	0.25	14,175.16	3,543.79	0.00	0.00	73,905.24	18,476.31
235	23-Aug	16.5	0.25	15,129.45	3,782.36	0.00	0.00	72,950.95	18,237.74
235	23-Aug	16.75	0.25	16,416.86	4,104.22	0.00	0.00	71,663.54	17,915.88
235	23-Aug	17	0.25	17,802.48	4,450.62	0.00	0.00	70,277.91	17,569.48
235	23-Aug	17.25	0.25	19,482.24	4,870.56	0.00	0.00	68,598.16	17,149.54
235	23-Aug	17.5	0.25	21,359.94	5,339.99	0.00	0.00	66,720.46	16,680.11
235	23-Aug	17.75	0.25	23,947.42	5,986.85	0.00	0.00	64,132.98	16,033.25
235	23-Aug	18	0.25	27,815.21	6,953.80	0.00	0.00	60,265.19	15,066.30
235	23-Aug	18.25	0.25	33,361.24	8,340.31	0.00	0.00	54,719.16	13,679.79
235	23-Aug	18.5	0.25	40,793.07	10,198.27	0.00	0.00	47,287.32	11,821.83
235	23-Aug	18.75	0.19	51,506.96	9,786.32	0.00	0.00	36,573.43	6,948.95
235	23-Aug	18.88	0.06	57,533.43	3,452.01	0.00	0.00	30,546.96	1,832.82
242	30-Aug	7.63	0.06	49,794.30	2,987.66	0.00	0.00	38,286.10	2,297.17
242	30-Aug	7.75	0.19	46,854.47	8,902.35	0.00	0.00	41,225.92	7,832.93
242	30-Aug	8	0.25	41,371.22	10,342.80	0.00	0.00	46,709.18	11,677.29
242	30-Aug	8.25	0.25	35,707.23	8,926.81	0.00	0.00	52,373.17	13,093.29
242	30-Aug	8.5	0.25	30,829.46	7,707.36	0.00	0.00	57,250.94	14,312.74
242	30-Aug	8.75	0.25	27,154.55	6,788.64	0.00	0.00	60,925.85	15,231.46
242	30-Aug	9	0.25	24,465.82	6,116.46	0.00	0.00	63,614.58	15,903.64
242	30-Aug	9.25	0.25	22,484.34	5,621.08	0.00	0.00	65,596.06	16,399.02
242	30-Aug	9.5	0.25	20,794.45	5,198.61	0.00	0.00	67,285.94	16,821.49
242	30-Aug	9.75	0.25	19,461.99	4,865.50	0.00	0.00	68,618.41	17,154.60
242	30-Aug	10	0.25	18,215.59	4,553.90	0.00	0.00	69,864.81	17,466.20
242	30-Aug	10.25	0.25	17,181.81	4,295.45	0.00	0.00	70,898.58	17,724.65
242	30-Aug	10.5	0.25	16,223.47	4,055.87	0.00	0.00	71,856.93	17,964.23
242	30-Aug	10.75	0.25	15,444.34	3,861.09	0.00	0.00	72,636.05	18,159.01
242	30-Aug	11	0.25	14,648.51	3,662.13	0.00	0.00	73,431.89	18,357.97
242	30-Aug	11.25	0.25	14,055.18	3,513.79	0.00	0.00	74,025.22	18,506.30
242	30-Aug	11.5	0.25	13,363.13	3,340.78	0.00	0.00	74,717.27	18,679.32
242	30-Aug	11.75	0.25	12,806.75	3,201.69	0.00	0.00	75,273.65	18,818.41
242	30-Aug	12	0.25	12,321.25	3,080.31	0.00	0.00	75,759.15	18,939.79
242	30-Aug	12.25	0.25	12,049.39	3,012.35	0.00	0.00	76,031.00	19,007.75
242	30-Aug	12.5	0.25	11,770.45	2,942.61	0.00	0.00	76,309.95	19,077.49

242	30-Aug	12.75	0.25	11,628.19	2,907.05	0.00	0.00	76,452.21	19,113.05
242	30-Aug	13	0.25	11,395.31	2,848.83	0.00	0.00	76,685.09	19,171.27
242	30-Aug	13.25	0.25	11,442.90	2,860.72	0.00	0.00	76,637.50	19,159.37
242	30-Aug	13.5	0.25	11,657.04	2,914.26	0.00	0.00	76,423.35	19,105.84
242	30-Aug	13.75	0.25	11,836.77	2,959.19	0.00	0.00	76,243.63	19,060.91
242	30-Aug	14	0.25	12,048.38	3,012.10	0.00	0.00	76,032.02	19,008.00
242	30-Aug	14.25	0.25	12,270.12	3,067.53	0.00	0.00	75,810.28	18,952.57
242	30-Aug	14.5	0.25	12,398.20	3,099.55	0.00	0.00	75,682.19	18,920.55
242	30-Aug	14.75	0.25	12,615.39	3,153.85	0.00	0.00	75,465.01	18,866.25
242	30-Aug	15	0.25	12,867.00	3,216.75	0.00	0.00	75,213.40	18,803.35
242	30-Aug	15.25	0.25	13,072.03	3,268.01	0.00	0.00	75,008.37	18,752.09
242	30-Aug	15.5	0.25	13,206.19	3,301.55	0.00	0.00	74,874.21	18,718.55
242	30-Aug	15.75	0.25	13,605.12	3,401.28	0.00	0.00	74,475.28	18,618.82
242	30-Aug	16	0.25	14,244.01	3,561.00	0.00	0.00	73,836.39	18,459.10
242	30-Aug	16.25	0.25	15,012.00	3,753.00	0.00	0.00	73,068.40	18,267.10
242	30-Aug	16.5	0.25	16,235.62	4,058.91	0.00	0.00	71,844.78	17,961.19
242	30-Aug	16.75	0.25	17,668.33	4,417.08	0.00	0.00	70,412.07	17,603.02
242	30-Aug	17	0.25	19,206.84	4,801.71	0.00	0.00	68,873.56	17,218.39
242	30-Aug	17.25	0.25	21,068.84	5,267.21	0.00	0.00	67,011.55	16,752.89
242	30-Aug	17.5	0.25	23,365.22	5,841.31	0.00	0.00	64,715.18	16,178.79
242	30-Aug	17.75	0.25	26,758.15	6,689.54	0.00	0.00	61,322.25	15,330.56
242	30-Aug	18	0.25	31,283.57	7,820.89	0.00	0.00	56,796.83	14,199.21
242	30-Aug	18.25	0.25	37,929.19	9,482.30	0.00	0.00	50,151.21	12,537.80
242	30-Aug	18.5	0.23	47,405.28	10,903.21	0.00	0.00	40,675.12	9,355.28
242	30-Aug	18.71	0.11	57,632.66	6,339.59	0.00	0.00	30,447.74	3,349.25
249	6-Sep	7.74	0.13	53,126.98	6,906.51	0.00	0.00	34,953.41	4,543.94
249	6-Sep	8	0.25	46,029.28	11,507.32	0.00	0.00	42,051.12	10,512.78
249	6-Sep	8.25	0.25	39,620.59	9,905.15	0.00	0.00	48,459.81	12,114.95
249	6-Sep	8.5	0.25	33,697.39	8,424.35	0.00	0.00	54,383.00	13,595.75
249	6-Sep	8.75	0.25	29,245.89	7,311.47	0.00	0.00	58,834.51	14,708.63
249	6-Sep	9	0.25	25,844.86	6,461.22	0.00	0.00	62,235.54	15,558.88
249	6-Sep	9.25	0.25	23,709.98	5,927.50	0.00	0.00	64,370.42	16,092.60
249	6-Sep	9.5	0.25	21,830.76	5,457.69	0.00	0.00	66,249.64	16,562.41
249	6-Sep	9.75	0.25	20,272.00	5,068.00	0.00	0.00	67,808.40	16,952.10
249	6-Sep	10	0.25	18,910.68	4,727.67	0.00	0.00	69,169.72	17,292.43
249	6-Sep	10.25	0.25	17,825.26	4,456.32	0.00	0.00	70,255.13	17,563.78
249	6-Sep	10.5	0.25	16,815.28	4,203.82	0.00	0.00	71,265.11	17,816.28
249	6-Sep	10.75	0.25	16,042.74	4,010.68	0.00	0.00	72,037.66	18,009.41
249	6-Sep	11	0.25	15,250.45	3,812.61	0.00	0.00	72,829.95	18,207.49
249	6-Sep	11.25	0.25	14,582.70	3,645.67	0.00	0.00	73,497.70	18,374.43
249	6-Sep	11.5	0.25	13,841.54	3,460.38	0.00	0.00	74,238.86	18,559.71
249	6-Sep	11.75	0.25	13,258.84	3,314.71	0.00	0.00	74,821.56	18,705.39
249	6-Sep	12	0.25	12,782.96	3,195.74	0.00	0.00	75,297.44	18,824.36
249	6-Sep	12.25	0.25	12,545.02	3,136.25	0.00	0.00	75,535.38	18,883.85
249	6-Sep	12.5	0.25	12,224.05	3,056.01	0.00	0.00	75,856.35	18,964.09
249	6-Sep	12.75	0.25	12,093.44	3,023.36	0.00	0.00	75,986.96	18,996.74
249	6-Sep	13	0.25	11,836.26	2,959.06	0.00	0.00	76,244.14	19,061.03
249	6-Sep	13.25	0.25	11,983.58	2,995.89	0.00	0.00	76,096.82	19,024.20
249	6-Sep	13.5	0.25	12,128.87	3,032.22	0.00	0.00	75,951.52	18,987.88
249	6-Sep	13.75	0.25	12,391.12	3,097.78	0.00	0.00	75,689.28	18,922.32
249	6-Sep	14	0.25	12,505.53	3,126.38	0.00	0.00	75,574.87	18,893.72
249	6-Sep	14.25	0.25	12,734.86	3,183.72	0.00	0.00	75,345.53	18,836.38
249	6-Sep	14.5	0.25	12,935.85	3,233.96	0.00	0.00	75,144.55	18,786.14
249	6-Sep	14.75	0.25	13,156.07	3,289.02	0.00	0.00	74,924.33	18,731.08

249	6-Sep	15	0.25	13,363.13	3,340.78	0.00	0.00	74,717.27	18,679.32
249	6-Sep	15.25	0.25	13,583.85	3,395.96	0.00	0.00	74,496.54	18,624.14
249	6-Sep	15.5	0.25	13,880.52	3,470.13	0.00	0.00	74,199.88	18,549.97
249	6-Sep	15.75	0.25	14,435.38	3,608.84	0.00	0.00	73,645.02	18,411.26
249	6-Sep	16	0.25	15,230.70	3,807.68	0.00	0.00	72,849.69	18,212.42
249	6-Sep	16.25	0.25	16,198.66	4,049.67	0.00	0.00	71,881.73	17,970.43
249	6-Sep	16.5	0.25	17,578.72	4,394.68	0.00	0.00	70,501.68	17,625.42
249	6-Sep	16.75	0.25	19,233.16	4,808.29	0.00	0.00	68,847.24	17,211.81
249	6-Sep	17	0.25	21,004.55	5,251.14	0.00	0.00	67,075.85	16,768.96
249	6-Sep	17.25	0.25	23,210.31	5,802.58	0.00	0.00	64,870.09	16,217.52
249	6-Sep	17.5	0.25	26,195.70	6,548.92	0.00	0.00	61,884.70	15,471.18
249	6-Sep	17.75	0.25	30,460.40	7,615.10	0.00	0.00	57,620.00	14,405.00
249	6-Sep	18	0.25	36,329.92	9,082.48	0.00	0.00	51,750.47	12,937.62
249	6-Sep	18.25	0.27	44,253.84	11,948.54	0.00	0.00	43,826.56	11,833.17
249	6-Sep	18.53	0.14	57,412.44	8,037.74	0.00	0.00	30,667.96	4,293.51
256	13-Sep	7.84	0.08	57,730.37	4,618.43	0.00	0.00	30,350.03	2,428.00
256	13-Sep	8	0.21	52,656.67	11,057.90	0.00	0.00	35,423.73	7,438.98
256	13-Sep	8.25	0.25	44,436.09	11,109.02	0.00	0.00	43,644.31	10,911.08
256	13-Sep	8.5	0.25	37,507.98	9,377.00	0.00	0.00	50,572.42	12,643.10
256	13-Sep	8.75	0.25	32,024.22	8,006.05	0.00	0.00	56,056.18	14,014.04
256	13-Sep	9	0.25	27,880.52	6,970.13	0.00	0.00	60,199.88	15,049.97
256	13-Sep	9.25	0.25	25,152.81	6,288.20	0.00	0.00	62,927.59	15,731.90
256	13-Sep	9.5	0.25	23,016.41	5,754.10	0.00	0.00	65,063.99	16,266.00
256	13-Sep	9.75	0.25	21,334.63	5,333.66	0.00	0.00	66,745.77	16,686.44
256	13-Sep	10	0.25	19,842.69	4,960.67	0.00	0.00	68,237.70	17,059.43
256	13-Sep	10.25	0.25	18,682.86	4,670.72	0.00	0.00	69,397.54	17,349.38
256	13-Sep	10.5	0.25	17,584.79	4,396.20	0.00	0.00	70,495.60	17,623.90
256	13-Sep	10.75	0.25	16,765.16	4,191.29	0.00	0.00	71,315.23	17,828.81
256	13-Sep	11	0.25	15,922.76	3,980.69	0.00	0.00	72,157.64	18,039.41
256	13-Sep	11.25	0.25	15,210.96	3,802.74	0.00	0.00	72,869.44	18,217.36
256	13-Sep	11.5	0.25	14,481.45	3,620.36	0.00	0.00	73,598.95	18,399.74
256	13-Sep	11.75	0.25	13,841.54	3,460.38	0.00	0.00	74,238.86	18,559.71
256	13-Sep	12	0.25	13,396.03	3,349.01	0.00	0.00	74,684.36	18,671.09
256	13-Sep	12.25	0.25	13,049.25	3,262.31	0.00	0.00	75,031.15	18,757.79
256	13-Sep	12.5	0.25	12,765.24	3,191.31	0.00	0.00	75,315.16	18,828.79
256	13-Sep	12.75	0.25	12,556.15	3,139.04	0.00	0.00	75,524.24	18,881.06
256	13-Sep	13	0.25	12,325.81	3,081.45	0.00	0.00	75,754.59	18,938.65
256	13-Sep	13.25	0.25	12,541.47	3,135.37	0.00	0.00	75,538.92	18,884.73
256	13-Sep	13.5	0.25	12,713.60	3,178.40	0.00	0.00	75,366.80	18,841.70
256	13-Sep	13.75	0.25	12,908.00	3,227.00	0.00	0.00	75,172.40	18,793.10
256	13-Sep	14	0.25	13,158.09	3,289.52	0.00	0.00	74,922.30	18,730.58
256	13-Sep	14.25	0.25	13,384.39	3,346.10	0.00	0.00	74,696.01	18,674.00
256	13-Sep	14.5	0.25	13,585.37	3,396.34	0.00	0.00	74,495.03	18,623.76
256	13-Sep	14.75	0.25	13,849.13	3,462.28	0.00	0.00	74,231.27	18,557.82
256	13-Sep	15	0.25	14,018.73	3,504.68	0.00	0.00	74,061.67	18,515.42
256	13-Sep	15.25	0.25	14,331.59	3,582.90	0.00	0.00	73,748.80	18,437.20
256	13-Sep	15.5	0.25	14,741.66	3,685.42	0.00	0.00	73,338.74	18,334.68
256	13-Sep	15.75	0.25	15,517.24	3,879.31	0.00	0.00	72,563.15	18,140.79
256	13-Sep	16	0.25	16,382.44	4,095.61	0.00	0.00	71,697.96	17,924.49
256	13-Sep	16.25	0.25	17,753.38	4,438.34	0.00	0.00	70,327.02	17,581.76
256	13-Sep	16.5	0.25	19,263.54	4,815.88	0.00	0.00	68,816.86	17,204.22
256	13-Sep	16.75	0.25	21,135.67	5,283.92	0.00	0.00	66,944.73	16,736.18
256	13-Sep	17	0.25	23,218.41	5,804.60	0.00	0.00	64,861.99	16,215.50
256	13-Sep	17.25	0.25	25,999.78	6,499.94	0.00	0.00	62,080.62	15,520.16

256	13-Sep	17.5	0.25	29,994.64	7,498.66	0.00	0.00	58,085.76	14,521.44
256	13-Sep	17.75	0.25	35,542.70	8,885.67	0.00	0.00	52,537.70	13,134.43
256	13-Sep	18	0.25	42,843.92	10,710.98	0.00	0.00	45,236.48	11,309.12
256	13-Sep	18.25	0.18	53,477.82	9,626.01	0.00	0.00	34,602.58	6,228.46
256	13-Sep	18.35	0.05	57,809.85	2,890.49	0.00	0.00	30,270.55	1,513.53
263	20-Sep	7.95	0.02	62,028.48	1,240.57	0.00	0.00	26,051.92	521.04
263	20-Sep	8	0.15	60,378.08	9,056.71	0.00	0.00	27,702.31	4,155.35
263	20-Sep	8.25	0.25	50,764.79	12,691.20	0.00	0.00	37,315.60	9,328.90
263	20-Sep	8.5	0.25	42,267.80	10,566.95	0.00	0.00	45,812.60	11,453.15
263	20-Sep	8.75	0.25	35,597.37	8,899.34	0.00	0.00	52,483.03	13,120.76
263	20-Sep	9	0.25	30,519.63	7,629.91	0.00	0.00	57,560.77	14,390.19
263	20-Sep	9.25	0.25	26,989.51	6,747.38	0.00	0.00	61,090.89	15,272.72
263	20-Sep	9.5	0.25	24,510.88	6,127.72	0.00	0.00	63,569.52	15,892.38
263	20-Sep	9.75	0.25	22,548.12	5,637.03	0.00	0.00	65,532.27	16,383.07
263	20-Sep	10	0.25	20,864.32	5,216.08	0.00	0.00	67,216.08	16,804.02
263	20-Sep	10.25	0.25	19,536.41	4,884.10	0.00	0.00	68,543.99	17,136.00
263	20-Sep	10.5	0.25	18,432.27	4,608.07	0.00	0.00	69,648.13	17,412.03
263	20-Sep	10.75	0.25	17,536.19	4,384.05	0.00	0.00	70,544.21	17,636.05
263	20-Sep	11	0.25	16,652.27	4,163.07	0.00	0.00	71,428.13	17,857.03
263	20-Sep	11.25	0.25	15,925.29	3,981.32	0.00	0.00	72,155.11	18,038.78
263	20-Sep	11.5	0.25	15,189.19	3,797.30	0.00	0.00	72,891.21	18,222.80
263	20-Sep	11.75	0.25	14,561.43	3,640.36	0.00	0.00	73,518.96	18,379.74
263	20-Sep	12	0.25	14,027.33	3,506.83	0.00	0.00	74,053.06	18,513.27
263	20-Sep	12.25	0.25	13,686.12	3,421.53	0.00	0.00	74,394.28	18,598.57
263	20-Sep	12.5	0.25	13,369.71	3,342.43	0.00	0.00	74,710.69	18,677.67
263	20-Sep	12.75	0.25	13,159.61	3,289.90	0.00	0.00	74,920.79	18,730.20
263	20-Sep	13	0.25	12,975.84	3,243.96	0.00	0.00	75,104.56	18,776.14
263	20-Sep	13.25	0.25	13,201.12	3,300.28	0.00	0.00	74,879.27	18,719.82
263	20-Sep	13.5	0.25	13,400.08	3,350.02	0.00	0.00	74,680.31	18,670.08
263	20-Sep	13.75	0.25	13,664.85	3,416.21	0.00	0.00	74,415.54	18,603.89
263	20-Sep	14	0.25	13,837.49	3,459.37	0.00	0.00	74,242.91	18,560.73
263	20-Sep	14.25	0.25	14,074.92	3,518.73	0.00	0.00	74,005.48	18,501.37
263	20-Sep	14.5	0.25	14,336.15	3,584.04	0.00	0.00	73,744.25	18,436.06
263	20-Sep	14.75	0.25	14,591.30	3,647.83	0.00	0.00	73,489.09	18,372.27
263	20-Sep	15	0.25	14,860.12	3,715.03	0.00	0.00	73,220.27	18,305.07
263	20-Sep	15.25	0.25	15,224.63	3,806.16	0.00	0.00	72,855.77	18,213.94
263	20-Sep	15.5	0.25	15,873.65	3,968.41	0.00	0.00	72,206.75	18,051.69
263	20-Sep	15.75	0.25	16,735.30	4,183.82	0.00	0.00	71,345.10	17,836.28
263	20-Sep	16	0.25	18,025.74	4,506.44	0.00	0.00	70,054.66	17,513.66
263	20-Sep	16.25	0.25	19,652.85	4,913.21	0.00	0.00	68,427.55	17,106.89
263	20-Sep	16.5	0.25	21,497.64	5,374.41	0.00	0.00	66,582.75	16,645.69
263	20-Sep	16.75	0.25	23,653.79	5,913.45	0.00	0.00	64,426.61	16,106.65
263	20-Sep	17	0.25	26,218.98	6,554.75	0.00	0.00	61,861.41	15,465.35
263	20-Sep	17.25	0.25	30,110.07	7,527.52	0.00	0.00	57,970.33	14,492.58
263	20-Sep	17.5	0.25	35,295.64	8,823.91	0.00	0.00	52,784.75	13,196.19
263	20-Sep	17.75	0.25	42,578.64	10,644.66	0.00	0.00	45,501.76	11,375.44
263	20-Sep	18	0.21	52,013.73	10,922.88	0.00	0.00	36,066.67	7,574.00
263	20-Sep	18.16	0.08	59,520.49	4,761.64	0.00	0.00	28,559.91	2,284.79
270	27-Sep	8.05	0.1	66,107.38	6,610.74	0.00	0.00	21,973.02	2,197.30
270	27-Sep	8.25	0.22	58,906.40	12,959.41	0.00	0.00	29,174.00	6,418.28
270	27-Sep	8.5	0.25	48,761.03	12,190.26	0.00	0.00	39,319.36	9,829.84
270	27-Sep	8.75	0.25	40,647.27	10,161.82	0.00	0.00	47,433.12	11,858.28
270	27-Sep	9	0.25	34,204.66	8,551.17	0.00	0.00	53,875.74	13,468.93
270	27-Sep	9.25	0.25	29,588.62	7,397.16	0.00	0.00	58,491.78	14,622.94

270	27-Sep	9.5	0.25	26,626.01	6,656.50	0.00	0.00	61,454.38	15,363.60
270	27-Sep	9.75	0.25	24,256.23	6,064.06	0.00	0.00	63,824.17	15,956.04
270	27-Sep	10	0.25	22,258.55	5,564.64	0.00	0.00	65,821.85	16,455.46
270	27-Sep	10.25	0.25	20,829.39	5,207.35	0.00	0.00	67,251.01	16,812.75
270	27-Sep	10.5	0.25	19,535.40	4,883.85	0.00	0.00	68,545.00	17,136.25
270	27-Sep	10.75	0.25	18,552.25	4,638.06	0.00	0.00	69,528.15	17,382.04
270	27-Sep	11	0.25	17,635.42	4,408.85	0.00	0.00	70,444.98	17,611.24
270	27-Sep	11.25	0.25	16,891.73	4,222.93	0.00	0.00	71,188.67	17,797.17
270	27-Sep	11.5	0.25	16,055.39	4,013.85	0.00	0.00	72,025.00	18,006.25
270	27-Sep	11.75	0.25	15,373.97	3,843.49	0.00	0.00	72,706.42	18,176.61
270	27-Sep	12	0.25	14,808.49	3,702.12	0.00	0.00	73,271.91	18,317.98
270	27-Sep	12.25	0.25	14,410.06	3,602.52	0.00	0.00	73,670.33	18,417.58
270	27-Sep	12.5	0.25	14,051.13	3,512.78	0.00	0.00	74,029.27	18,507.32
270	27-Sep	12.75	0.25	13,823.31	3,455.83	0.00	0.00	74,257.08	18,564.27
270	27-Sep	13	0.25	13,705.86	3,426.47	0.00	0.00	74,374.54	18,593.63
270	27-Sep	13.25	0.25	13,941.27	3,485.32	0.00	0.00	74,139.13	18,534.78
270	27-Sep	13.5	0.25	14,094.67	3,523.67	0.00	0.00	73,985.73	18,496.43
270	27-Sep	13.75	0.25	14,368.55	3,592.14	0.00	0.00	73,711.85	18,427.96
270	27-Sep	14	0.25	14,607.00	3,651.75	0.00	0.00	73,473.40	18,368.35
270	27-Sep	14.25	0.25	14,949.23	3,737.31	0.00	0.00	73,131.17	18,282.79
270	27-Sep	14.5	0.25	15,170.97	3,792.74	0.00	0.00	72,909.43	18,227.36
270	27-Sep	14.75	0.25	15,509.65	3,877.41	0.00	0.00	72,570.75	18,142.69
270	27-Sep	15	0.25	15,755.69	3,938.92	0.00	0.00	72,324.71	18,081.18
270	27-Sep	15.25	0.25	16,342.95	4,085.74	0.00	0.00	71,737.45	17,934.36
270	27-Sep	15.5	0.25	17,188.39	4,297.10	0.00	0.00	70,892.00	17,723.00
270	27-Sep	15.75	0.25	18,493.02	4,623.25	0.00	0.00	69,587.38	17,396.85
270	27-Sep	16	0.25	20,043.17	5,010.79	0.00	0.00	68,037.23	17,009.31
270	27-Sep	16.25	0.25	21,932.01	5,483.00	0.00	0.00	66,148.39	16,537.10
270	27-Sep	16.5	0.25	24,190.92	6,047.73	0.00	0.00	63,889.47	15,972.37
270	27-Sep	16.75	0.25	26,879.14	6,719.79	0.00	0.00	61,201.26	15,300.31
270	27-Sep	17	0.25	30,435.59	7,608.90	0.00	0.00	57,644.81	14,411.20
270	27-Sep	17.25	0.25	35,699.13	8,924.78	0.00	0.00	52,381.27	13,095.32
270	27-Sep	17.5	0.25	42,827.21	10,706.80	0.00	0.00	45,253.19	11,313.30
270	27-Sep	17.75	0.23	52,022.33	11,965.14	0.00	0.00	36,058.06	8,293.35
270	27-Sep	17.97	0.11	61,996.08	6,819.57	0.00	0.00	26,084.32	2,869.28
277	4-Oct	8.16	0.04	69,670.41	2,786.82	0.00	0.00	18,409.99	736.40
277	4-Oct	8.25	0.17	67,451.49	11,466.75	0.00	0.00	20,628.91	3,506.91
277	4-Oct	8.5	0.25	56,356.39	14,089.10	0.00	0.00	31,724.01	7,931.00
277	4-Oct	8.75	0.25	46,768.41	11,692.10	0.00	0.00	41,311.99	10,328.00
277	4-Oct	9	0.25	38,841.46	9,710.36	0.00	0.00	49,238.94	12,309.73
277	4-Oct	9.25	0.25	33,115.71	8,278.93	0.00	0.00	54,964.69	13,741.17
277	4-Oct	9.5	0.25	29,126.92	7,281.73	0.00	0.00	58,953.48	14,738.37
277	4-Oct	9.75	0.25	26,452.37	6,613.09	0.00	0.00	61,628.03	15,407.01
277	4-Oct	10	0.25	24,049.68	6,012.42	0.00	0.00	64,030.72	16,007.68
277	4-Oct	10.25	0.25	22,410.42	5,602.61	0.00	0.00	65,669.98	16,417.49
277	4-Oct	10.5	0.25	20,992.91	5,248.23	0.00	0.00	67,087.49	16,771.87
277	4-Oct	10.75	0.25	19,852.31	4,963.08	0.00	0.00	68,228.09	17,057.02
277	4-Oct	11	0.25	18,821.58	4,705.39	0.00	0.00	69,258.82	17,314.71
277	4-Oct	11.25	0.25	17,960.94	4,490.24	0.00	0.00	70,119.46	17,529.86
277	4-Oct	11.5	0.25	17,097.77	4,274.44	0.00	0.00	70,982.62	17,745.66
277	4-Oct	11.75	0.25	16,374.34	4,093.58	0.00	0.00	71,706.06	17,926.52
277	4-Oct	12	0.25	15,699.50	3,924.87	0.00	0.00	72,380.90	18,095.23
277	4-Oct	12.25	0.25	15,258.55	3,814.64	0.00	0.00	72,821.85	18,205.46
277	4-Oct	12.5	0.25	14,879.36	3,719.84	0.00	0.00	73,201.04	18,300.26

277	4-Oct	12.75	0.25	14,620.67	3,655.17	0.00	0.00	73,459.73	18,364.93
277	4-Oct	13	0.25	14,542.20	3,635.55	0.00	0.00	73,538.20	18,384.55
277	4-Oct	13.25	0.25	14,804.44	3,701.11	0.00	0.00	73,275.96	18,318.99
277	4-Oct	13.5	0.25	15,015.55	3,753.89	0.00	0.00	73,064.85	18,266.21
277	4-Oct	13.75	0.25	15,330.44	3,832.61	0.00	0.00	72,749.96	18,187.49
277	4-Oct	14	0.25	15,549.64	3,887.41	0.00	0.00	72,530.75	18,132.69
277	4-Oct	14.25	0.25	15,910.10	3,977.52	0.00	0.00	72,170.30	18,042.57
277	4-Oct	14.5	0.25	16,165.25	4,041.31	0.00	0.00	71,915.15	17,978.79
277	4-Oct	14.75	0.25	16,524.69	4,131.17	0.00	0.00	71,555.70	17,888.93
277	4-Oct	15	0.25	16,920.08	4,230.02	0.00	0.00	71,160.32	17,790.08
277	4-Oct	15.25	0.25	17,751.86	4,437.96	0.00	0.00	70,328.54	17,582.14
277	4-Oct	15.5	0.25	18,855.49	4,713.87	0.00	0.00	69,224.90	17,306.23
277	4-Oct	15.75	0.25	20,506.39	5,126.60	0.00	0.00	67,574.00	16,893.50
277	4-Oct	16	0.25	22,358.78	5,589.70	0.00	0.00	65,721.61	16,430.40
277	4-Oct	16.25	0.25	24,674.40	6,168.60	0.00	0.00	63,406.00	15,851.50
277	4-Oct	16.5	0.25	27,350.47	6,837.62	0.00	0.00	60,729.93	15,182.48
277	4-Oct	16.75	0.25	30,902.36	7,725.59	0.00	0.00	57,178.04	14,294.51
277	4-Oct	17	0.25	36,037.31	9,009.33	0.00	0.00	52,043.09	13,010.77
277	4-Oct	17.25	0.25	42,995.79	10,748.95	0.00	0.00	45,084.60	11,271.15
277	4-Oct	17.5	0.27	51,706.43	13,960.74	0.00	0.00	36,373.97	9,820.97
277	4-Oct	17.79	0.14	64,751.63	9,065.23	0.00	0.00	23,328.77	3,266.03
277	11-Oct	8.27	0.12	73,129.65	8,775.56	0.00	0.00	14,950.74	1,794.09
284	11-Oct	8.5	0.24	65,001.21	15,600.29	0.00	0.00	23,079.19	5,539.00
284	11-Oct	8.75	0.25	53,806.38	13,451.59	0.00	0.00	34,274.02	8,568.50
284	11-Oct	9	0.25	44,511.02	11,127.75	12.15	3.04	43,557.23	10,889.31
284	11-Oct	9.25	0.25	37,338.39	9,334.60	43.54	10.88	50,698.47	12,674.62
284	11-Oct	9.5	0.25	32,197.36	8,049.84	47.59	11.90	55,835.45	13,958.86
284	11-Oct	9.75	0.25	28,872.27	7,218.07	10.13	2.53	59,198.00	14,799.50
284	11-Oct	10	0.25	26,181.02	6,545.25	0.00	0.00	61,899.38	15,474.85
284	11-Oct	10.25	0.25	24,230.92	6,057.73	0.00	0.00	63,849.48	15,962.37
284	11-Oct	10.5	0.25	22,474.72	5,618.68	0.00	0.00	65,605.68	16,401.42
284	11-Oct	10.75	0.25	21,346.27	5,336.57	0.00	0.00	66,734.12	16,683.53
284	11-Oct	11	0.25	20,197.58	5,049.39	0.00	0.00	67,882.82	16,970.70
284	11-Oct	11.25	0.25	19,251.89	4,812.97	0.00	0.00	68,828.50	17,207.13
284	11-Oct	11.5	0.25	18,263.18	4,565.79	0.00	0.00	69,817.22	17,454.31
284	11-Oct	11.75	0.25	17,504.30	4,376.07	0.00	0.00	70,576.10	17,644.02
284	11-Oct	12	0.25	16,742.89	4,185.72	0.00	0.00	71,337.51	17,834.38
284	11-Oct	12.25	0.25	16,251.32	4,062.83	0.00	0.00	71,829.08	17,957.27
284	11-Oct	12.5	0.25	15,826.57	3,956.64	0.00	0.00	72,253.83	18,063.46
284	11-Oct	12.75	0.25	15,503.07	3,875.77	0.00	0.00	72,577.33	18,144.33
284	11-Oct	13	0.25	15,530.41	3,882.60	0.00	0.00	72,549.99	18,137.50
284	11-Oct	13.25	0.25	15,825.55	3,956.39	0.00	0.00	72,254.84	18,063.71
284	11-Oct	13.5	0.25	16,015.91	4,003.98	0.00	0.00	72,064.49	18,016.12
284	11-Oct	13.75	0.25	16,375.85	4,093.96	0.00	0.00	71,704.54	17,926.14
284	11-Oct	14	0.25	16,615.31	4,153.83	0.00	0.00	71,465.08	17,866.27
284	11-Oct	14.25	0.25	17,029.94	4,257.48	0.00	0.00	71,050.46	17,762.62
284	11-Oct	14.5	0.25	17,375.71	4,343.93	0.00	0.00	70,704.69	17,676.17
284	11-Oct	14.75	0.25	17,858.68	4,464.67	0.00	0.00	70,221.72	17,555.43
284	11-Oct	15	0.25	18,427.20	4,606.80	0.00	0.00	69,653.20	17,413.30
284	11-Oct	15.25	0.25	19,694.36	4,923.59	0.00	0.00	68,386.04	17,096.51
284	11-Oct	15.5	0.25	21,082.01	5,270.50	0.00	0.00	66,998.39	16,749.60
284	11-Oct	15.75	0.25	23,135.38	5,783.85	0.00	0.00	64,945.02	16,236.25
284	11-Oct	16	0.25	25,334.56	6,333.64	0.00	0.00	62,745.84	15,686.46
284	11-Oct	16.25	0.25	28,085.55	7,021.39	0.00	0.00	59,994.85	14,998.71

284	11-Oct	16.5	0.25	31,509.86	7,877.47	0.00	0.00	56,570.53	14,142.63
284	11-Oct	16.75	0.25	36,590.14	9,147.53	0.00	0.00	51,490.26	12,872.56
284	11-Oct	17	0.25	43,132.48	10,783.12	0.00	0.00	44,947.92	11,236.98
284	11-Oct	17.25	0.25	51,637.07	12,909.27	0.00	0.00	36,443.33	9,110.83
284	11-Oct	17.5	0.19	62,263.89	11,830.14	0.00	0.00	25,816.51	4,905.14
284	11-Oct	17.62	0.06	67,391.75	4,043.51	0.00	0.00	20,688.65	1,241.32
284	11-Oct	17.75	0.06	71,461.40	1,580.04	0.00	0.00	11,513.00	605.76
291	18-Oct	10	0.25	28,632.31	7,158.08	0.00	0.00	59,448.09	14,862.02
291	18-Oct	10.25	0.25	26,312.14	6,578.03	0.00	0.00	61,768.26	15,442.07
291	18-Oct	10.5	0.25	24,400.51	6,100.13	0.00	0.00	63,679.88	15,919.97
291	18-Oct	10.75	0.25	23,020.97	5,755.24	0.00	0.00	65,059.43	16,264.86
291	18-Oct	11	0.25	21,711.28	5,427.82	0.00	0.00	66,369.11	16,592.28
291	18-Oct	11.25	0.25	20,702.82	5,175.71	0.00	0.00	67,377.58	16,844.39
291	18-Oct	11.5	0.25	19,640.70	4,910.17	0.00	0.00	68,439.70	17,109.93
291	18-Oct	11.75	0.25	18,802.34	4,700.58	0.00	0.00	69,278.06	17,319.51
291	18-Oct	12	0.25	17,935.63	4,483.91	0.00	0.00	70,144.77	17,536.19
291	18-Oct	12.25	0.25	17,332.68	4,333.17	0.00	0.00	70,747.72	17,686.93
291	18-Oct	12.5	0.25	16,847.18	4,211.79	0.00	0.00	71,233.22	17,808.30
291	18-Oct	12.75	0.25	16,542.41	4,135.60	0.00	0.00	71,537.99	17,884.50
291	18-Oct	13	0.25	16,591.01	4,147.75	0.00	0.00	71,489.38	17,872.35
291	18-Oct	13.25	0.25	16,930.20	4,232.55	0.00	0.00	71,150.19	17,787.55
291	18-Oct	13.5	0.25	17,244.59	4,311.15	0.00	0.00	70,835.81	17,708.95
291	18-Oct	13.75	0.25	17,624.79	4,406.20	0.00	0.00	70,455.61	17,613.90
291	18-Oct	14	0.25	17,923.98	4,481.00	0.00	0.00	70,156.41	17,539.10
291	18-Oct	14.25	0.25	18,331.01	4,582.75	0.00	0.00	69,749.38	17,437.35
291	18-Oct	14.5	0.25	18,749.18	4,687.30	0.00	0.00	69,331.22	17,332.80
291	18-Oct	14.75	0.25	19,453.89	4,863.47	0.00	0.00	68,626.51	17,156.63
291	18-Oct	15	0.25	20,436.03	5,109.01	0.00	0.00	67,644.37	16,911.09
291	18-Oct	15.25	0.25	21,970.49	5,492.62	0.00	0.00	66,109.91	16,527.48
291	18-Oct	15.5	0.25	23,894.26	5,973.56	0.00	0.00	64,186.14	16,046.53
291	18-Oct	15.75	0.25	26,263.03	6,565.76	0.00	0.00	61,817.37	15,454.34
291	18-Oct	16	0.25	28,909.73	7,227.43	0.00	0.00	59,170.66	14,792.67
291	18-Oct	16.25	0.25	32,265.70	8,066.43	0.00	0.00	55,814.69	13,953.67
291	18-Oct	16.5	0.25	36,862.51	9,215.63	0.00	0.00	51,217.89	12,804.47
291	18-Oct	16.75	0.25	43,259.55	10,814.89	0.00	0.00	44,820.85	11,205.21
291	18-Oct	17	0.25	50,921.23	12,730.31	0.00	0.00	37,159.17	9,289.79
291	18-Oct	17.25	0.22	59,831.33	13,162.89	0.00	0.00	28,249.07	6,214.80
291	18-Oct	17.42	0.11	69,804.20	5,623.42	0.00	0.00	18,385.22	1,888.42
298	25-Oct	9.25	0.25	28,733.05	7,183.26	0.00	0.00	59,347.35	14,836.84
298	25-Oct	9.5	0.25	26,479.20	6,619.80	0.00	0.00	61,601.20	15,400.30
298	25-Oct	9.75	0.25	24,870.83	6,217.71	0.00	0.00	63,209.57	15,802.39

298	25-Oct	10	0.25	23,447.23	5,861.81	0.00	0.00	64,633.16	16,158.29
298	25-Oct	10.25	0.25	22,278.80	5,569.70	0.00	0.00	65,801.60	16,450.40
298	25-Oct	10.5	0.25	21,242.49	5,310.62	0.00	0.00	66,837.91	16,709.48
298	25-Oct	10.75	0.25	20,278.58	5,069.64	0.00	0.00	67,801.82	16,950.45
298	25-Oct	11	0.25	19,291.89	4,822.97	0.00	0.00	68,788.51	17,197.13
298	25-Oct	11.25	0.25	18,630.21	4,657.55	0.00	0.00	69,450.19	17,362.55
298	25-Oct	11.5	0.25	18,072.82	4,518.21	0.00	0.00	70,007.57	17,501.89
298	25-Oct	11.75	0.25	17,789.32	4,447.33	0.00	0.00	70,291.08	17,572.77
298	25-Oct	12	0.25	17,863.74	4,465.93	0.00	0.00	70,216.66	17,554.16
298	25-Oct	12.25	0.25	18,250.01	4,562.50	0.00	0.00	69,830.38	17,457.60
298	25-Oct	12.5	0.25	18,514.28	4,628.57	0.00	0.00	69,566.12	17,391.53
298	25-Oct	12.75	0.25	18,942.06	4,735.52	0.00	0.00	69,138.33	17,284.58
298	25-Oct	13	0.25	19,318.72	4,829.68	0.00	0.00	68,761.68	17,190.42
298	25-Oct	13.25	0.25	19,970.78	4,992.69	0.00	0.00	68,109.62	17,027.41
298	25-Oct	13.5	0.25	20,427.93	5,106.98	0.00	0.00	67,652.47	16,913.12
298	25-Oct	13.75	0.25	21,358.42	5,339.61	0.00	0.00	66,721.97	16,680.49
298	25-Oct	14	0.25	22,702.53	5,675.63	0.00	0.00	65,377.87	16,344.47
298	25-Oct	14.25	0.25	24,745.27	6,186.32	0.00	0.00	63,335.12	15,833.78
298	25-Oct	14.5	0.25	26,900.91	6,725.23	0.00	0.00	61,179.49	15,294.87
298	25-Oct	14.75	0.25	29,714.17	7,428.54	0.00	0.00	58,366.22	14,591.56
298	25-Oct	15	0.25	32,799.80	8,199.95	0.00	0.00	55,280.59	13,820.15
298	25-Oct	15.25	0.25	37,273.58	9,318.40	0.00	0.00	50,806.81	12,701.70
298	25-Oct	15.5	0.25	43,050.98	10,762.74	0.00	0.00	45,029.42	11,257.36
298	25-Oct	15.75	0.25	50,298.53	12,574.63	0.00	0.00	37,781.87	9,445.47
298	25-Oct	16	0.25	59,362.53	14,840.63	0.00	0.00	28,717.86	7,179.47
298	25-Oct	16.25	0.15	70,763.41	10,614.51	0.00	0.00	17,316.98	2,597.55
298	25-Oct	16.5	0.03	81,084.01	3,191.04	0.00	0.00	5,002.34	451.67
300	1-Nov	7.51	0.07	21,081.12	5,775.51	0.00	0.00	57,775.51	13,913.31
300	1-Nov	7.85	0.03	22,570.31	5,415.10	0.00	0.00	58,100.23	14,011.80
300	1-Nov	8	0.03	23,755.86	5,301.05	0.00	0.00	57,921.77	14,025.76
300	1-Nov	8.35	0.04	24,900.51	5,115.15	0.00	0.00	57,508.70	13,971.00
300	1-Nov	8.7	0.03	26,341.34	4,835.51	0.00	0.00	56,811.60	13,881.41
300	1-Nov	9.05	0.03	28,022.51	4,571.50	0.00	0.00	55,833.60	13,764.45
300	1-Nov	9.4	0.03	29,918.01	4,318.56	0.00	0.00	54,933.06	13,625.38
305	1-Nov	9.25	0.25	31,459.74	7,864.94	0.00	0.00	56,620.65	14,155.16
305	1-Nov	9.5	0.25	28,896.06	7,224.02	0.00	0.00	59,184.33	14,796.08
305	1-Nov	9.75	0.25	27,020.89	6,755.22	0.00	0.00	61,059.50	15,264.88
305	1-Nov	10	0.25	25,324.94	6,331.23	0.00	0.00	62,755.46	15,688.87
305	1-Nov	10.25	0.25	24,099.29	6,024.82	0.00	0.00	63,981.11	15,995.28
305	1-Nov	10.5	0.25	22,822.51	5,705.63	0.00	0.00	65,257.88	16,314.47
305	1-Nov	10.75	0.25	21,829.24	5,457.31	0.00	0.00	66,251.16	16,562.79
305	1-Nov	11	0.25	20,766.61	5,191.65	0.00	0.00	67,313.79	16,828.45
305	1-Nov	11.25	0.25	20,027.98	5,007.00	0.00	0.00	68,052.41	17,013.10
305	1-Nov	11.5	0.25	19,441.23	4,860.31	0.00	0.00	68,639.17	17,159.79
305	1-Nov	11.75	0.25	19,050.40	4,762.60	0.00	0.00	69,029.99	17,257.50
305	1-Nov	12	0.25	19,249.87	4,812.47	0.00	0.00	68,830.53	17,207.63
305	1-Nov	12.25	0.25	19,584.50	4,896.13	0.00	0.00	68,495.89	17,123.97
305	1-Nov	12.5	0.25	19,841.17	4,960.29	0.00	0.00	68,239.22	17,059.81
305	1-Nov	12.75	0.25	20,429.95	5,107.49	0.00	0.00	67,650.45	16,912.61
305	1-Nov	13	0.25	20,843.56	5,210.89	0.00	0.00	67,236.84	16,809.21
305	1-Nov	13.25	0.25	21,567.51	5,391.88	0.00	0.00	66,512.89	16,628.22
305	1-Nov	13.5	0.25	22,241.33	5,560.33	0.00	0.00	65,839.06	16,459.77
305	1-Nov	13.75	0.25	23,522.67	5,880.67	0.00	0.00	64,557.73	16,139.43
305	1-Nov	14	0.25	25,163.44	6,290.86	0.00	0.00	62,916.96	15,729.24

305	1-Nov	14.25	0.25	27,560.06	6,890.01	0.00	0.00	60,520.34	15,130.09
305	1-Nov	14.5	0.25	30,187.52	7,546.88	0.00	0.00	57,892.87	14,473.22
305	1-Nov	14.75	0.25	33,414.40	8,353.60	0.00	0.00	54,666.00	13,666.50
305	1-Nov	15	0.25	37,308.01	9,327.00	0.00	0.00	50,772.39	12,693.10
305	1-Nov	15.25	0.25	42,756.33	10,689.08	0.00	0.00	45,324.06	11,331.02
305	1-Nov	15.5	0.25	49,170.59	12,292.65	0.00	0.00	38,909.80	9,727.45
305	1-Nov	15.75	0.25	57,612.92	14,403.23	0.00	0.00	30,467.48	7,616.87
305	1-Nov	16	0.21	68,391.61	14,362.24	0.00	0.00	19,688.79	4,134.65

305	1-Nov	16.25	0.21	78,224.54	14,349.62	0.00	0.00	11,375.95	1,077.61
305	1-Nov	16.5	0.21	88,155.81	13,305.61	0.00	0.00	5,364.95	589.95
305	1-Nov	16.75	0.21	97,800.56	11,994.75	0.00	0.00	1,359.95	144.10
305	1-Nov	17	0.25	107,111.57	10,330.61	0.00	0.00	0.00	0.00
305	1-Nov	17.25	0.25	116,153.11	8,345.24	0.00	0.00	0.00	0.00
305	1-Nov	17.5	0.25	124,975.57	6,000.00	0.00	0.00	0.00	0.00
305	1-Nov	17.75	0.25	133,628.00	3,400.00	0.00	0.00	0.00	0.00
305	1-Nov	18	0.25	142,150.00	0.00	0.00	0.00	0.00	0.00

312	8-Nov	9.25	0.25	34,601.57	8,650.39	0.00	0.00	53,478.83	13,369.71
312	8-Nov	9.5	0.25	31,474.43	7,868.61	0.00	0.00	56,605.97	14,151.49
312	8-Nov	9.75	0.25	29,311.70	7,327.93	0.00	0.00	58,768.70	14,692.17
312	8-Nov	10	0.25	27,429.95	6,857.49	0.00	0.00	60,650.45	15,162.61
312	8-Nov	10.25	0.25	26,054.45	6,513.61	0.00	0.00	62,025.95	15,506.49
312	8-Nov	10.5	0.25	24,687.56	6,171.89	0.00	0.00	63,392.84	15,848.21
312	8-Nov	10.75	0.25	23,552.54	5,888.13	0.00	0.00	64,527.86	16,131.97
312	8-Nov	11	0.25	22,317.78	5,579.44	0.00	0.00	65,762.62	16,440.65
312	8-Nov	11.25	0.25	21,516.37	5,379.09	0.00	0.00	66,564.02	16,641.01
312	8-Nov	11.5	0.25	20,830.40	5,207.60	0.00	0.00	67,250.00	16,812.50
312	8-Nov	11.75	0.25	20,411.72	5,102.93	0.00	0.00	67,668.67	16,917.17
312	8-Nov	12	0.25	20,597.52	5,149.38	0.00	0.00	67,482.88	16,870.72
312	8-Nov	12.25	0.25	21,010.63	5,252.66	0.00	0.00	67,069.77	16,767.44
312	8-Nov	12.5	0.25	21,412.59	5,353.15	0.00	0.00	66,667.81	16,666.95
312	8-Nov	12.75	0.25	22,012.00	5,503.00	0.00	0.00	66,068.40	16,517.10
312	8-Nov	13	0.25	22,466.11	5,616.53	0.00	0.00	65,614.29	16,403.57
312	8-Nov	13.25	0.25	23,242.20	5,810.55	0.00	0.00	64,838.20	16,209.55
312	8-Nov	13.5	0.25	24,110.43	6,027.61	0.00	0.00	63,969.97	15,992.49
312	8-Nov	13.75	0.25	25,734.50	6,433.62	0.00	0.00	62,345.90	15,586.47
312	8-Nov	14	0.25	27,690.67	6,922.67	0.00	0.00	60,389.73	15,097.43
312	8-Nov	14.25	0.25	30,375.34	7,593.84	0.00	0.00	57,705.05	14,426.26
312	8-Nov	14.5	0.25	33,394.15	8,348.54	0.00	0.00	54,686.25	13,671.56
312	8-Nov	14.75	0.25	37,154.11	9,288.53	0.00	0.00	50,926.29	12,731.57
312	8-Nov	15	0.25	41,790.90	10,447.73	0.00	0.00	46,289.49	11,572.37
312	8-Nov	15.25	0.25	48,059.36	12,014.84	0.00	0.00	40,021.03	10,005.26
312	8-Nov	15.5	0.25	55,104.92	13,776.23	0.00	0.00	32,975.47	8,243.87
312	8-Nov	15.75	0.25	65,142.46	16,285.61	0.00	0.00	22,937.94	5,734.49
312	8-Nov	16	0.15	76,648.13	11,497.22	0.00	0.00	11,432.27	1,714.84
312	8-Nov	16.05	0.03	79,278.13	2,378.34	0.00	0.00	8,802.27	264.07

312	15-Nov	16.25	0.05	85,173.94	6,673.36	0.00	0.00	4,663.11	393.05
315	15-Nov	9	0.2	30,153.98	13,008.23	0.00	0.00	1,707.00	1,343.45
315	15-Nov	9.5	0.25	31,401.00	11,281.94	0.00	0.00	0.00	0.00
315	15-Nov	10	0.25	32,254.00	10,153.11	0.00	0.00	0.00	0.00
315	15-Nov	10.5	0.25	32,799.00	9,100.00	0.00	0.00	0.00	0.00
315	15-Nov	11	0.25	33,115.44	8,279.00	0.00	0.00	0.00	0.00
315	15-Nov	11.5	0.25	33,204.91	7,700.00	0.00	0.00	0.00	0.00

319	15-Nov	9.5	0.25	34,233.52	8,558.38	0.00	0.00	53,846.88	13,461.72
319	15-Nov	9.75	0.25	31,753.88	7,938.47	0.00	0.00	56,326.52	14,081.63

319	15-Nov	10	0.25	29,633.68	7,408.42	0.00	0.00	58,446.72	14,611.68
319	15-Nov	10.25	0.25	28,046.06	7,011.52	0.00	0.00	60,034.34	15,008.58
319	15-Nov	10.5	0.25	26,568.30	6,642.08	0.00	0.00	61,512.10	15,378.02
319	15-Nov	10.75	0.25	25,359.36	6,339.84	0.00	0.00	62,721.04	15,680.26
319	15-Nov	11	0.25	23,947.42	5,986.85	0.00	0.00	64,132.98	16,033.25
319	15-Nov	11.25	0.25	23,055.90	5,763.97	0.00	0.00	65,024.50	16,256.12
319	15-Nov	11.5	0.25	22,243.86	5,560.97	0.00	0.00	65,836.53	16,459.13
319	15-Nov	11.75	0.25	21,752.80	5,438.20	0.00	0.00	66,327.60	16,581.90
319	15-Nov	12	0.25	22,016.05	5,504.01	0.00	0.00	66,064.35	16,516.09
319	15-Nov	12.25	0.25	22,432.70	5,608.17	0.00	0.00	65,647.70	16,411.92
319	15-Nov	12.5	0.25	22,843.78	5,710.94	0.00	0.00	65,236.62	16,309.16
319	15-Nov	12.75	0.25	23,455.33	5,863.83	0.00	0.00	64,625.06	16,156.27
319	15-Nov	13	0.25	24,048.67	6,012.17	0.00	0.00	64,031.73	16,007.93
319	15-Nov	13.25	0.25	24,979.67	6,244.92	0.00	0.00	63,100.73	15,775.18
319	15-Nov	13.5	0.25	25,976.49	6,494.12	0.00	0.00	62,103.91	15,525.98
319	15-Nov	13.75	0.25	27,923.55	6,980.89	0.00	0.00	60,156.85	15,039.21
319	15-Nov	14	0.25	30,125.25	7,531.31	0.00	0.00	57,955.14	14,488.79
319	15-Nov	14.25	0.25	33,185.06	8,296.27	0.00	0.00	54,895.33	13,723.83
319	15-Nov	14.5	0.25	36,520.28	9,130.07	0.00	0.00	51,560.12	12,890.03
319	15-Nov	14.75	0.25	40,743.97	10,185.99	0.00	0.00	47,336.43	11,834.11
319	15-Nov	15	0.25	46,200.39	11,550.10	0.00	0.00	41,880.01	10,470.00
319	15-Nov	15.25	0.25	53,009.53	13,252.38	0.00	0.00	35,070.87	8,767.72
319	15-Nov	15.5	0.25	60,910.16	15,227.54	0.00	0.00	27,170.24	6,792.56
319	15-Nov	15.75	0.23	71,764.79	16,505.90	0.00	0.00	16,315.61	3,752.59
319	15-Nov	15.96	0.11	82,179.48	9,039.74	0.00	0.00	5,900.92	649.10
319	22-Nov	7.96	0.02	83,494.23	1,669.88	0.00	0.00	4,586.17	91.72
319	22-Nov	8	0.15	88,098.35	11,464.90	0.00	0.00	4,994.05	747.16
319	22-Nov	8.02	0.25	74,485.41	16,611.63	1,338.85	339.61	2,100.85	3,085.13
319	22-Nov	8.3	0.25	68,682.03	15,333.01	1,064.76	489.60	1,100.85	3,047.60
319	22-Nov	8.05	0.25	59,875.75	13,418.81	1,035.97	419.15	2,124.63	3,117.11
319	22-Nov	8.5	0.25	45,175.05	11,244.10	1,040.00	0.00	0.00	0.00
319	22-Nov	8.25	0.25	41,350.73	10,313.60	16,800	0.00	0.00	11,611.40
326	22-Nov	9.5	0.25	37,009.32	9,252.33	0.00	0.00	51,071.08	12,767.77
326	22-Nov	9.75	0.25	34,283.64	8,570.91	0.00	0.00	53,796.76	13,449.19
326	22-Nov	10	0.25	31,800.96	7,950.24	0.00	0.00	56,279.44	14,069.86
326	22-Nov	10.25	0.25	30,038.68	7,509.67	0.00	0.00	58,041.71	14,510.43
326	22-Nov	10.5	0.25	28,362.47	7,090.62	0.00	0.00	59,717.93	14,929.48
326	22-Nov	10.75	0.25	27,116.07	6,779.02	0.00	0.00	60,964.33	15,241.08
326	22-Nov	11	0.25	25,681.34	6,420.34	0.00	0.00	62,399.06	15,599.76
326	22-Nov	11.25	0.25	24,639.97	6,159.99	0.00	0.00	63,440.42	15,860.11
326	22-Nov	11.5	0.25	23,774.28	5,943.57	0.00	0.00	64,306.12	16,076.53
326	22-Nov	11.75	0.25	23,142.47	5,785.62	0.00	0.00	64,937.93	16,234.48
326	22-Nov	12	0.25	23,281.69	5,820.42	0.00	0.00	64,798.71	16,199.68
326	22-Nov	12.25	0.25	23,760.10	5,940.03	0.00	0.00	64,320.30	16,080.07
326	22-Nov	12.5	0.25	24,210.16	6,052.54	0.00	0.00	63,870.24	15,967.56
326	22-Nov	12.75	0.25	24,924.99	6,231.25	0.00	0.00	63,155.40	15,788.85
326	22-Nov	13	0.25	25,569.46	6,392.36	0.00	0.00	62,510.94	15,627.73
326	22-Nov	13.25	0.25	26,609.31	6,652.33	0.00	0.00	61,471.09	15,367.77
326	22-Nov	13.5	0.25	27,778.25	6,944.56	0.00	0.00	60,302.15	15,075.54
326	22-Nov	13.75	0.25	29,890.35	7,472.59	0.00	0.00	58,190.05	14,547.51
326	22-Nov	14	0.25	32,383.15	8,095.79	0.00	0.00	55,697.24	13,924.31
326	22-Nov	14.25	0.25	35,661.16	8,915.29	0.00	0.00	52,419.24	13,104.81
326	22-Nov	14.5	0.25	39,173.56	9,793.39	0.00	0.00	48,906.84	12,226.71
326	22-Nov	14.75	0.25	43,944.52	10,986.13	0.00	0.00	44,135.88	11,033.97

326	22-Nov	15	0.25	49,910.74	12,477.69	0.00	0.00	38,169.66	9,542.41
326	22-Nov	15.25	0.25	57,164.88	14,291.22	0.00	0.00	30,915.52	7,728.88
326	22-Nov	15.5	0.25	65,806.16	16,451.54	0.00	0.00	22,274.24	5,568.56
326	22-Nov	15.75	0.2	77,182.23	15,436.45	0.00	0.00	10,898.17	2,179.63
326	22-Nov	15.9	0.25	84,340.18	17,747.11	0.00	0.00	3,740.17	795.23
326	29-Nov	16.1	0.25	89,513.55	19,173.67	0.00	0.00	4,488.31	1,041.01
326	29-Nov	16.25	0.25	94,800.00	20,839.34	0.00	0.00	5,174.75	1,268.20
326	29-Nov	16.5	0.25	101,118.88	22,850.07	0.00	0.00	5,848.75	1,473.38
326	29-Nov	16.75	0.25	107,572.18	25,114.01	0.00	0.00	6,505.75	1,625.68
326	29-Nov	17	0.25	114,162.88	27,639.00	0.00	0.00	7,144.25	1,761.00
326	29-Nov	17.25	0.25	120,892.00	30,434.94	0.00	0.00	7,764.25	1,881.50
333	29-Nov	9.5	0.25	39,768.41	9,942.10	0.00	0.00	48,311.98	12,078.00
333	29-Nov	9.75	0.25	36,489.90	9,122.48	0.00	0.00	51,590.50	12,897.62
333	29-Nov	10	0.25	33,845.22	8,461.31	0.00	0.00	54,235.18	13,558.79
333	29-Nov	10.25	0.25	31,967.01	7,991.75	0.00	0.00	56,113.39	14,028.35
333	29-Nov	10.5	0.25	30,124.75	7,531.19	0.00	0.00	57,955.65	14,488.91
333	29-Nov	10.75	0.25	28,819.11	7,204.78	0.00	0.00	59,261.28	14,815.32
333	29-Nov	11	0.25	27,281.62	6,820.40	0.00	0.00	60,798.78	15,199.70
333	29-Nov	11.25	0.25	26,130.39	6,532.60	0.00	0.00	61,950.01	15,487.50
333	29-Nov	11.5	0.25	25,085.48	6,271.37	0.00	0.00	62,994.92	15,748.73
333	29-Nov	11.75	0.25	24,565.55	6,141.39	0.00	0.00	63,514.84	15,878.71
333	29-Nov	12	0.25	24,486.58	6,121.64	0.00	0.00	63,593.82	15,898.46
333	29-Nov	12.25	0.25	24,951.32	6,237.83	0.00	0.00	63,129.08	15,782.27
333	29-Nov	12.5	0.25	25,348.22	6,337.06	0.00	0.00	62,732.17	15,683.04
333	29-Nov	12.75	0.25	26,167.85	6,541.96	0.00	0.00	61,912.55	15,478.14
333	29-Nov	13	0.25	26,808.77	6,702.19	0.00	0.00	61,271.63	15,317.91
333	29-Nov	13.25	0.25	27,909.88	6,977.47	0.00	0.00	60,170.52	15,042.63
333	29-Nov	13.5	0.25	29,238.29	7,309.57	0.00	0.00	58,842.10	14,710.53
333	29-Nov	13.75	0.25	31,474.43	7,868.61	0.00	0.00	56,605.97	14,151.49
333	29-Nov	14	0.25	34,045.70	8,511.42	0.00	0.00	54,034.70	13,508.67
333	29-Nov	14.25	0.25	37,538.86	9,384.72	0.00	0.00	50,541.54	12,635.38
333	29-Nov	14.5	0.25	41,170.24	10,292.56	0.00	0.00	46,910.16	11,727.54
333	29-Nov	14.75	0.25	46,383.66	11,595.91	0.00	0.00	41,696.74	10,424.19
333	29-Nov	15	0.25	52,705.27	13,176.32	0.00	0.00	35,375.13	8,843.78
333	29-Nov	15.25	0.25	60,279.36	15,069.84	0.00	0.00	27,801.03	6,950.26
333	29-Nov	15.5	0.25	69,503.34	17,375.84	0.00	0.00	18,577.05	4,644.26
333	29-Nov	15.75	0.18	81,370.48	14,646.69	0.00	0.00	6,709.91	1,207.78
333	29-Nov	15.9	0.25	87,890.34	16,345.54	0.00	0.00	1,159.11	289.48
340	6-Dec	9.75	0.25	33,385.31	8,531.17	0.00	0.00	4,078.56	1,018.18
340	6-Dec	10	0.25	32,261.00	8,270.77	0.00	0.00	3,331.40	808.60
340	6-Dec	10.25	0.25	31,059.63	7,999.63	0.00	0.00	2,581.10	608.64
340	6-Dec	10.5	0.25	29,790.11	7,724.14	0.00	0.00	1,824.50	435.53
340	6-Dec	10.75	0.25	28,462.00	7,444.72	0.00	0.00	1,070.18	269.85
340	6-Dec	11	0.25	27,086.00	7,162.00	0.00	0.00	3,853.45	970.64
340	6-Dec	11.25	0.25	25,662.75	6,877.75	0.00	0.00	4,667.18	1,180.77
340	6-Dec	9.75	0.25	38,675.41	9,668.85	0.00	0.00	49,404.99	12,351.25
340	6-Dec	10	0.25	35,687.49	8,921.87	0.00	0.00	52,392.91	13,098.23
340	6-Dec	10.25	0.25	33,569.82	8,392.45	0.00	0.00	54,510.58	13,627.64
340	6-Dec	10.5	0.25	31,620.23	7,905.06	0.00	0.00	56,460.17	14,115.04
340	6-Dec	10.75	0.25	30,221.44	7,555.36	0.00	0.00	57,858.96	14,464.74
340	6-Dec	11	0.25	28,554.34	7,138.59	0.00	0.00	59,526.06	14,881.51
340	6-Dec	11.25	0.25	27,376.29	6,844.07	0.00	0.00	60,704.11	15,176.03
340	6-Dec	11.5	0.25	26,122.29	6,530.57	0.00	0.00	61,958.11	15,489.53
340	6-Dec	11.75	0.25	25,472.26	6,368.06	0.00	0.00	62,608.14	15,652.04

340	6-Dec	12	0.25	25,424.67	6,356.17	0.00	0.00	62,655.73	15,663.93
340	6-Dec	12.25	0.25	25,854.99	6,463.75	0.00	0.00	62,225.41	15,556.35
340	6-Dec	12.5	0.25	26,247.84	6,561.96	0.00	0.00	61,832.56	15,458.14
340	6-Dec	12.75	0.25	27,083.67	6,770.92	0.00	0.00	60,996.73	15,249.18
340	6-Dec	13	0.25	27,787.36	6,946.84	0.00	0.00	60,293.03	15,073.26
340	6-Dec	13.25	0.25	28,956.82	7,239.20	0.00	0.00	59,123.58	14,780.90
340	6-Dec	13.5	0.25	30,103.99	7,526.00	0.00	0.00	57,976.41	14,494.10
340	6-Dec	13.75	0.25	32,513.26	8,128.32	0.00	0.00	55,567.14	13,891.78
340	6-Dec	14	0.25	35,170.60	8,792.65	0.00	0.00	52,909.80	13,227.45
340	6-Dec	14.25	0.25	38,757.93	9,689.48	0.00	0.00	49,322.47	12,330.62
340	6-Dec	14.5	0.25	42,488.53	10,622.13	0.00	0.00	45,591.87	11,397.97
340	6-Dec	14.75	0.25	47,922.17	11,980.54	0.00	0.00	40,158.23	10,039.56
340	6-Dec	15	0.25	54,291.88	13,572.97	0.00	0.00	33,788.52	8,447.13
340	6-Dec	15.25	0.25	62,130.74	15,532.69	0.00	0.00	25,949.66	6,487.41
340	6-Dec	15.5	0.25	71,401.30	17,850.32	0.00	0.00	16,679.10	4,169.78
340	6-Dec	15.75	0.17	83,475.50	14,190.83	0.00	0.00	4,604.90	782.83
340	6-Dec	15.85	0.05	86,685.16	4,334.76	0.00	0.00	1,395.74	69.76
340	13-Dec	8.75	0.25	93,229.48	9,897.58	495.17	59.41	6,355.81	512.70
347	13-Dec	9.1	0.25	77,425.74	19,356.43	1,405.87	351.87	9,188.79	8,412.70
347	13-Dec	9.75	0.25	68,651.32	17,561.83	1,425.00	507.20	17,001.88	4,150.27
347	13-Dec	9.8	0.25	57,737.45	14,438.36	2,341.87	588.13	27,958.47	6,995.67
347	13-Dec	9.25	0.25	49,762.41	13,440.60	1,071.68	421.31	35,608.35	9,151.58
347	13-Dec	9.5	0.25	44,330.28	13,981.57	481.21	124.89	43,258.58	0,211.34
347	13-Dec	9.75	0.25	40,430.09	10,107.52	0.00	0.00	47,650.31	11,912.58
347	13-Dec	10	0.25	37,143.48	9,285.87	0.00	0.00	50,936.92	12,734.23
347	13-Dec	10.25	0.25	34,931.65	8,732.91	0.00	0.00	53,148.75	13,287.19
347	13-Dec	10.5	0.25	32,755.25	8,188.81	0.00	0.00	55,325.15	13,831.29
347	13-Dec	10.75	0.25	31,320.52	7,830.13	0.00	0.00	56,759.87	14,189.97
347	13-Dec	11	0.25	29,624.06	7,406.02	0.00	0.00	58,456.34	14,614.08
347	13-Dec	11.25	0.25	28,313.87	7,078.47	0.00	0.00	59,766.53	14,941.63
347	13-Dec	11.5	0.25	26,980.90	6,745.22	0.00	0.00	61,099.50	15,274.87
347	13-Dec	11.75	0.25	26,243.79	6,560.95	0.00	0.00	61,836.61	15,459.15
347	13-Dec	12	0.25	25,860.05	6,465.01	0.00	0.00	62,220.35	15,555.09
347	13-Dec	12.25	0.25	26,390.10	6,597.52	0.00	0.00	61,690.30	15,422.57
347	13-Dec	12.5	0.25	26,764.73	6,691.18	0.00	0.00	61,315.67	15,328.92
347	13-Dec	12.75	0.25	27,533.73	6,883.43	0.00	0.00	60,546.67	15,136.67
347	13-Dec	13	0.25	28,255.65	7,063.91	0.00	0.00	59,824.75	14,956.19
347	13-Dec	13.25	0.25	29,413.46	7,353.36	0.00	0.00	58,666.94	14,666.73
347	13-Dec	13.5	0.25	30,698.84	7,674.71	0.00	0.00	57,381.56	14,345.39
347	13-Dec	13.75	0.25	32,907.13	8,226.78	0.00	0.00	55,173.27	13,793.32
347	13-Dec	14	0.25	35,668.75	8,917.19	0.00	0.00	52,411.64	13,102.91
347	13-Dec	14.25	0.25	39,183.18	9,795.80	0.00	0.00	48,897.22	12,224.30
347	13-Dec	14.5	0.25	42,933.52	10,733.38	0.00	0.00	45,146.87	11,286.72
347	13-Dec	14.75	0.25	48,223.90	12,055.97	0.00	0.00	39,856.50	9,964.13
347	13-Dec	15	0.25	54,682.71	13,670.68	0.00	0.00	33,397.69	8,349.42
347	13-Dec	15.25	0.25	62,432.98	15,608.24	0.00	0.00	25,647.42	6,411.86
347	13-Dec	15.5	0.25	71,533.43	17,883.36	0.00	0.00	16,546.97	4,136.74
347	13-Dec	15.75	0.18	83,424.36	15,016.39	0.00	0.00	4,656.03	838.09
347	13-Dec	15.87	0.06	87,000.55	5,220.03	0.00	0.00	1,079.84	64.79
347	20-Dec	8.33	0.08	83,187.94	6,655.04	578.65	46.29	4,313.81	345.10
354	20-Dec	8.5	0.21	79,818.30	16,781.84	1,178.56	247.50	7,083.53	1,487.54
354	20-Dec	8.75	0.25	71,517.23	17,879.31	2,213.35	553.34	14,349.82	3,587.45
354	20-Dec	9	0.25	60,701.08	15,175.27	2,558.11	639.53	24,821.21	6,205.30
354	20-Dec	9.25	0.25	51,997.02	12,909.26	1,901.50	475.37	34,181.88	8,545.47

354	20-Dec	9.5	0.25	45,850.06	11,462.52	807.48	201.87	41,422.86	10,355.71
354	20-Dec	9.75	0.25	41,640.04	10,410.01	0.00	0.00	46,440.36	11,610.09
354	20-Dec	10	0.25	38,096.76	9,524.19	0.00	0.00	49,983.64	12,495.91
354	20-Dec	10.25	0.25	35,700.14	8,925.04	0.00	0.00	52,380.26	13,095.06
354	20-Dec	10.5	0.25	33,464.52	8,366.13	0.00	0.00	54,615.88	13,653.97
354	20-Dec	10.75	0.25	31,901.71	7,975.43	0.00	0.00	56,178.69	14,044.67
354	20-Dec	11	0.25	30,272.57	7,568.14	0.00	0.00	57,807.82	14,451.96
354	20-Dec	11.25	0.25	28,897.08	7,224.27	0.00	0.00	59,183.32	14,795.83
354	20-Dec	11.5	0.25	27,487.16	6,871.79	0.00	0.00	60,593.24	15,148.31
354	20-Dec	11.75	0.25	26,709.55	6,677.39	0.00	0.00	61,370.85	15,342.71
354	20-Dec	12	0.25	26,074.70	6,518.68	0.00	0.00	62,005.70	15,501.42
354	20-Dec	12.25	0.25	26,524.76	6,631.19	0.00	0.00	61,555.63	15,388.91
354	20-Dec	12.5	0.25	26,912.05	6,728.01	0.00	0.00	61,168.35	15,292.09
354	20-Dec	12.75	0.25	27,740.79	6,935.20	0.00	0.00	60,339.61	15,084.90
354	20-Dec	13	0.25	28,391.83	7,097.96	0.00	0.00	59,688.56	14,922.14
354	20-Dec	13.25	0.25	29,501.55	7,375.39	0.00	0.00	58,578.85	14,644.71
354	20-Dec	13.5	0.25	30,541.40	7,635.35	0.00	0.00	57,539.00	14,384.75
354	20-Dec	13.75	0.25	32,793.22	8,198.31	0.00	0.00	55,287.18	13,821.79
354	20-Dec	14	0.25	35,298.17	8,824.54	0.00	0.00	52,782.22	13,195.56
354	20-Dec	14.25	0.25	38,838.42	9,709.61	0.00	0.00	49,241.98	12,310.49
354	20-Dec	14.5	0.25	42,507.26	10,626.81	0.00	0.00	45,573.14	11,393.29
354	20-Dec	14.75	0.25	47,531.84	11,882.96	0.00	0.00	40,548.55	10,137.14
354	20-Dec	15	0.25	53,818.02	13,454.51	0.00	0.00	34,262.38	8,565.59
354	20-Dec	15.25	0.25	61,315.16	15,328.79	0.00	0.00	26,765.23	6,691.31
354	20-Dec	15.5	0.25	70,193.37	17,548.34	0.00	0.00	17,887.03	4,471.76
354	20-Dec	15.75	0.21	81,736.51	17,164.67	0.00	0.00	6,343.89	1,332.22
354	20-Dec	15.91	0.08	87,105.86	6,968.47	0.00	0.00	974.54	77.96

	30,507,558.03	6,899,936.93	56,405.52	13,673.72	70,376,172.46	17,363,989.36
	ExSF	ExSFHr	NewSF	NewSFHr	SunnySF	SunnySFHr
CADP Terms	30,507,558.03	6,899,936.93	56,405.52	13,673.72	70,376,172.46	17,363,989.36
Annual	411,895,810.23	93,159,049.62	761,555.46	184,614.84	950,179,314.50	234,438,772.82

Process Complete: Tuesday, March 03, 2009 4:00:22 PM
Elapsed Time: 23:47.7
TOTAL EXISTING SF*HR SHADOW: 3507934.61
TOTAL PROPOSED NEW SF*HR SHADOW: 13673.74
TOTAL SUNNY SF*HR SHADOW WITHOUT PROPOSED STRUCTURE: S339741.342
TOTAL SUNNY SF*HR SHADOW REMAINING AFTER PROPOSED STRUCTURE: 5326067.602
PERCENTAGE INCREASE SHADOW WITH PROPOSAL: 0.39%
PERCENTAGE DECREASE SUNLIGHT WITH PROPOSAL: 0.26%

***** Note: import this file into MS Excel(r) using Delimiter=Space;

Net New Shadows	184,614.84
Available Sun	234,438,772.82

% net new shadow against available sunlight on open space	0.078747572
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REUBEN & JUNIUS_{LLP}

May 18, 2011

VIA HAND DELIVERY

Ms. Christina Olague, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 899 Valencia – Conditional Use Authorization
Planning Dept. Case No.: 2004.0891CEKV
Planning Commission Hearing Date: May 26, 2011
Our File No.: 3446.09

Dear President Olague and Members of the Commission:

Our office represents Vermont Street Town Homes, LLC, the owner of 899 Valencia Street (“Property”), located at the northeast corner of Valencia and 20th, and the project sponsor for an 18-unit in-fill residential project with ground floor commercial that would replace the prior gasoline service station use (“Project”).

A. Benefits of the Project. The benefits of the Project include:

- **Authorize Conversion of the Closed Gasoline Service Station and Elimination of a Non-Conforming Use:** The prior gasoline service station ceased its operation in late 2004, and the underground storage tanks were removed by the prior owner at that time under the Department of Public Health’s supervision. The prior gas service station use is not permitted under current zoning, and the Project provides an opportunity to replace the non-confirming use with a more desirable residential/commercial use that is principally permitted by the Code.
- **Increase in Family Housing Supply:** The Project will increase the City’s supply of housing by providing 18 new units, the maximum number of units permitted by the applicable zoning. While the Planning Code requires only 40% of the units to be 2-bedroom units, in this case all of the units, or 100%, are 3-bedroom units, with sizes ranging from approx. 1,100 sf to 1,770 sf that are exceptionally well suited for family housing.
- **New Neighborhood-Serving Retail and Commercial Opportunities.** The Project includes 3 separate retail/commercial spaces, which purposefully range in size from approx. 1,600 sf to 3,000 sf to provide greater variety for different types of retail opportunities.

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- **Appropriate In-Fill Development Close to Transit and Services:** The Project is located along Valencia Street, on a corner lot, a block away from Mission Street, and is appropriate for the proposed height, density and uses, close to transit and other services.
- **CarShare Spaces.** Although the Project is not required to provide any CarShare spaces, the project sponsor is voluntarily including 2 CarShare spaces in the garage.
- **Bicycle Parking.** The Project provides 12 bicycle parking spaces when only 9 are required by the Code.
- **Generation of Construction Jobs.** As a new construction project with 5 stories-over-basement and approx. 51,500 sf, the Project will create many construction jobs over an estimated 12- to 18-month period.
- **Increased City Revenue.** With 18 new residential units, and over 7,000 sf of commercial space, the Project will result in increased City tax revenue over the minimal revenue generated by the vacant gas station and temporary surface parking lot use.

B. Neighborhood Outreach and Community Support.

The Project sponsor has been pro-active in reaching out to neighborhood residents, businesses and organizations through-out the entitlement process. The Project sponsor, at its own initiative, mailed invitations for a neighborhood meeting to neighbors within 300-foot radius of the Property, and has held 2 general neighborhood meetings. These neighborhood meetings occurred on March 16, 2009, and November 8, 2010, and were held at the Modern Times Bookstore, directly across the Project site. Each meeting was attended by approximately 10-15 people who had an opportunity to review the Project plans and ask questions from the entire Project team. Copies of the invitations and sign-in sheets for each of the meetings are attached as **Exhibit A**.

The Project team also presented the Project to the San Francisco Housing Action Coalition (“HAC”) on February 25, 2010, and received an endorsement letter from HAC shortly thereafter. The HAC endorsement letter is attached as **Exhibit B**.

The Liberty Hill Neighborhood Association, which includes approx. 55 members, provided us an opportunity to present the Project to their organization on May 9, 2011. The Association is supportive of the Project, and wrote a letter expressing their support, attached as **Exhibit C**.

In addition, several neighbors, including both residents and business owners and employees, have signed letters in support of the Project, copies of which are attached in **Exhibit D**. Exhibit D includes over 25 letters, however, it is our understanding that additional support letters and/or emails, beyond those included in this brief, have been submitted by other neighbors to Ben Fu’s attention at Planning Department.

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C. Project Description: Desirable In-Fill Development with 18 New Units.

The Project will replace the prior gasoline service station improvements with a new 5-story building that will include 18 units, ranging from 1,100 sf to 1,770 sf, and over 7,000 sf of ground floor retail uses, broken down into 3 separate spaces. The proposed uses provide an ideal mix of uses that is compatible with and beneficial to the Project neighborhood, and is a more appropriate use than the prior, non-conforming gasoline service station. Pursuant to the current (and prior) zoning, the Project appropriately provides residential uses above neighborhood-serving ground-floor uses close to other existing residential and commercial uses, as well as transit and other services.

The Project will include 18 residential units on floors 2 through 5, of which 10 are single-level flats, and the remaining 8 are bi-level townhome units. All but two units will be provided with private open space directly accessible from the unit, and all of the townhome units will include remarkable amount of open space ranging from approx. 350 sf to 640 sf. In addition, all units will have access to a 745-sf common open space located on the second level.

The residential lobby is located along 20th Street, and the entire Valencia Street façade is reserved for retail/commercial uses. Vehicular access to the below-grade parking garage will be accessible from 20th Street, so that the Project will be able to eliminate all existing curb cuts along Valencia Street, and the new building will be provided with a single garage entrance/exit off of 20th Street. In addition to providing 14 parking spaces for the 18 dwelling units, and 2 parking spaces for the commercial spaces, the Project also features 2 CarShare spaces (despite the fact that none are required). The below-grade parking garage will also include 12 bicycle parking spaces.

D. Requested Approvals.

The Project Sponsor is requesting a conditional use authorization to allow: 1) the conversion of the prior gasoline service station into another use (per Section 228.3), 2) the development of a lot that exceeds 10,000 sf in size (per Section 121.1), and 3) to allow residential off-street parking at a ratio of 0.75 spaces per unit (per Section 151.1). In addition, the Zoning Administrator will consider the granting of a modification from the rear yard setback requirements under Section 134(e). The Project is located in the Eastern Neighborhoods (“EN”) Plan Area, and because it submitted its first development application years prior to the passage of the EN Plan, it is being processed according to the prior Valencia NC zoning designation and the 50-X height and bulk designation pursuant to EN pipeline provisions found in Pl. Code Sec. 175.6(e). As a pipeline project, the Project is subject to the controls in effect prior to the EN Plan (prior to January 19, 2009), with the exception of current Articles 1, 1.2, 1.5, and 2.5.

CU - Gasoline Station Conversion: The Project satisfies the Section 228.3 criteria for conversion of a gasoline service station to another use as the benefits the Project provides to the City and the neighborhood outweigh any reduction in automotive goods and services availability. The prior owner of the site removed all of the gasoline service stations improvements, including

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the underground storage tanks, during Fall 2004, and thus the site has not provided any automotive goods or services for years. For some of the time since the closure of the prior gas station, the site has been used as a surface parking lot. The uses proposed by the Project are significantly more desirable and necessary than the prior gasoline station or the current temporary surface parking lots uses. The proposed uses are also more appropriate for the existing neighborhood. The Project will benefit the City and the neighborhood by providing 18 new dwelling units suitable for families, active ground floor commercial uses, higher tax revenue to the City, employment opportunities during the construction of the Project and thereafter within the commercial spaces.

CU - Development of a Lot Greater than 10,000 sf in Size : At approx. 10,925 sf, the Project site is slightly larger than the 10,000 sf threshold above which a conditional use authorization is required. The proposed development, with respect to use, size and design, is appropriate for the site and location.

CU - Residential Parking at a 0.75 to 1 ratio: Although the prior zoning would have allowed up to 1 parking space per unit, the Project must comply with the current off-street parking requirements which principally permit 0.5 spaces per unit, and up to 0.75 spaces per unit with a conditional use authorization. The Project is seeking a conditional use authorization in order to provide 14 off-street parking spaces for the 18 dwelling units (or 0.75 spaces per unit). The requested ratio for residential parking is appropriate for several reasons: 1) all of the residential units are 3-bedroom units appropriate for families, which are more likely to have and/or need one vehicle (or more) per family, 2) all of the off-street parking spaces are stored in a below-grade parking garage and thus the additional parking will not reduce, or have any negative impact, on the amount of neighborhood-serving retail opportunities the Project is able to provide, 3) the off-street parking spaces will be located within a single below-grade garage which will be the same size regardless of the number of parking spaces and thus the approval of the 0.75 spaces per unit promotes greater efficiency of the parking garage, and 4) since the parking spaces are located in a below-grade garage accessible from a combined entrance/exit off of 20th Street, the parking spaces will have no visual impact at the street level and will not conflict with urban design principles relative to provision of active ground floor uses.

In evaluating the request for residential parking, we also note that the Project's commercial component would be allowed to provide up to 4 off-street parking spaces, however, only 2 are proposed. In addition, although no CarShare spaces are required, the Project is voluntarily providing 2 CarShare spaces. The Project sponsor is providing the reduced number of commercial spaces, and the voluntary CarShare spaces to "compensate" for the additional four residential spaces.

Project Height and Planning Director Approval of 2'4" Increase over prior 50' limit: As an EN pipeline project, the Project is required to comply with the prior 50-foot height limit, but must also comply with the current Section 145.1(c)(3)(C) commercial ground floor height requirement of 14 feet (floor-to-floor). Planning Code Section 175.6(e)(1)(B) provides the Planning Director the authority to grant an increase in the otherwise superseded height limit,

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when such increase is necessary to comply with the amended Articles 1, 1.2, 1.5, and 2.5. The Project site today is subject to a 55-foot height limit, however, in order to comply with the current ground floor height requirement, a 2'4" increase over the prior 50-foot height limit is necessary.

Modification of Rear Yard Setback: The Zoning Administrator will review an additional request for modification from the rear yard setback requirement. As a corner lot, the Project does not provide the "traditional" full-lot width rear yard. Instead the Project provides a unified street-wall on both street facades, and will feature an equivalent inner rear yard setback.

Shadow Determination: The Project's height exceeds 40', and the Project will result in some shadowing or shading on Mission Playground located off of the 800-block of Valencia Street across the Project site. A shadow analysis was completed and reviewed by the Rec and Park Commission in September 2007. The Rec and Park Commission unanimously concluded that the shading or shadowing by the Project on Mission Playground would not be significant or adverse. The additional shadow cast by the Project is equivalent to 0.06% of the total potential sunlight on Mission Playground, which is well within the 0.1% threshold suggested (for larger parks of 2+ acres with existing shadow between 20% and 40%) by the 1989 Planning Commission and Rec and Park Commission joint guidelines for the implementation of Prop K. The shadow cast by the Project is not significant or adverse, would occur during early morning hours, would not involve prioritized midday hours, and would at its worse involve only 2,560 sf.

In addition, although not part of the shadow evaluation by the Rec and Park Commission or the Planning Commission, it should be noted that the actual shading caused by the Project is likely extremely minimal due to the existence of large mature trees that border Mission Playground. Therefore, in reality the Project is unlikely to cause any additional shading that is not already caused by the mature trees shown on the photo of the park area/entrance in question as viewed from the direction of the Project site, the direction of the shading.



One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN & JUNIUS_{LLP}

www.reubenlaw.com

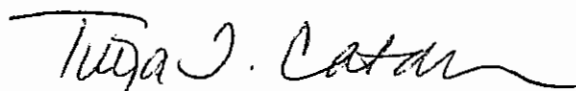
E. Conclusion.

The Project has already been reviewed and endorsed by HPC, which reviewed the Project in November 2010 under the EN Interim Policies. The Project received positive and supportive comments from the HPC Commissioners with respect to the Project's design and its compatibility with nearby buildings. In addition, the Rec and Park Commission has reviewed and recommended the Project in 2007, concluding that the shading or shadowing from the Project will not be significant or adverse to Mission Playground. In connection with the Rec and Park Commission and Department proceedings, the Project sponsor and the Rec and Park Department General Manager entered into a Memorandum of Agreement whereby the sponsor committed to payment of \$40,000 which would be used in the Department's discretion, to the sole benefit of the Mission Playground.

We look forward to presenting the Project to you next Thursday. The Project proposes a principally permitted use, and provides for a more appropriate and desirable use of the site than the prior gasoline service station. We respectfully request that the Commission approve the conditional use authorization.

Very truly yours,

REUBEN & JUNIUS, LLP



Tuija I. Catalano

cc: Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner Rodney Fong
Commissioner Ron Miguel
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
John Rahaim, Planning Director
Scott Sanchez, Zoning Administrator
Linda Avery, Commission Secretary
Ben Fu, Project Planner
Kevin Guy, Planner
Toby Morris, Kerman Morris Architects
Tim Brown
Morey Fox

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN & JUNIUS, LLP

www.reubenlaw.com

EXHIBIT A

February 26, 2009

To Neighboring Property Owners and Interested Parties:

Please accept this letter as an invitation to attend a neighborhood meeting that has been scheduled to update the community on the development proposal for 899 Valencia Street, a former gasoline service station. The proposal and meeting schedule are as follows:

Proposal:	A mixed-use development with 18 residential units and approximately 7,100 sq.ft. of ground floor retail area.
Meeting Date:	<u>Monday, March 16, 2009.</u>
Meeting Time:	<u>7:00 p.m. to 8:00 p.m.</u>
Meeting Location:	Modern Times Bookstore, 888 Valencia Street

The property owner and the project team look forward to providing an update on the development proposal and will answer questions regarding the proposal and the development process.

Please feel free to contact Tuija Catalano at 415-567-9000 with any questions.



899 Valencia Street

Neighborhood Meeting – March 16, 2009 – Sign-in Sheet

NAME	ADDRESS, PHONE #, E-MAIL
Andrea Drillings	3580 20th St 335-5604 asd429@gmail.com
HUNTER GATEWOOD	230 A LEXINGTON ST. SF 94110 hunter.gatewood@gmail.com
DANIEL FRATTIN	" "
Ashley	a.summers8@berkeley.edu
David Weston	3582 - 20th St. San Francisco, CA 94110
Laura Jones	ruby@rubygallery.com
Dill McLeod	333 Lexington St 94110 wmmcleod@gmail.com
Lisa Fromer Valenzuela	338 Lexington St SF 94110
COLBERT DARE	CDARE@ADL.COM
LISA RODES	3600 20th St #208 SF CA 94110 augebguides@aol.com
RICARDO ARAGON	686 VALANCIA # 29 20ST - 7 94110
Ruth Mahaney	888 Valencia
Ani Juan Lin	243 LEXINGTON ST
Dairo Romero	dromero@medawf.org

899 Valencia Street

Neighborhood Meeting – March 16, 2009 – Sign-in Sheet

NAME	ADDRESS, PHONE #, E-MAIL
Dennis Conway	3400 20th Street #203

October 25, 2010

To Neighboring Property Owners, Tenants and Other Interested Parties:

Please accept this letter as an invitation to attend a neighborhood meeting that has been scheduled to update the community on the development proposal for 899 Valencia Street, a former gasoline service station. The project scope and meeting schedule are as follows:

Proposal: New construction of a five-story building with 18 residential three-bedroom units, approximately 7,100 sq.ft. of ground floor retail area, and below-grade parking.

Meeting Date: **Monday, November 8, 2010.**

Meeting Time: **7:00 p.m. to 8:00 p.m.**

Meeting Location: Modern Times Bookstore,
888 Valencia Street (across the project site)

The property owner and the project team look forward to providing an update on the development proposal and will answer questions regarding the proposal and the development process.

Please feel free to contact Tuija Catalano at 415-567-9000 with any questions.

899 Valencia Street

Neighborhood Meeting – November 8, 2010 – Sign-in Sheet

NAME	ADDRESS, PHONE #, E-MAIL
Drew Colucci	3600 20 th St. #307
Brian Probst	3582 20 th St
SCOTT ELLSWORTH	871 VALENCIA STREET
Cynthia Davis	3616-20 th
Pastor Ken Hugel	835 Valencia - 648-2448
Shirley Foreman	sfedukate@yahoo.com 648-2448
C. DARE	1553 DOLORES ST SF CA lodare@aol.com
Dr. Lisa Frimer	338 Lexington (415) 826-5334 efrimer@care2.com
Paco Rodas	3600 20 th St.

EXHIBIT B



San Francisco
HOUSING
ACTION
COALITION

995 Market Street
Suite 1525
San Francisco, CA 94103
415 541 9001 tel
415 431 2468 fax
info@sfhac.org
www.sfhac.org

March 17, 2009

Tuija Catalano
Reuben & Junius, LLP
One Bush Street, Suite 600
San Francisco, CA 94104

Re: Proposed Residential Project on 899 Valencia

Dear Ms. Catalano:

The San Francisco Housing Action Coalition (SFHAC) is pleased to inform you of our enthusiastic endorsement of your proposed residential building at 899 Valencia Street. Our Endorsement Committee believes this project has strong merit and will make a substantial contribution to SFHAC's goals of increasing the supply of appropriately located housing that meets the needs of present and future San Franciscans.

The proposed project meets our endorsement criteria in the following ways:

Land Use:

The proposed combined residential and retail/community service project is an appropriate use of the site given the surrounding context. The project's location and size are entirely consistent with established uses in the neighborhood.

Density:

We understand that your project proposes 18 residential units in a five-story, mixed-use building. This is in keeping with the surrounding transit-oriented, high-density residential neighborhood.

Affordability:

The SFHAC is pleased to see that you propose building the affordable housing units onsite.

Transit Orientation and Parking:

The proposed project provides a ratio of parking spaces to housing units of less than 1:1 and is enhanced by proximity to numerous BART and MUNI stations that are within walking distance of the project.

We encourage you to increase secured bicycle parking for residents and to add bicycle parking for the retail component of your project.

We are encouraged that the units provided by your project are ideal for family housing and therefore encourage you to consider maximizing the use of car share spaces.

Design:

The proposed project promotes the principles of excellent urban design and is generally transit-oriented. The SFHAC supports your goal to enhance the public realm with an active ground floor use. The design's style, scale and façade are quite compatible with the existing neighborhood character.

The SFHAC is very supportive of the relatively large units and believes that the proposed design is well-suited to attract families. It is advantageous that Mission Playground is in close proximity to your project site, however, while the park adds to the livability to your project, it won't accommodate the needs of all the residents. We strongly encourage you to consider the rooftop as a potential area for common space and design it in a way that is conducive for both children and other residents.

Preservation:

There are no historic buildings on the project site and the building is designed to relate well to the historic neighborhood it will be built in.

Greening and Energy Efficiency:

The SFHAC is especially supportive that the proposed project will use green materials and techniques wherever possible, including Energy Star appliances and water efficient fixtures.

Community Input:

The SFHAC is supportive of your coordinated outreach and information efforts in the area and encourages this important dialogue with neighborhood residents and community organizations.

Thank you for submitting the 899 Valencia Street project to SFHAC's Endorsement Committee. If you contemplate significant additional changes to this project we would appreciate an opportunity to review them. However, we are pleased to fully endorse this excellent project. It meets our guidelines in an exemplary fashion. Please let us know how we may be of assistance.

Sincerely,



Tim Colen, Executive Director

EXHIBIT C

From: Jake Barlow <seejake@gmail.com>
Date: May 14, 2011 11:03:14 AM PDT
To: ben.fu@sfgov.org
Cc: Morey Fox <moreyfox@me.com>, LibertyHillNeighborhood@googlegroups.com
Subject: **Regarding 899 Valencia Street proposed development**

May 14, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: New Construction Project at 899 Valencia Street
Planning Department Case No. 2004.0891

Dear Mr. Fu,

The Liberty Hill Neighborhood Association, whose members live in close proximity to 899 Valencia Street, have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, and members have voted to support the project. It is the view of supporting members that this project has been designed and developed with mindfulness towards the community and the surrounding buildings, and the developers and designers have worked with the city and the neighbors to design a building that will have a positive impact on the neighborhood.

It is our hope that the Planning Commission will approve this project on May 26, 2011.

Liberty Hill Neighborhood Association

EXHIBIT D

May 9, 2011

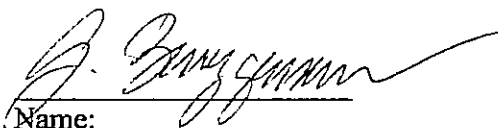
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 867 Valencia, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____

ACUPUNCTURE ~ HERBAL MEDICINE~MANUAL
THERAPY

Philip Cusick, L.Ac.
2588 Mission Street #204
San Francisco, CA 94110
phone 415. 730.2448
fax 415. 962.0605

May 9, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4 Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I work at 2588 Mission St. and reside on Shotwell Street, in close proximity to 899 Valencia Street. I have been a Mission resident for 20 years. I have reviewed the plans by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and lots of parking. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. I believe that the construction of the project will have a positive impact on this neighborhood.

Sincerely,



Philip Cusick, L.Ac.

May 11, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

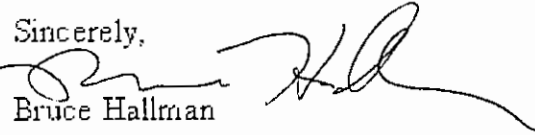
RE: Endorsement of the 899 Valencia Street new construction.
Ref: Planning Dept. Case No. 2004.0891 .

Dear Mr. Fu,

I live at 1228 Treat Avenue, which is close to 899 Valencia Street. I have reviewed the plans for this project prepared by Kerman Morris Architects, including a five story building with ground floor retail and below grade parking.

I support this project, and hope that the Planning Commission will approve it on May 26, 2011 because it will certainly have a beneficial effect on the neighborhood.

Sincerely,


Bruce Hallman
1128 Treat Avenue
San Francisco, CA 94110

May 4, 2011


Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 3600/3602 20th St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,



Name:

Laura James / Ruby Gallery

May 3, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

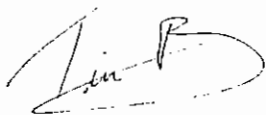
Dear Mr. Fu,

I reside at 968 Hampshire Street and frequently pass 899 Valencia Street. I have been wondering why there is an abandoned gas station on Valencia street for so many years.

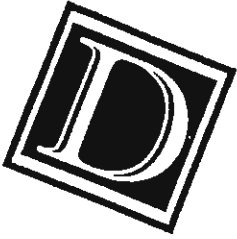
I am thrilled that there is finally a plan to do some about this eyesore. I saw the plans that Kerman Morris Architects designed for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use and I say let's get this built as soon as possible.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Berkley", written in a cursive style.

Tim Berkley



DATTANI & CO.

CERTIFIED PUBLIC ACCOUNTANTS

3232 22ND St.
San Francisco, CA 94110

Phone: (415) 546-1238

Fax: (415) 546-1421

Ben Fu
San Francisco Planning Department
1650 Mission St, 4th Fl
San Francisco, Ca 94103

May 10, 2011

Re: New Construction project at 899 Valencia St
Planning Dept. Case #2004.0891

Dear Mr. Fu,

We have a good professional business at 3232 22nd Street, in close proximity to 899 Valencia Street. We have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of 5-story building with 18 residential units, and ground floor retail spaces.

We support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood and definitely bring more professional type residents to our neighborhood, which will support the additional retail floors included in this mixed-use project. It will also benefit existing retail businesses in the neighborhood and increase property taxes base for our city, which can do with funds in this cash-strapped economy.

Sincerely,

Kaushik Dattani

May 13, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: New Construction Project at 899 Valencia Street
Planning Department Case No. 2004.0891

Dear Mr. Fu,

My wife and I, residing at 873 Guerrero St, live in close proximity to 899 Valencia Street, have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, and we are writing to support the project. It is our view that this project has been designed and developed with mindfulness towards the community and the surrounding buildings, and the developers and designers have worked with the city and the neighbors to design a building that will have a positive impact on the neighborhood.

It is our hope that the Planning Commission will approve this project on May 26, 2011.

Sincerely,
Jake Barlow
Clarice Corell
873 Guerrero St

~~April~~ 6, 2011

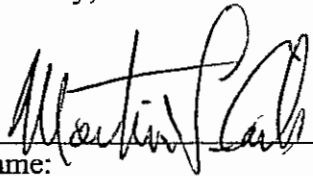
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 1531 [unclear] SF CA
[unclear] SF 94110, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____

~~MAY~~ / 6 2011
APR 16 2011

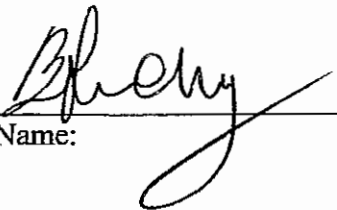
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 1531 Liberty St S.F. 94110, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name:

May 13, 2011

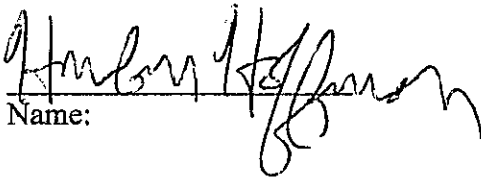
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 3363 21ST STREET, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name:

May 8, 2011

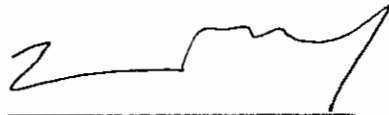
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 1085 Valencia Street, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,



Name: TAMARA BROWN, LAc

May 8, 2011

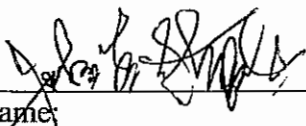
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 145 Bartlett, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____

May 7, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 1000 Valencia St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,



Name:

May 8, 2011


Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 1000 Valencia St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name. _____

May 8, 2011

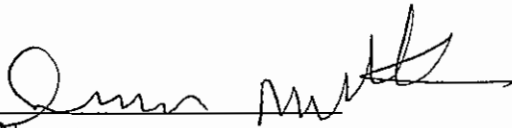
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 898 Valencia St. in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____

May 5, 2011

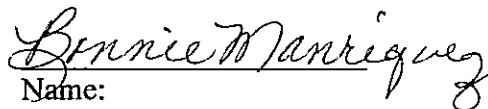
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I ~~reside~~/work at 2780 MISSION ST., in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name:

May 5, 2011

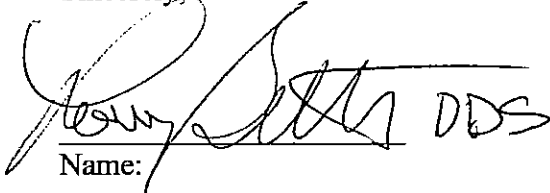
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 2780 Mission St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

 A handwritten signature in black ink, appearing to read 'Ben Fu', with the letters 'D.D.S.' written to the right of the signature.

Name:

May 6, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 1021 Valencia, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: J. Portman

April 10, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I ^{work} reside at 1009 Valencia St. S.F. in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

Name: _____



April 30, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 3348 21st St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,



Name: Laura Rogers

Laura @ BrownAndCo - SF.COM 415.990.0221

April 10, 2011

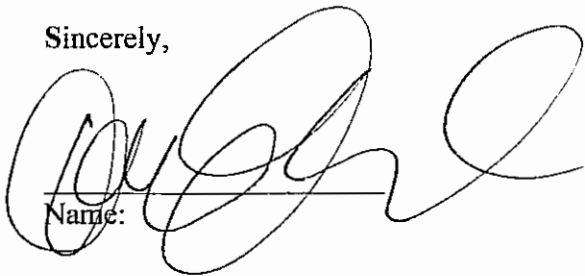
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 3431 19th Street, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____

David Ester
3431 19th Street
S.F., CA 94110

david@hogandrocks.com

May 20, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 3676 19th St., in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____

April ¹⁰ 2011

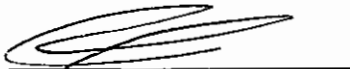
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 999 Valencia St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: Youssef Nazari

April 29, 2011

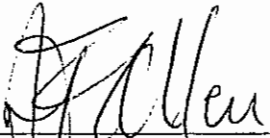
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 115 Bartlett Street, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,



Name: John Allen

April 9 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at Cafe Venice 24th St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

Randy Fu
Name:

April 29, 2011

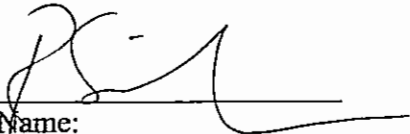
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at MISSION MET FISHER in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____

April 20⁹ 2011

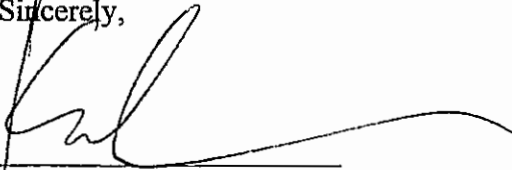
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 180 Bartlett St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,



Name:

April 9, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside at 1580 BonAlet St, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I support the project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

Name: 

May 16, 2011

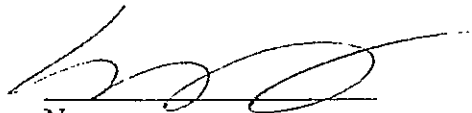
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 2456 Folsom Street, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,



Name:

(SHAO ZHANG)

May 16, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 2456 Folsom Street, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

Pei Lian Fang (PEI LIAN FANG)
Name:

May 16, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 118 CHATTAHOOGA, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

Rodrigo Santos (RODRIGO SANTOS)
Name:

May 16, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 118 CHATTANOOGA, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

Virginia F. Santos (VIRGINIA F. SANTOS)
Name:

May 16, 2011

Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 2451 HARRISON ST, in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,

Paul Means (PAUL MEANS)
Name:

May 16, 2011

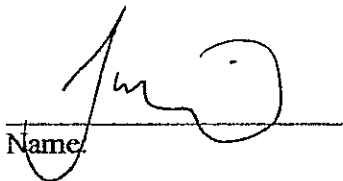
Ben Fu
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**RE: New Construction Project at 899 Valencia Street
Planning Dept. Case No. 2004.0891**

Dear Mr. Fu,

I reside/work at 2451 Harrison St., in close proximity to 899 Valencia Street. I have reviewed the plans, dated November 10, 2010, prepared by Kerman Morris Architects, for the construction of a 5-story building with 18 residential units, ground floor retail, and below-grade parking with 14 spaces for the residential use and 4 spaces for the retail use. I am not in opposition to this project, and hope that the Planning Commission will approve it on May 26, 2011. The construction of the project will have a positive impact on this neighborhood.

Sincerely,


Name: _____ (TINA HUI)



899 VALENCIA STREET
 NEW CONSTRUCTION MIXED-USE BUILDING

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DPW STREET IMPROVEMENT NOTES:

1. DPW/ BSM SITE MEETING REQUIRED; CALL TO ARRANGE APPOINTMENT WITH INSPECTOR.
2. OFFICIAL SIDEWALK SLOPE IS 1/5" PER FOOT RISE FROM CURB GRADE TO PROPERTY LINE. ALL ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR, SHALL MEET SIDEWALK GRADE. ALL RAMPING SHALL BE INSIDE OF PROPERTY LINE. DRIVEWAYS AND SIDEWALKS MUST CONFORM TO CITY REQUIREMENTS. FOR FURTHER INFORMATION CALL BUREAU OF STREET USE & MAPPING @ 554-6060.
3. ALL ENCROACHMENTS INTO OFFICIAL STREET OR SIDEWALK AREAS MUST BE GRANTED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS OR BY RESOLUTION OF THE BOARD OF SUPERVISORS. ALL RAMPING TO BE INSIDE PROPERTY LINE.
4. SEPARATE PERMIT REQUIRED FROM BUREAU OF STREET USE & MAPPING FOR POTTED PLANTS & STREET TREES IN SIDEWALK AREAS. FOR FURTHER INFORMATION CALL 554-6700.
5. DPW/ BSM SIGN-OFF REQUIRED ON JOB CARD PRIOR TO DBI FINAL.
6. ALL WORK IS SUBJECT TO THE CONDITIONS NOTED ON PENDING DPW STREET IMPROVEMENT PERMIT AND DPW MINOR SIDEWALK ENCROACHMENT PERMIT (WHERE APPLICABLE).

GROSS SQUARE FOOTAGES BY FLOOR:

BASEMENT: 10,895 SQ. FT.
(8,348 PARKING + 2,247 SERVICE/STORAGE + 300 CIRCULATION)

FIRST FLOOR: 9,655 SQ. FT.
(7,451 GROSS COMMERCIAL W/ RESTROOMS + 1,027 PARKING RAMP/ SERVICE + 1,177 RES LOBBY/ CIRCULATION)

TYPE-I CONSTRUCTION TOTAL: 20,550 SQ. FT.
(BASEMENT + FIRST FLOOR)

SECOND FLOOR: 7,825 SQ. FT.
(6,666 RESIDENTIAL + 1,159 CIRCULATION)

THIRD FLOOR: 7,965 SQ. FT.
(6,809 RESIDENTIAL + 1,159 CIRCULATION)

FOURTH FLOOR: 8,027 SQ. FT.
(8,027 RESIDENTIAL + 0 CIRCULATION SQ. FT.)

FIFTH FLOOR: 7,199 SQ. FT.
(6,065 RESIDENTIAL + 1,134 CIRCULATION)

TYPE-V CONSTRUCTION TOTAL: 31,016 SQ. FT.
(SECOND THROUGH FIFTH FLOORS)

TOTAL ENCLOSED BUILDING AREA: 51,566 SQ. FT.
(20,550 TYPE-I + 31,016 TYPE-V)

BUILDING GROSS SQUARE FOOTAGE:

LOT AREA: 10,925 sf (=105' x 110' minus 25' x 25')

BASEMENT:
A) PARKING GARAGE #001 / SERVICE AREAS: 10,595 sf
(parking 8,348 sf + service areas 2,247 sf)
B) ELEVATOR/ CIRCULATION: 300 sf

TOTAL SF @ BSMT LEVEL: 10,895 sf (A + B)

GROUND FLOOR:
C) PARKING GARAGE #001/ SERVICE AREAS: 1,027 sf
(parking ramp 898 sf + service areas 129 sf)
D) COMMERCIAL: 7,451 sf
(Comm. #102: 1,694 sf + Comm. #107: 2,469 sf + Comm. #108: 3,288 sf)
E) COMMON LOBBY AND CORRIDORS: 1,177 sf

TOTAL SF @ GROUND FLR: 9,655 sf (C + D + E)

RESIDENTIAL LEVELS (FLOORS 2-5):
F) 18 RESIDENTIAL UNITS: 27,564 sf
G) CIRCULATION (STAIRS, CORRIDORS, ELEVATOR, ETC.): 3,452 sf

TOTAL SF @ RESIDENTIAL LEVELS 2-5: 31,016 sf (F + G)

TOTAL ENCLOSED BLDG AREA: 51,566 sf

UNIT COUNT:
(18) 3-brs
18 RESIDENTIAL UNITS

**PLANNING REV. #3
05/26/2011**

PLANNING DEPARTMENT NOTES:

Project Location: 899 Valencia Street, Block 3596/Lot 113

Zoning District: Valencia NCT
Valencia NCD to Valencia Street NCT: Project is grandfathered in based on original date of submission, however it must comply with new zoning requirements for Valencia NCT district only as outlined in Articles 1, 1.2, 1.5 and 2.5 of the Eastern Neighborhood Planning Amendments per Sec. 175.6(e)(1)(A).

Building Height Limit: 55-X
Height limit: 55 feet maximum: 52'-4" proposed. Shadow study required and has been completed. Building complies. Building height has also been approved by San Francisco Recreation and Parks Department.

Proposed Building Use:
18 Residential Units with ground floor commercial and basement level parking.

Article 1.0: General Zoning Provisions and Definitions
Definitions apply.

Article 1.2: Dimensions Areas and Open Spaces
Sec. 124 BASIC FLOOR AREA RATIO:
Valencia NCT: (Table 124): F.A.R. = 2.5 to 1. Per section 134(b) F.A.R. requirements do not apply to dwellings/residential uses.

Sec. 132 FRONT SETBACKS
None required for Valencia NCT.

Sec. 134 REAR YARDS
s. 134(a): 25% of lot depth at the second story and each succeeding story of the building (and at any residential level).
s. 134(b): Obstructions such as bays are allowed per section 136.
s. 134(e)(2): Project is eligible for a rear yard modification pursuant to review/approval by Zoning Administrator.
s. 134(e)(2): Rear Yard Modification: 25% of lot area may be provided for a corner lot in lieu of the 25% lot depth. 25% lot area is provided (10,925 s.f. * 0.25 = 2,731.25 s.f.). Project complies.

Sec. 135 USABLE OPEN SPACE, NC DISTRICTS
Valencia NCT: (Table 135A): A minimum of 80 square feet private area/ unit or 106.4 square feet publicly accessible open space per unit required. 11 units have private open space > 80 sf. 7 units (units #202, 203, 205, 301, 302, 303, 305) require common open space. 7 units x 106.4 sf = 744.8 sf common usable open space required. Common open space provided at the podium/second floor level (745 sf).

Sec. 136 OBSTRUCTIONS OVER STREETS, ALLEYS AND IN REQUIRED SETBACKS.
Valencia NCT: Obstructions such as bays are allowed per section 136.

Sec. 140 DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN AREA (Dwelling unit exposure). All units face onto a public street or rear yard complying with the requirements of the code.

Sec. 143 STREET TREES
Street trees are required for projects of new construction and a minimum of (1) tree of 24" box size for each 20 feet of frontage of the property along the streets. Street trees to be compliant with the applicable water use requirements of the Administrative Code Chapter 63 and species and locations are subject to approval by the Department of Public Works. Installation, maintenance and protection of trees are subject to Article 16 of Public Works Code. Complying street trees are provided and comply with this section.

Sec. 145.1 STREET FRONTAGES, NC DISTRICTS
Valencia NCT:
s. 145.1(c)(2): Parking: Garage entry to be no more than 1/3 of the lot width (or 20 feet) along 20' Street. Building complies.
s. 145.1(c)(3): Active Uses: With the exception of driveway, building egress and mechanical access, the first 25' of the building depth at grade to be reserved for active uses. Building complies.
s. 145.1(c)(4)(B): Ground Floor Ceiling Height: Ground floor non-residential uses to have a minimum floor to floor height of 14 feet as measured from grade. Building complies.
s. 145.1(c)(5): Street Facing Ground-Level Spaces: Floors of street fronting interior spaces are to be as close as possible to sidewalk elevations. Building complies.
s. 145.1(c)(6): Transparency and Fenestration: Street frontage on ground floor to have minimum 60% transparent windows and doors. Building complies.

Sec. 145.4 REQUIRED GROUND FLOOR COMMERCIAL USES
s. 145.4(b)(13)Valencia NCT: Ground floor along Valencia Street to be active uses and per 145.4(d)(3) no commercial frontage to be more than 75' contiguous linear feet. Building Complies with smaller commercial units.

Article 1.5: Off-Street Parking and Loading
Sec. 151.1 SCHEDULE OF PERMITTED PARKING
Valencia NCT:
Residential: No parking is required. However, per Table 151. 0.75 parking spaces per dwelling units are allowed with Conditional Use approval: 18 dwelling units * 0.75 = 13.5 spaces = 14 residential spaces are allowed (rounded up per section 153(a)(5)).
Commercial Uses: up to 1 parking space per 1500 square feet of occupied floor area is allowed with Conditional Use approval: 6,034 / 1,500 s.f. = 4 parking spaces allowed (with CU).
Car Share: None required. 1 space provided. (See Sec. 166)
Total parking permitted (with CU) and proposed = 19 spaces.

Sec. 152 REQUIRED LOADING SPACES:
None required for Commercial areas less than 10,000 square feet. None provided.

Sec. 154 DIMENSIONS FOR OFF-STREET PARKING
Valencia NCT: s. 154(a)(3) no minimum area or dimension requirements.

Sec. 155.2 and Sec. 155.5 BICYCLE PARKING REQUIRED
Privately Owned Garage: s. 155.2(c)(1): A minimum of six (6) Class 1 spaces are required in privately owned garage.
Residential Uses: s. 155.5 parking spaces for Residential Uses: one (1) Class 1 space for every 2 dwelling units. (18) dwelling units * 0.5 = (9) spaces required.
Total bicycle parking required = 9 spaces.
Total bicycle parking provided = 12 spaces. Building Complies.

Sec. 166 CAR SHARING
Per Table 166, no car share spaces are required for 0-49 residential units. 1 car share space is provided. Building complies.

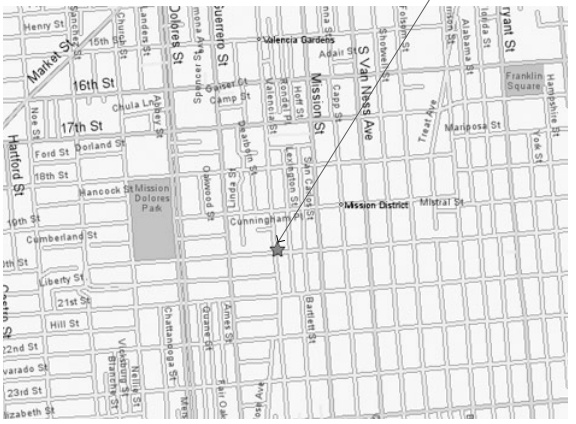
Sec. 168 BABY DIAPER CHANGING ACCOMMODATIONS
Every Public-Serving Establishment shall provide baby diaper-changing accommodations. Commercial units comply.

Article 2: Use Districts (Voluntary Compliance):
Sec. 207.6 REQUIRED MINIMUM DWELLING UNIT MIX IN NCT DISTRICT
Valencia NCT:
S. 207.6(c)(2): 40% 2-Bedroom units required (9 units) or 30% 3-Bedroom units required. Building complies with (18) 3-Bedroom units (100%).
VALENCIA NCD: Density: 1 unit per 600 sf of lot area allowed. 10,925 sf lot area / 600 sf = 18 units allowed.
18 dwelling units proposed.

Article 2.5: Height and Bulk Districts
Sec. 260: HEIGHT LIMITS: MEASUREMENT
Building height is measured from one point on the street frontage from curb to top of flat roof.

Article 7: Neighborhood Commercial Districts
Sec. 726.1 VALENCIA STREET NCT DISTRICT - Density
No housing density requirements apply.

LOCATION MAP:



DESCRIPTION OF WORK:

New construction of a five-story mixed-use building as follows:
Basement S-3 parking and Ground Floor M commercial occupancies;
Type I-A, 3-hour fire resistive construction/separation from floors above. Stories 2 through 5: (18) units of R-2 occupancy apartments;
Type V-A, 1-hour construction. Building to be fully sprinklered under separate permit.

All work to comply with current local and state codes including, but not limited to: the 2007 Edition of the California Building Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code and the California Fire Code, the current editions of the San Francisco Building and Planning Codes, Title-24 Energy Standards, etc...

BUILDING DATA:

ADDRESS: 899 VALENCIA STREET
SAN FRANCISCO, CA 94110

BLOCK/LOT: BLOCK 3596/ LOT 113

ZONING DISTRICT/ HEIGHT: VALENCIA NCD/ 50-X
(GRANDFATHERED)
(CURRENT - VALENCIA NCT/ 55-X)

LOT SIZE: 110'-0" X 105'-0" WITH NOTCH

SFBC OCCUPANCY CLASSES: R-2, M, S-3

CONSTRUCTION TYPE: TYPE I-A, 1-HR OVER TYPE I-A
CONCRETE

DESIGN/ AGENT: KERMAN MORRIS ARCHITECTS
69A WATER STREET
SAN FRANCISCO, CA 94133
(415)749-0302

INDEX OF DRAWINGS:

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- A-1.1 BASEMENT LEVEL FLOOR PLAN
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- A-1.4 THIRD FLOOR PLAN
- A-1.5 FOURTH FLOOR PLAN
- A-1.6 FIFTH FLOOR PLAN
- A-1.7 ROOF PLAN
- A-2.1 SOUTH ELEVATION
- A-2.2 WEST ELEVATION
- A-2.3 NORTH ELEVATION / BUILDING SECTION
- A-2.4 EAST ELEVATION / BUILDING SECTION
- A-3.1 SECTION

UNIT #	FLOOR #	# OF BEDROOMS	UNIT NET SF	TOWNHOUSE UNIT BREAKDOWN	OPEN SPACE SF
201	2	3	1,320	NA - FLAT	519
202	2	3	1,270	NA - FLAT	-
203	2	3	1,100	NA - FLAT	30
204	2	3	1,455	NA - FLAT	935
205	2	3	1,110	NA - FLAT	41
301	3	3	1,380	NA - FLAT	-
302	3	3	1,305	NA - FLAT	63
303	3	3	1,150	NA - FLAT	30
304	3	3	1,140	NA - FLAT	143
305	3	3	1,455	NA - FLAT	41
501	4 & 5	3	1772	744 UPPER LEVEL SF 1,028 LOWER LEVEL SF	637
502	4 & 5	3	1454	541 UPPER LEVEL SF 913 LOWER LEVEL SF	379
503	4 & 5	3	1513	786 UPPER LEVEL SF 727 LOWER LEVEL SF	393
504	4 & 5	3	1614	590 UPPER LEVEL SF 1,024 LOWER LEVEL SF	359
505	4 & 5	3	1651	754 UPPER LEVEL SF 897 LOWER LEVEL SF	340
506	4 & 5	3	1471	551 UPPER LEVEL SF 920 LOWER LEVEL SF	508
507	4 & 5	3	1663	763 UPPER LEVEL SF 900 LOWER LEVEL SF	344
508	4 & 5	3	1379	512 UPPER LEVEL SF 867 LOWER LEVEL SF	530
TOTAL NET SF:			25,202		5,292

EXCEEDS MIN. 80 SF OPEN SPACE/UNIT



Revisions:

1	PLANNING SET 8/11/04
2	PLANNING REV #1 11/03/05
3	PLANNING REV #2 8/23/10
4	PLANNING REV #3 05/26/11

899 VALENCIA STREET

NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

TITLE SHEET

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DATE: 05/11/04
SCALE:
DRAWN BY: JLL
CHECKED BY: TM
JOB NO.: 0420

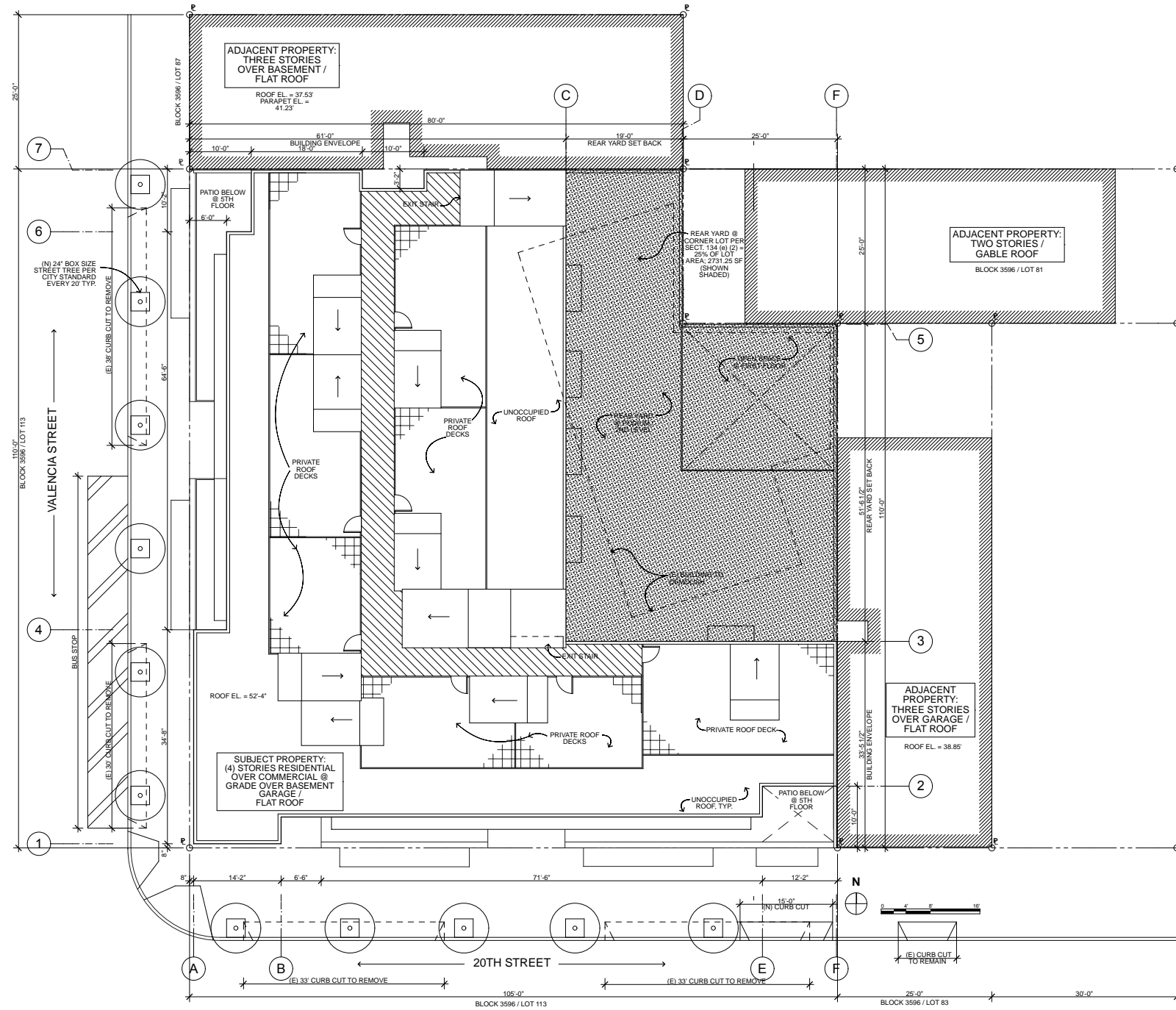
DRAWING

T-1

DRAWING: 899 VALENCIA STREET - PLANNING REV #3

Revisions:

1	PLANNING SET 01/10/04
2	PLANNING REV #1 11/03/05
3	PLANNING REV #2 09/23/10
4	PLANNING REV #3 05/26/11



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



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NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

SITE PLAN

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JOB NO.	0420

DRAWING

A-1.0

Revisions:

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4	PLANNING REV #3 05/26/11



899 VALENCIA STREET

NEW CONSTRUCTION:
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18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

1ST FLOOR PLAN

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SCALE:

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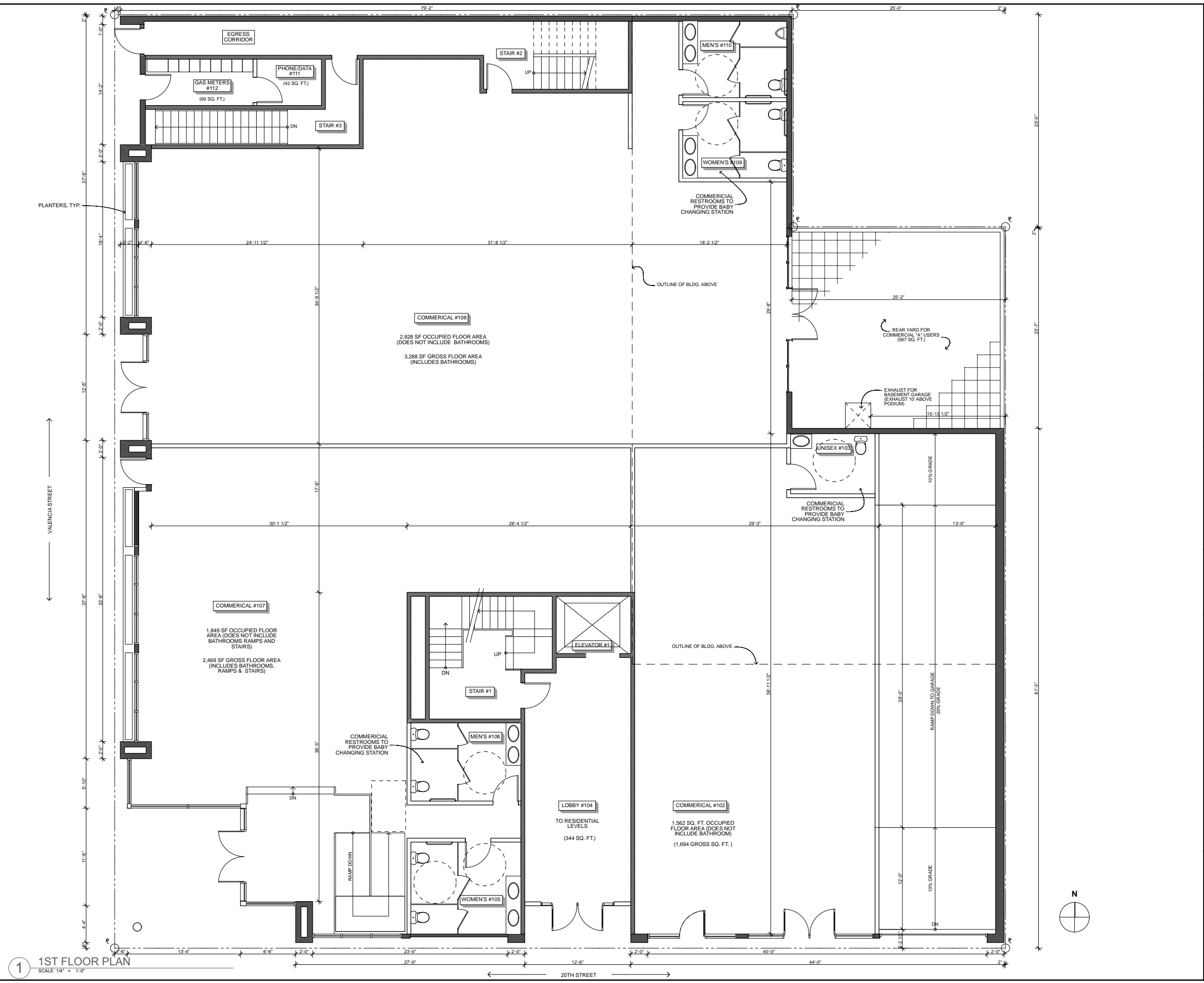
JOB NO.: 0420

DRAWING

A-1.2

5 of 15 sheets

899 VALENCIA STREET, BLOCK 3596 / LOT 113 - PLANNING REV #3



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Revisions:

1	PLANNING SET 01/10/04
2	PLANNING REV #1 11/03/05
3	PLANNING REV #2 09/23/10
4	PLANNING REV #3 05/26/11



899 VALENCIA STREET

NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

2ND FLOOR PLAN

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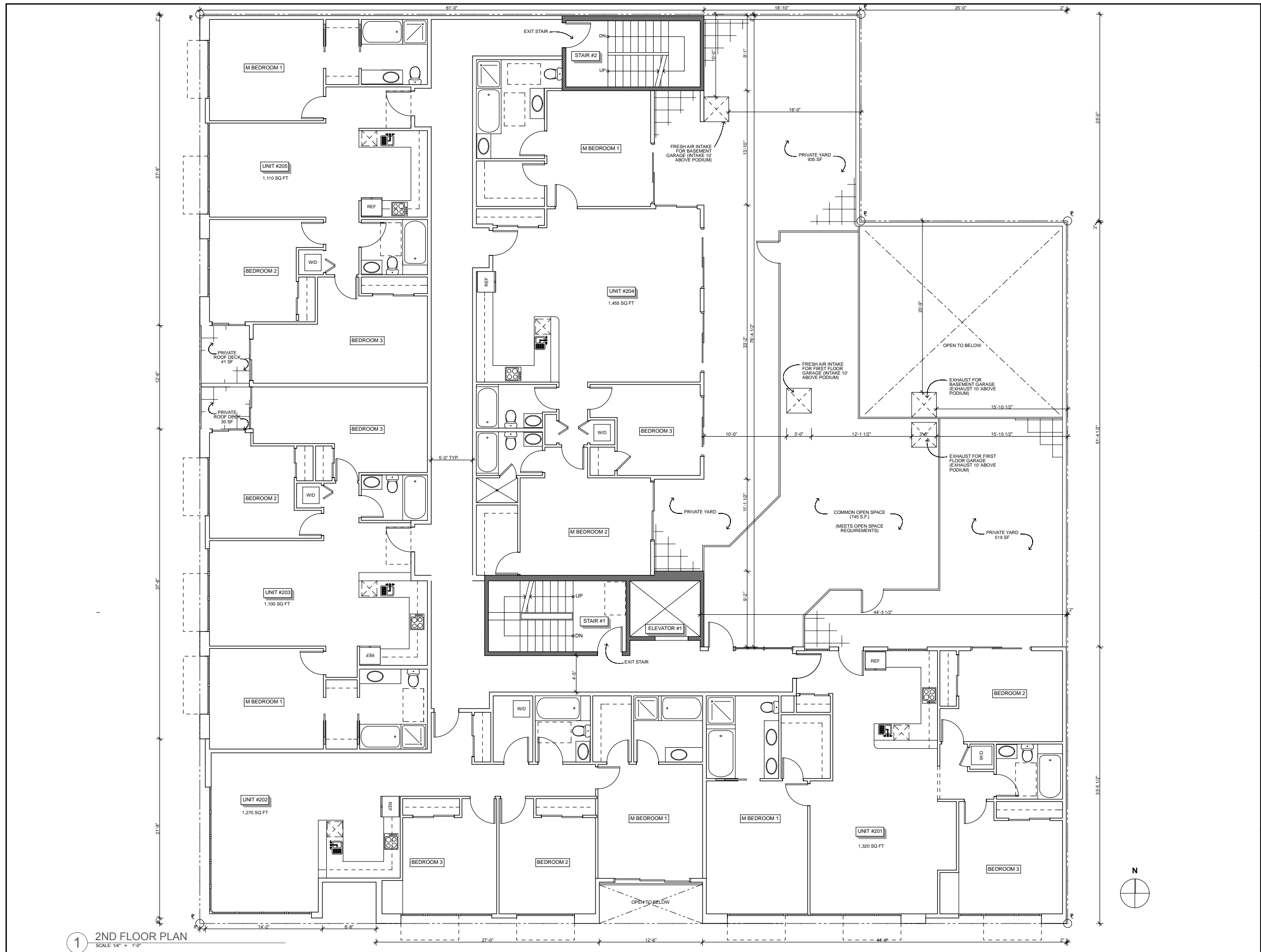
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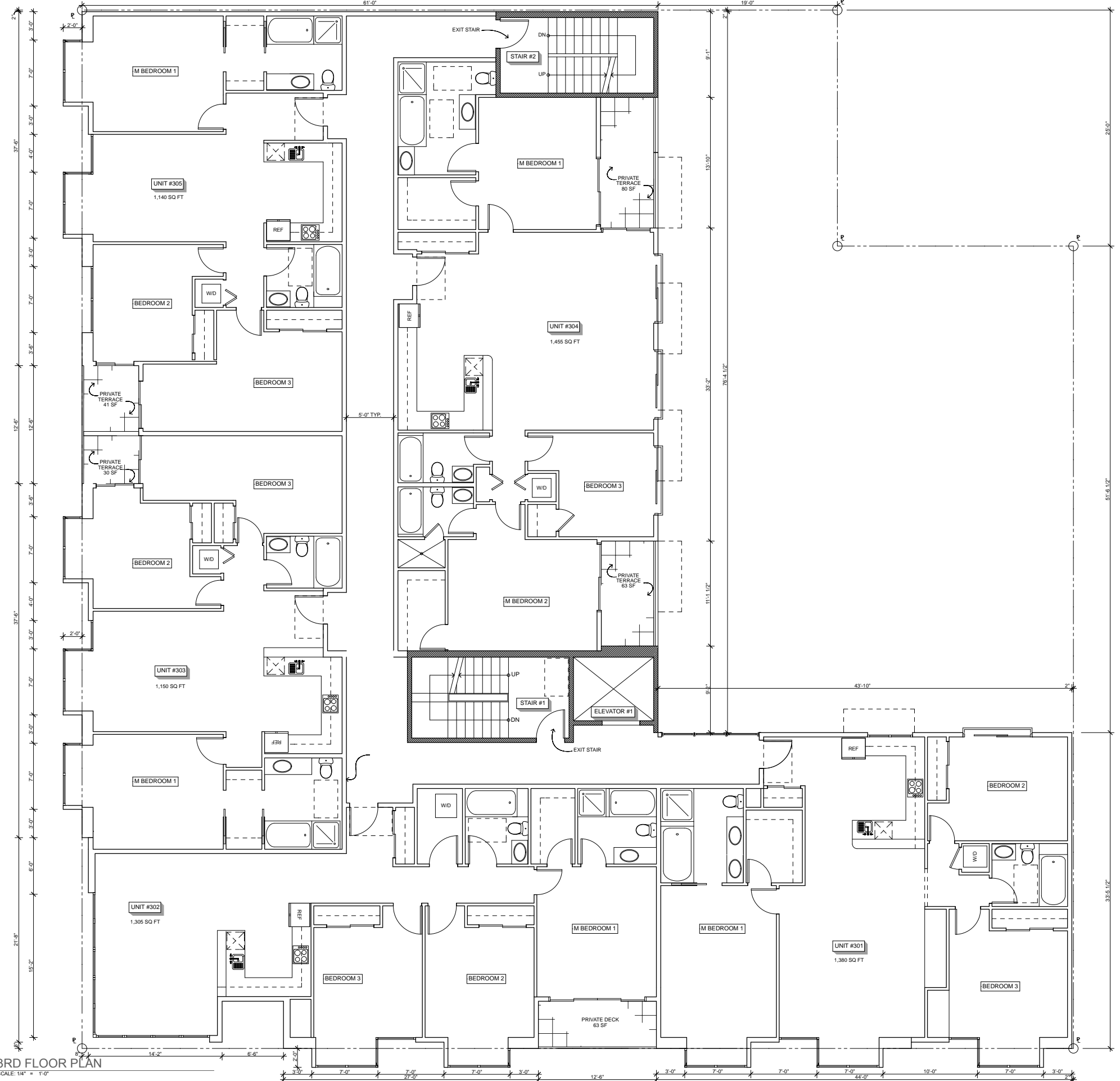
DRAWING

A-1.3

1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



KERMAN MORRIS
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68A WATER STREET
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Revisions:

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4	PLANNING REV #3 05/26/11



899 VALENCIA STREET
NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

3RD FLOOR PLAN

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A-1.4

08/20/11 PLANNING REV #3

1 4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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899 VALENCIA STREET

NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

4TH FLOOR PLAN

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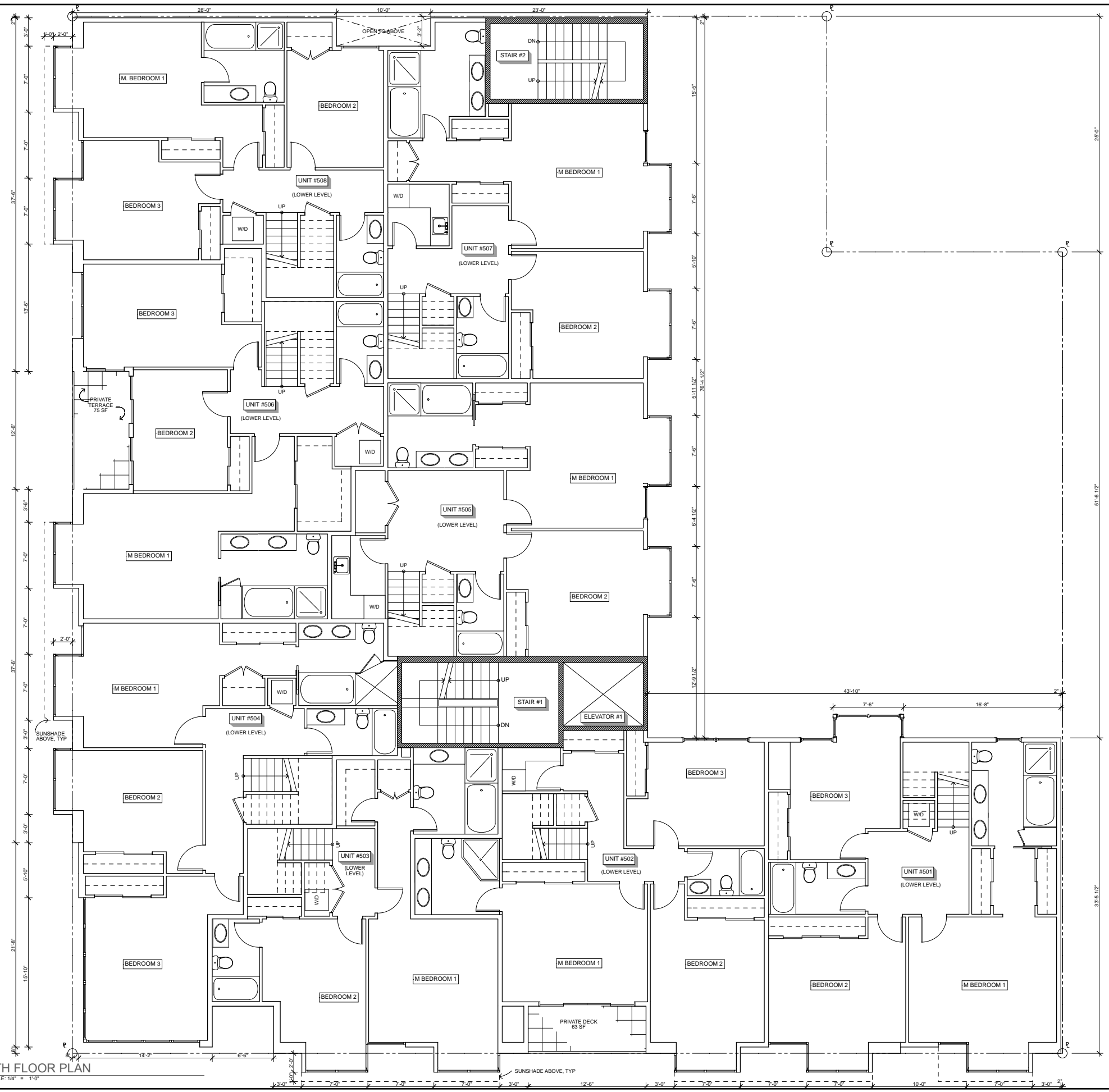
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8 of 15 sheets

08/20/11 PLANNING REV #3



Revisions:

1	PLANNING SET 01/10/04
2	PLANNING REV #1 11/03/05
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899 VALENCIA STREET

NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

5TH FLOOR PLAN

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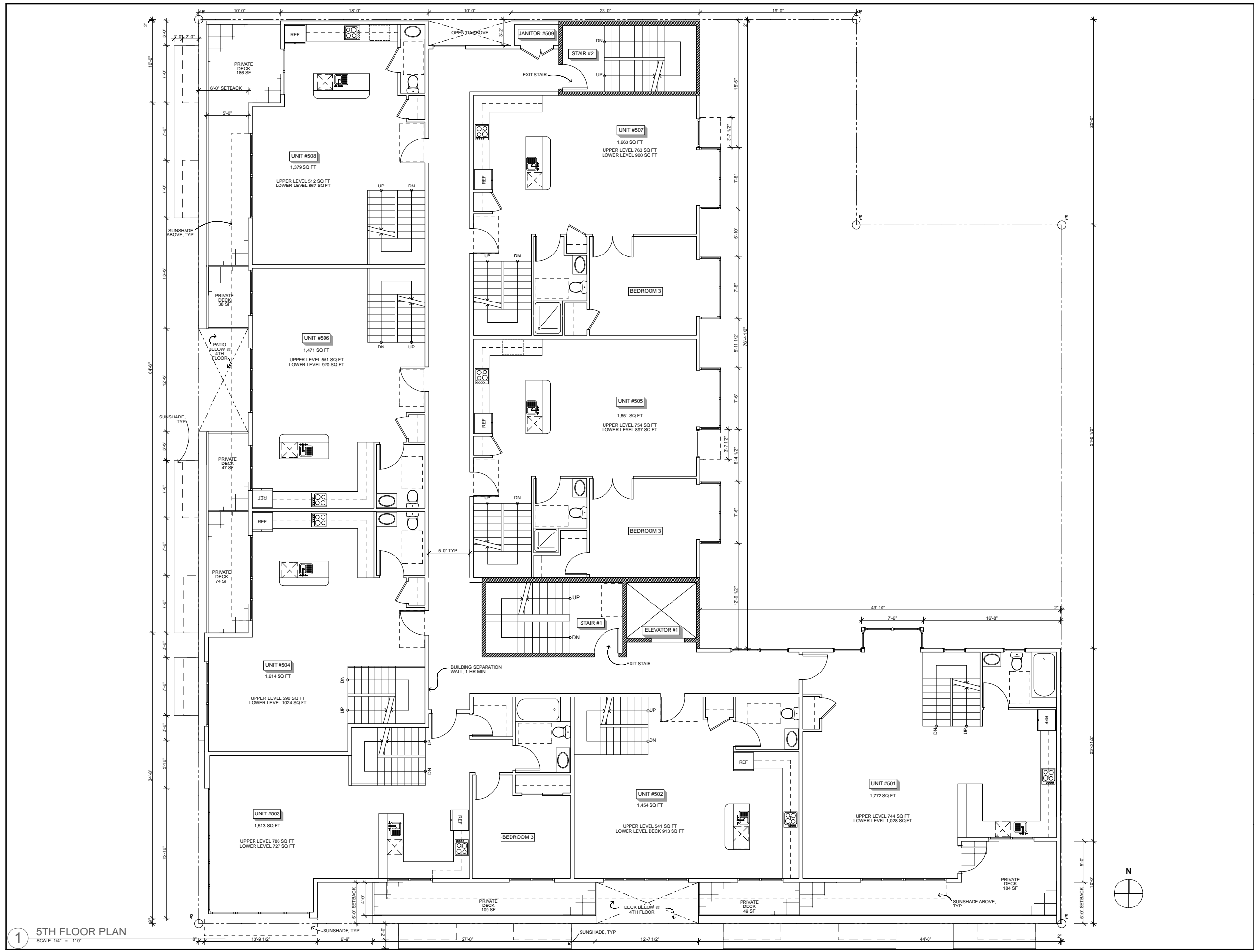
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SCALE	
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CHECKED BY	TM
JOB NO.	0420

DRAWING

A-1.6

9 of 15 sheets

899 VALENCIA STREET BLOCK 3596 LOT 113 PLANNING REV #3



1 5TH FLOOR PLAN
SCALE: 1/4" = 1'-0"

Revisions:

1	PLANNING SET 8/11/04
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NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
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BLOCK 3596 / LOT 113

ROOF PLAN

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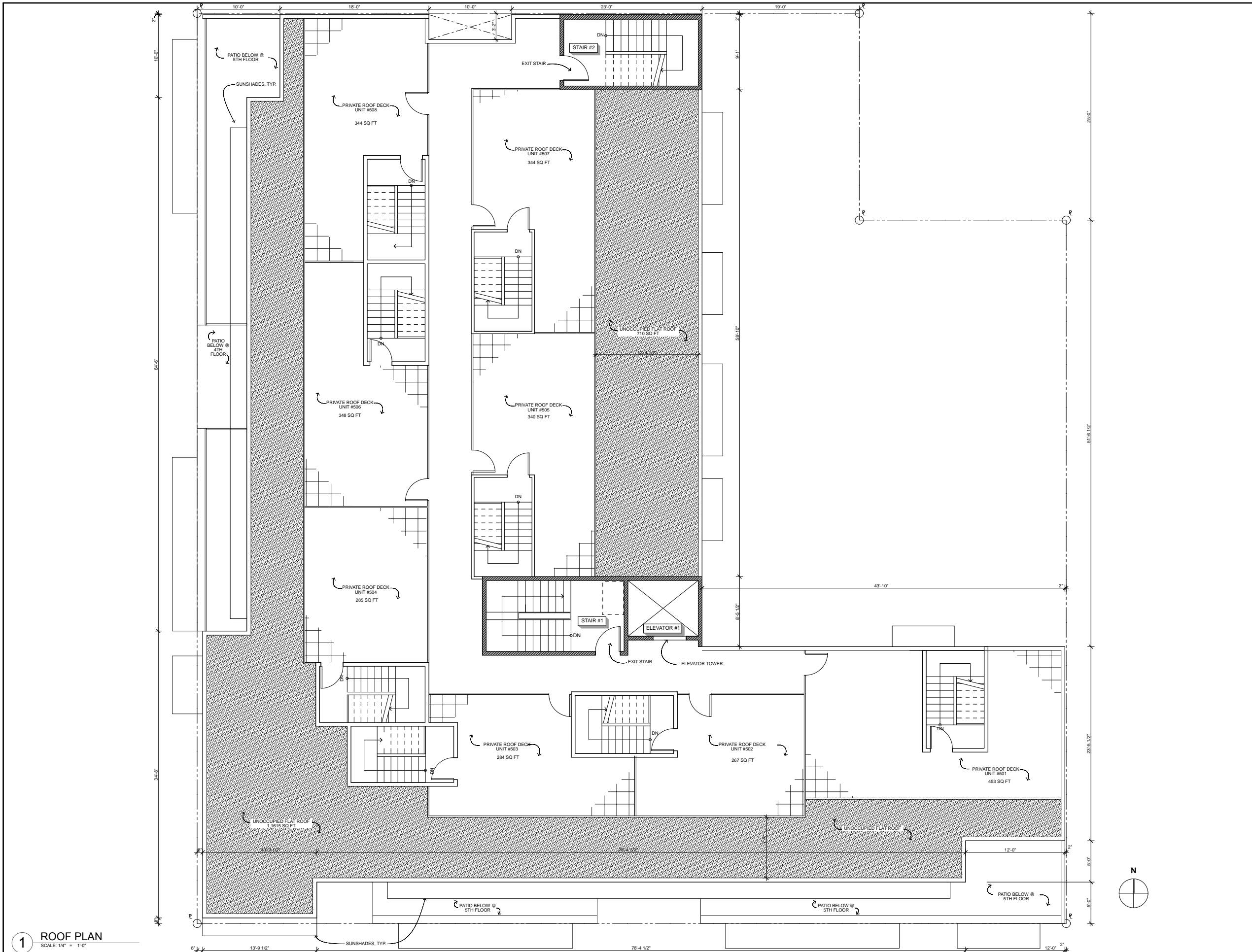
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JOB NO: 0420

DRAWING

A-1.7

10 of 15 sheets



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

Revisions:

1	PLANNING SET 8/11/04
2	PLANNING REV #1 11/03/05
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ELEVATION KEY NOTES:

- 1 METAL CLADDING
- 2 CORRUGATED METAL PANEL
- 3 STONE TILE BASE
- 4 HORIZONTAL SIDING, PTD.
- 5 DUAL GLAZED ALUMINUM WDWs & DOORS (TYP.)
- 6 GLASS GUARDRAIL, 42" HIGH
- 7 OPEN METAL GUARDRAIL W/ 4" MAX. OPENINGS, 42" HIGH
- 8 1-HOUR RATED 42" HIGH GUARDRAIL WALL.
- 9 METAL CLAD OVERHANG
- 10 METAL AND GLASS CANOPY
- 11 TYP. REDWD./CEDAR BLINDWALL PLYWD. @ CONCEALED PROPERTY LINE CONDITION; PAINT & PROVIDE 1x REDWD. BATTENS OVER HORIZ. & VERT. JTS. @ EXPOSED AREAS (TYP.)
- 12 CEMENTITIOUS OR RESIN BOARD CLADDING
- 13 SAND BLASTED (TRANSLUCENT) GLAZING
- 14 ALUM. STOREFRONT SYSTEM (W/ BUTT GLAZING WHERE SHOWN)
- 15 HORIZONTAL MTL. LOUVERS OF FACE OF GLASS
- 16 PAINTED MTL. PANELS



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NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
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BLOCK 3596 / LOT 113

SOUTH ELEVATION

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JOB NO.: 0420

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A-2.1

11 of 15 sheets

08/20/11 PLANNING REV #3



1 SOUTH ELEVATION (20TH STREET)
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

- 1 METAL CLADDING
- 2 CORRIGATED METAL PANEL
- 3 STONE TILE BASE
- 4 HORIZONTAL SIDING, PTD.
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- 16 PAINTED MTL. PANELS



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Revisions:

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4	PLANNING REV #3 05/26/11



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BLOCK 3596 / LOT 113

WEST ELEVATION

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JOB NO.: 0420

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A-2.2

12 of 15 sheets



1 WEST ELEVATION (VALENCIA STREET)
SCALE: 1/4" = 1'-0"

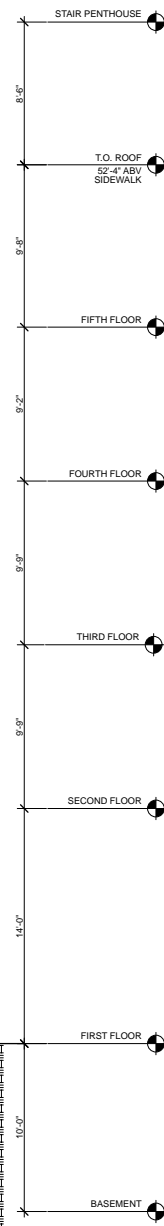
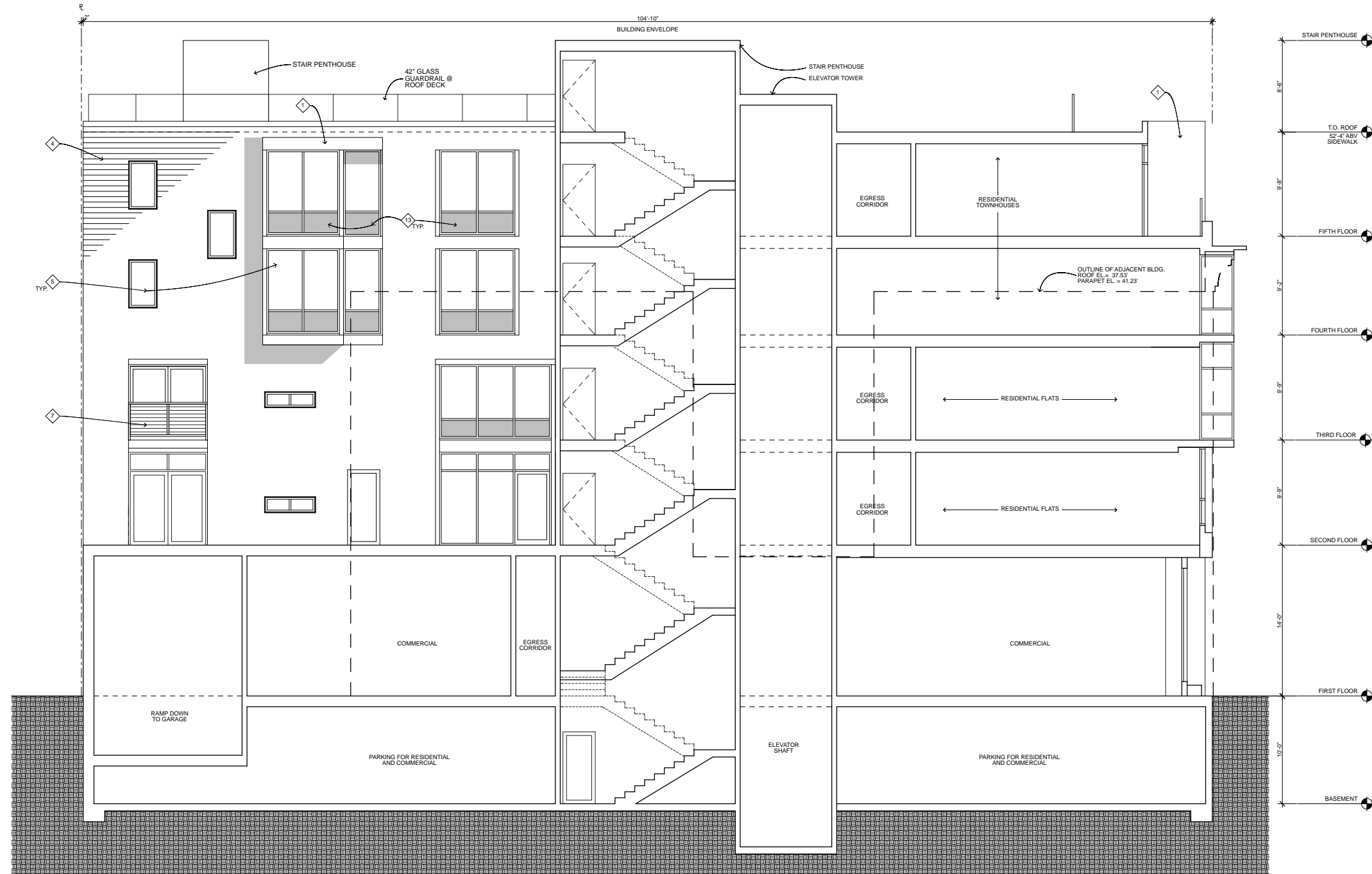
08/20/11 PLANNING REV #3

Revisions:

1	PLANNING SET 8/11/04
2	PLANNING REV #1 11/03/05
3	PLANNING REV #2 09/23/10
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



899 VALENCIA STREET

NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

NORTH ELEVATION

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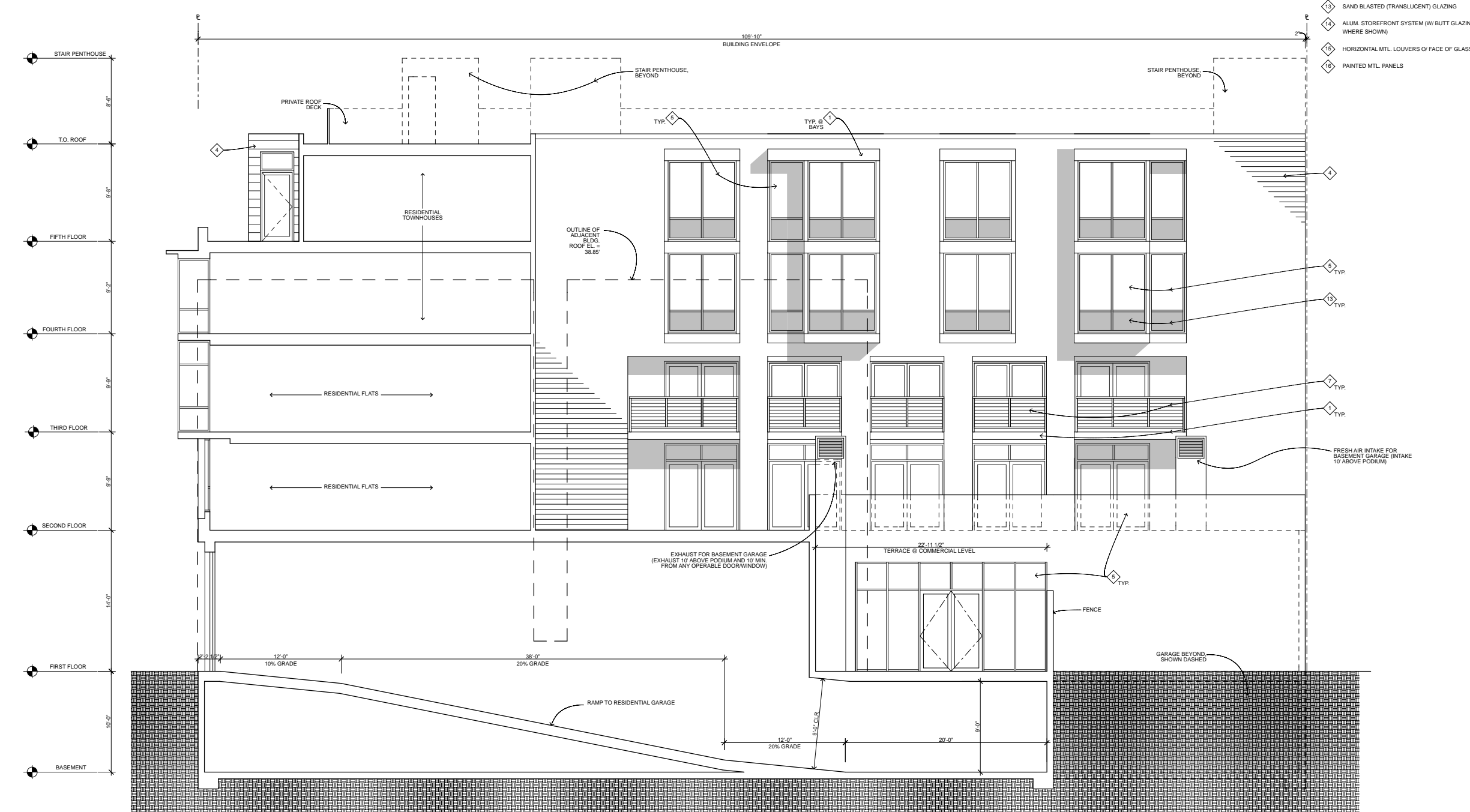
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Revisions:

1	PLANNING SET 8/11/04
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ELEVATION KEY NOTES:

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899 VALENCIA STREET
NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

EAST ELEVATION

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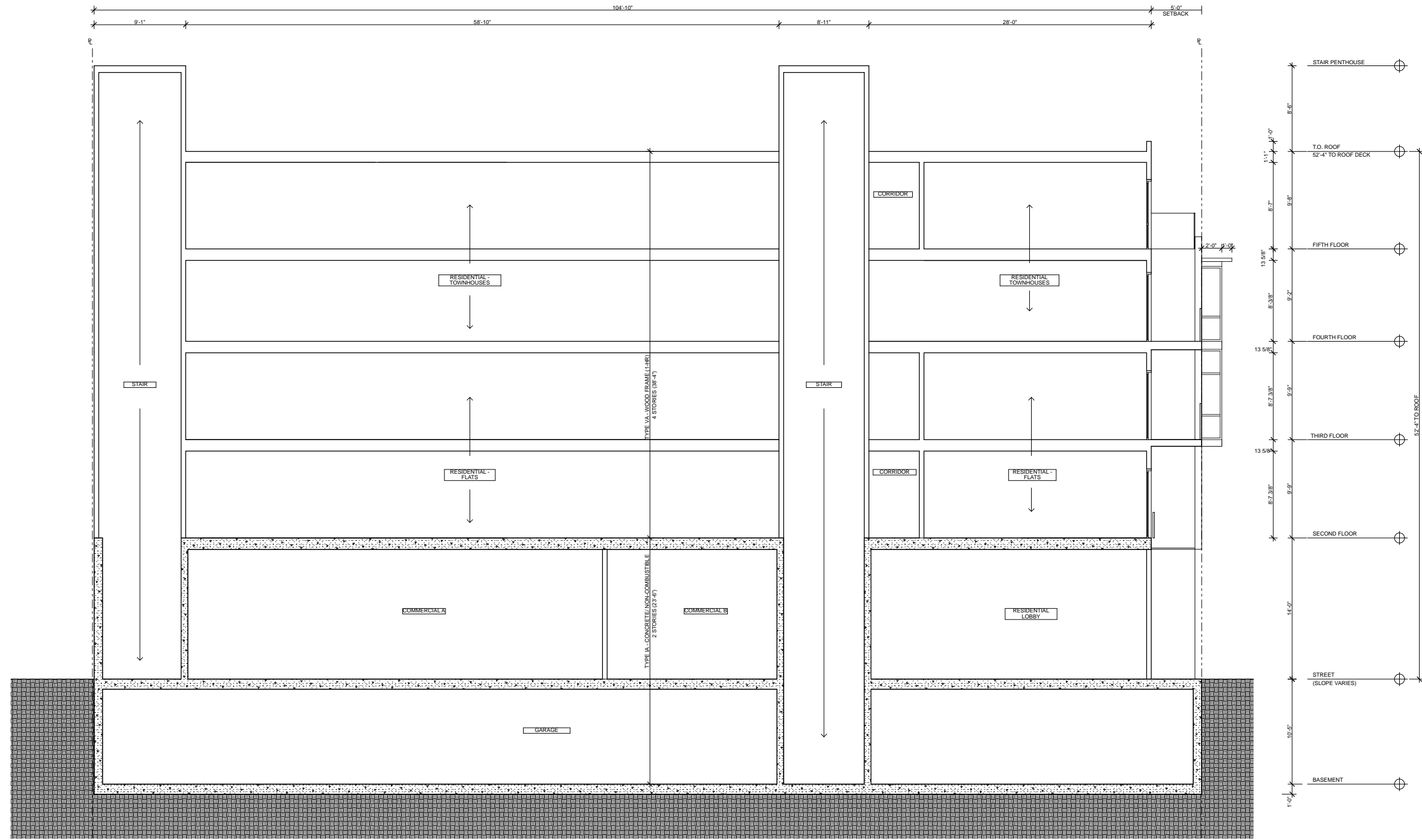
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08/20/11 PLANNING REV #3

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

Revisions:

1	PLANNING SET 01/10/04
2	PLANNING REV #1 11/03/05
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1 SCHEMATIC SECTION
SCALE: 1/4" = 1'-0"



899 VALENCIA STREET

NEW CONSTRUCTION:
MIXED USE
18-UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 3596 / LOT 113

SECTION

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JOB NO.	0420

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A-3.1

002011 PLANNING REV #3



WEST ELEVATION (ALONG VALENCIA STREET)



RENDERING AT INTERSECTION OF VALENCIA AND 20TH STREETS

DE-1

DESIGN EVOLUTION - 2004 DESIGN

899 VALENCIA STREET
KERMAN MORRIS ARCHITECTS

05/26/2011



WEST ELEVATION (ALONG VALENCIA STREET)



RENDERING AT INTERSECTION OF VALENCIA AND 20TH STREETS

DE-2

DESIGN EVOLUTION - 2008 DESIGN

899 VALENCIA STREET
 KERMEN MORRIS ARCHITECTS
 05/26/2011



WEST ELEVATION (ALONG VALENCIA STREET)



RENDERING AT INTERSECTION OF VALENCIA AND 20TH STREETS

DE-3

DESIGN EVOLUTION - CURRENT DESIGN

899 VALENCIA STREET
KERMAN MORRIS ARCHITECTS

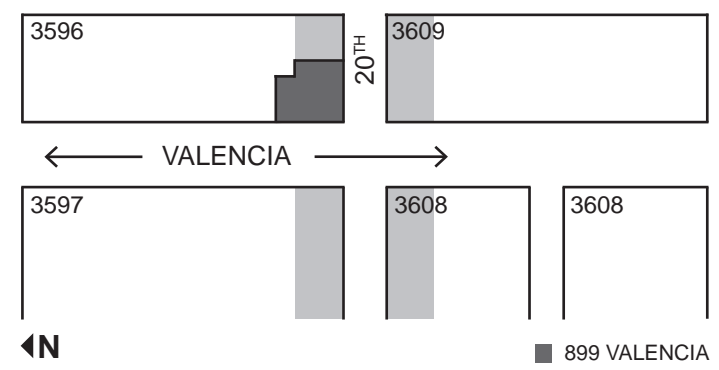
05/26/2011

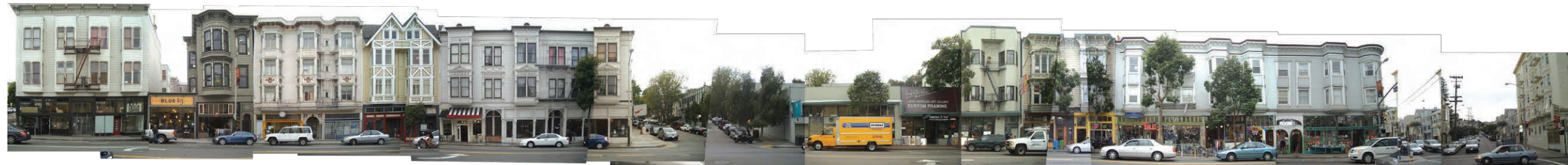


20TH STREET :NORTH SIDE



20TH STREET :SOUTH SIDE





VALENCIA STREET: WEST SIDE



VALENCIA STREET: WEST SIDE





VALENCIA STREET: EAST SIDE



VALENCIA STREET: EAST SIDE

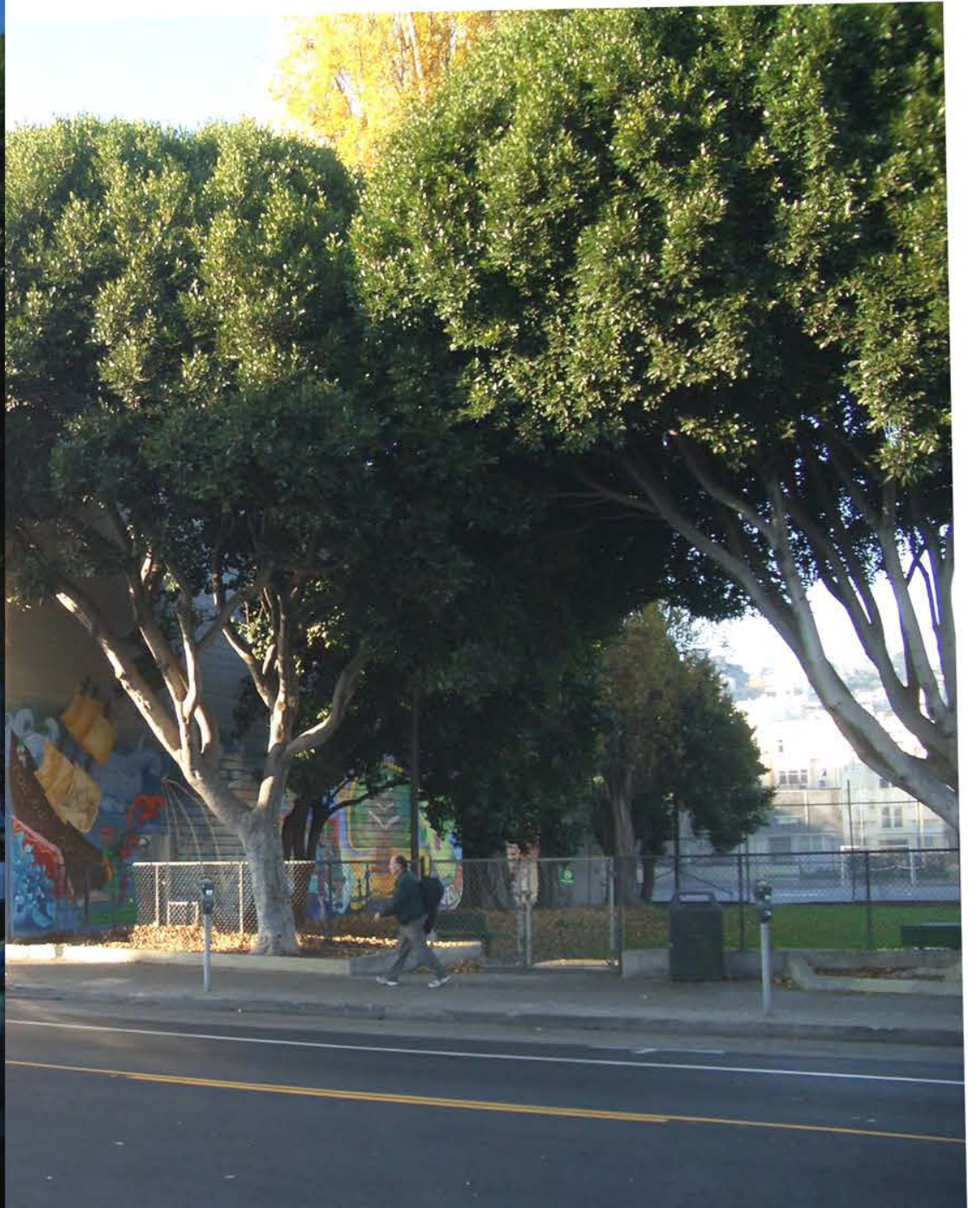




PH-4

EXISTING VIEW OF SITE AT 20TH STREET AND VALENCIA STREET

899 VALENCIA STREET
KERMAN MORRIS ARCHITECTS
05/26/2011



EXISTING VIEW ACROSS VALENCIA STREET, LOOKING SOUTH

PH-5

**899 VALENCIA STREET
KERMAN MORRIS ARCHITECTS
05/26/2011**



PH-6

EXISTING KITTY-CORNER VIEW ACROSS INTERSECTION OF 20TH STREET AND VALENCIA STREET

899 VALENCIA STREET
KERMAN MORRIS ARCHITECTS
05/26/2011



PH-7

EXISTING BUILDINGS ADJACENT TO SITE ALONG VALENCIA STREET

899 VALENCIA STREET
KERMAN MORRIS ARCHITECTS

05/26/2011



PH-8

EXISTING BUILDINGS ACROSS 20TH STREET ALONG VALENCIA STREET

899 VALENCIA STREET
KERMAN MORRIS ARCHITECTS
05/26/2011



PH-9

EXISTING BUILDINGS ADJACENT TO SITE ALONG 20TH STREET

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R-1

BIRDSEYE VIEW OF BUILDING ALONG 20TH STREET

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VIEW OF BUILDING ALONG VALENCIA STREET



BUILDING ENTRANCE ALONG VALENCIA STREET

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05/26/2011**



R-4

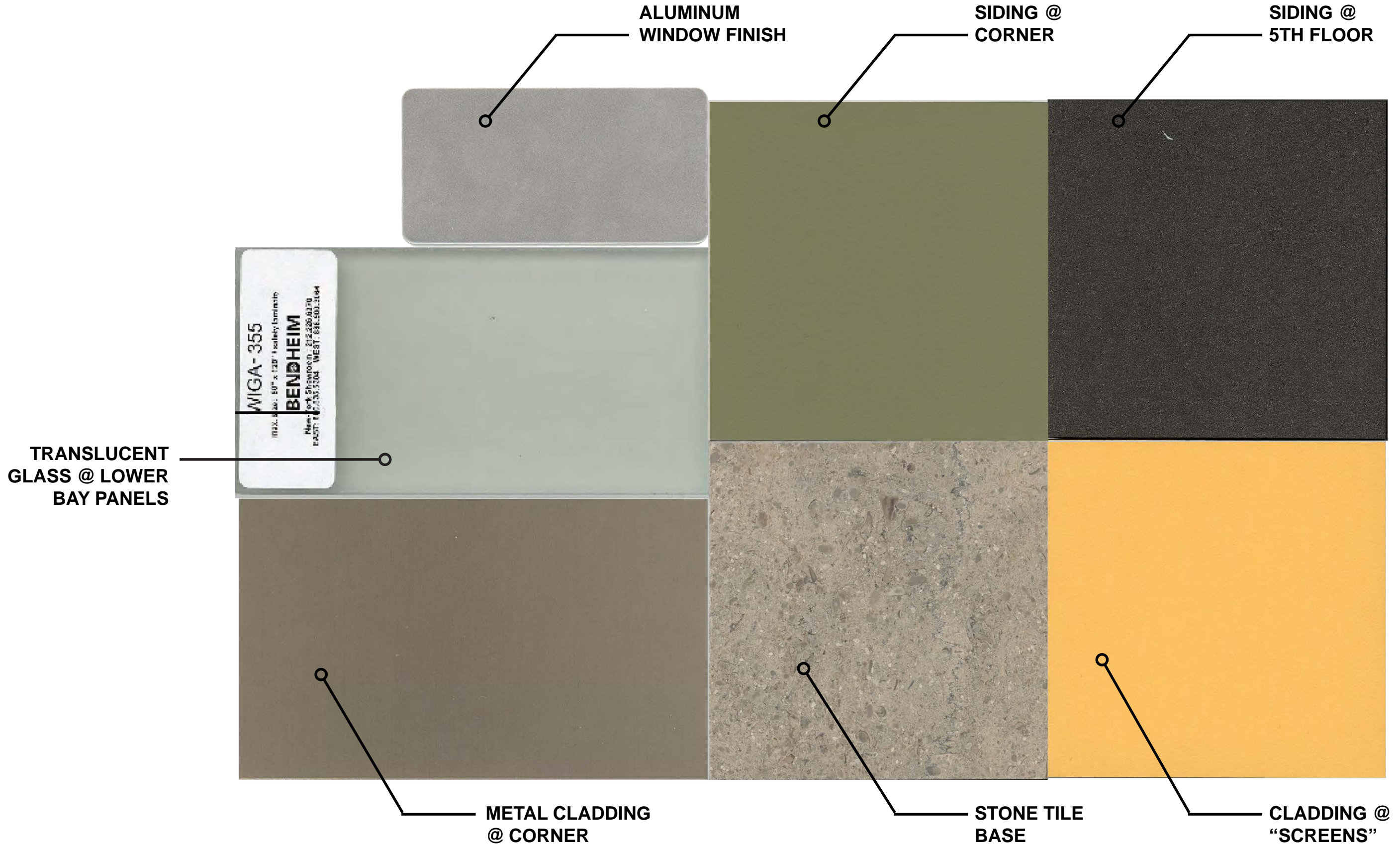
BUILDING ENTRANCE AT CORNER OF VALENCIA STREET AND 20TH STREET

**899 VALENCIA STREET
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05/26/2011**



BUILDING ENTRANCE ALONG 20TH STREET

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M-1

EXTERIOR MATERIALS

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