



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Section 309 Determination Of Compliance

HEARING DATE: SEPTEMBER 15, 2011

*Date:* September 1, 2011  
*Case No.:* 2010.0948 XV  
*Project Address:* 527-529 STEVENSON STREET  
*Zoning:* C-3-G (Downtown, General Commercial)  
120-F Height and Bulk District  
*Block/Lot:* 3703/012  
*Project Sponsor:* Stewart Tsang  
P.O. Box 391656  
Mountain View, CA 94039  
*Staff Contact:* Rick Crawford – (415) 558-6358  
[rick.crawford@sfgov.org](mailto:rick.crawford@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed project will convert the 42,600 square foot, vacant, four-story industrial building to a mixed-use building with 67 residential units, eight tandem off-street parking spaces, and a 210 square foot ground floor commercial space. The project will not expand the building but will remodel the interior. .

### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Stevenson Street between 6<sup>th</sup> and 7<sup>th</sup> Streets on a through lot with 50 feet of frontage on Stevenson Street and 92 feet of frontage on Jessie Street, (Block 3703, Lot 012). The property is located within the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District. The property is occupied by a 42,600 square foot, vacant four-story industrial building with four off-street parking spaces that was previously used for garment manufacturing. The building covers the entire 10,646 square foot parcel.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Mid-Market area and south of Market Street. The predominant land uses in the area are industrial and warehousing uses. Residential uses tend to be in residential hotels along 6<sup>th</sup> Street. The north side of Stevenson features the rear doors of office and commercial buildings on through lots fronting on Market Street. The U.S. Court of Appeals building is located on 7<sup>th</sup> Street between Stevenson and Mission Streets. Buildings along Stevenson and Jessie Streets in this vicinity range in height from one to 8-stories.

### ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 19, 2011	August 17, 2011	22 days
Posted Notice	20 days	August 19, 2011	August 18, 2011	21 days
Mailed Notice	10 days	August 29, 2011	August 18, 2011	21 days

The hearing on the project was continued on September 8, 2011 to September 15, 2011 at the request of the Sponsor.

## PUBLIC COMMENT

- At the date of issuance of this report, the Department had not received any public comment relating to the construction of the project or the granting of exceptions under Planning Code Section 309.

## ISSUES AND OTHER CONSIDERATIONS

- The project proposes a dwelling unit mix of 48 studio units with lofts and 19 one-bedroom units with lofts. The studio units range in size from 250 square feet to 380 square feet in area. One-bedroom units are either 440 square feet or 550 square feet in area. The project does not provide any units that are two-bedroom or larger. The Planning Code does not require a specific unit mix in this area. The lack of family sized units is acceptable for this project as the location of the project, a small back street in an area of industrial and warehousing uses, is less desirable for family housing. However, the area is expected to increase employment in the technology sector and is a suitable location for housing young professionals.
- The project features both one bedroom and studio apartments and provides 10 affordable dwelling units on-site. The one-bedroom apartments comprise 30% of the total units in the project but represent only 20% of the affordable units provided. The project should provide a minimum of 30% one-bedroom affordable housing units for a total of three such units.
- The project provides a Code complying number of bicycle parking spaces. However, 10 of the bicycle parking spaces are within the inner courtyard area and are not convenient to the building entrances and exits. The bicycle parking spaces should be relocated as necessary to improve convenience for building residents and guests.
- The project requires an exception from Section 134, Rear Yards to allow the existing building to be converted to residential use. The location of the usable open space and the interior light court combine to assure adequate light and air to all units. Compliance with the rear yard requirement could require demolition of a significant portion of the building and the elimination of dwelling units from the project.
- The project requires a Variance from Section 140 for Dwelling Unit Exposure. The project includes 40 units that do not face onto a public street at least 25 feet in width, a Code

complying rear yard or another defined open space. The majority of the units face onto an interior courtyard that does not meet the dimensional requirements of Section 140.

### **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must authorize the Determination of Compliance and the requested exceptions under Section 309.

### **BASIS FOR RECOMMENDATION**

- The project provides new housing in the Mid-Market area and provides an alternative to the Residential Hotels in the area.
- The project develops a new commercial space providing business and employment opportunities for local entrepreneurs and area residents
- The project will provide 10 new affordable housing units on-site.
- The project meets all applicable requirements of the Planning Code except for the dwelling unit exposure requirement of Section 140 from which a Variance has been requested.
- The project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photos
- Site Photo
- Reduced Plans
- Categorical Exemption

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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos                 |   |

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

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Planner's Initials

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# 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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## Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 15, 2011  
Continued from the September 8, 2011 Hearing

*Date:* September 1, 2011  
*Case No.:* **2010.0948 XV**  
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**ADOPTING FINDINGS AUTHORIZING A DETERMINATION OF COMPLIANCE AND THE GRANTING OF AN EXCEPTION (FROM THE REQUIREMENTS SET FORTH IN THE PLANNING CODE FOR SECTION 134 "REAR YARD") PURSUANT TO SECTION 309 OF THE PLANNING CODE, FOR A PROPOSED PROJECT TO CONVERT A VACANT 42,600 SQUARE FOOT FOUR-STORY INDUSTRIAL BUILDING TO A MIXED-USE BUILDING WITH 67 RESIDENTIAL UNITS, EIGHT OFF-STREET PARKING SPACES, AND A 210 SQUARE FOOT GROUND FLOOR COMMERCIAL SPACE LOCATED AT 527-529 STEVENSON STREET, LOT 012 IN ASSESSOR'S BLOCK 3703, WITHIN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT AND 120-F HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On October 19, 2010 Stewart Tsang (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Determination of Compliance pursuant to Section 309 with requested exception from Section 134, (Rear Yard) to allow the conversion of vacant 42,600 square foot, four-story industrial building to a mixed-use building with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space located at 527-529 Stevenson Street, Lot 012 in Assessor's Block 3703, within the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.

On October 26, 2010, the Project Sponsor filed an application for a Variance from the Dwelling Unit Exposure requirements of Planning Code Section 140. The request for a Variance will be considered by the Zoning Administrator at the September 15, 2011 hearing.

On August 31, 2011, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

On September 15, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Section 309 Determination of Compliance Application No. 2010.0948XV.

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 Determination of Compliance and exceptions under Section 309 requested in Application No. 2010.0948XV, 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 south side of Stevenson Street between 6<sup>th</sup> and 7<sup>th</sup> Streets on a through lot with 50 feet of frontage on Stevenson Street and 92 feet of frontage on Jessie Street, (Block 3703, Lot 012). The property is located within the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District. The property is occupied by a 42,600 square foot, vacant four-story industrial building with four off-street parking spaces that was previously used for garment manufacturing. The building covers the entire 10,646 square foot parcel.
3. **Surrounding Properties and Neighborhood.** The Project Site is located in the Mid-Market area and south of Market Street. The predominant land uses in the area are industrial and warehousing uses. Residential uses tend to be in residential hotels along 6<sup>th</sup> Street. The north side of Stevenson features the rear doors of office and commercial buildings on through lots fronting on Market Street. The U.S. Court of Appeals building is located on 7<sup>th</sup> Street between Stevenson and Mission Streets. Buildings along Stevenson and Jessie Streets in this vicinity range in height from one to 8-stories.

4. **Project Description.** The proposed project will convert the 42,600 square foot, vacant, four-story industrial building to mixed-use with 67 residential units, eight tandem off-street parking spaces, and a 210 square foot ground floor commercial space. The project will not expand the building but will remodel the interior.
5. **Public Comment.** At the date of issuance of this report, the Department had not received any public comment relating to the construction of the project or the granting of exceptions under Planning Code Section 309.
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. **Usable Open Space.** Planning Code Section 135 requires that, in the C-3 Districts, private usable open space shall be provided at a ratio of 36 square feet per unit or that common usable space be provided at a ratio of 48 square feet per unit.

*The project includes 67 dwelling units and is required to provide a minimum of 3,216 square feet of common usable open space. The project provides 6,800 square feet of common usable open space on a roof top deck.*

- B. **Streetscape Improvements.** Planning Code Section 138.1 requires streetscape improvements to improve the public realm on certain streets. The Section also requires street trees be provided at a ratio of one tree for each 20 lineal feet of lot frontage on a street.

*The project site has 50 feet of frontage on Stevenson Street and 92 feet of frontage on Jessie Street. Therefore, the project requires three street trees along Stevenson Street and five street trees along the Jessie Street.*

- C. **Residential Exposure.** Planning Code Section 140 requires that at least one room in a dwelling unit face onto a public street at least 25 feet in width, a Code complying rear yard, or another open space as defined by the Code.

*The project includes 40 units do not face onto a public street at least 25 feet in width, a Code complying rear yard or another defined open space. The majority of the units face onto an interior courtyard that does not meet the dimensional requirements of Section 140. The project will require a Variance from this requirement.*

- D. **Street Frontages In Commercial Use Districts.** Planning Code Section 145.1 requires that active uses be developed on the ground floor of buildings in the C-3 District with the exception of space allowed for parking access, building egress and mechanical systems. The Section further requires that decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Residential uses are considered active uses above the ground floor; on the ground floor, residential

uses are considered active uses only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units, which provide direct, individual pedestrian access to a public sidewalk.

*The ground floor of the project includes three residential units, a small commercial space, and residential lobbies, in addition to parking and doors to the transformer room and garbage storage area. The ground floor residential units will be walk-up units accessible from both the public street and an interior corridor. The windows of the ground floor dwelling units will be protected with brass grillwork that will be at least 75 percent open to perpendicular view.*

- E. **Parking.** Planning Code Section 151.1 provides that no off-street parking for residential units is required in the C-3 Districts. The Section allows accessory parking at a ratio of up to one off-street-parking parking space for each four dwelling units.

*The project includes 67 dwelling units and is allowed up to 16 off-street parking spaces. The project proposes eight tandem off-street parking spaces in a garage on the ground floor of the Jessie Street frontage of the building. The existing parking garage uses two curb cuts on the property for access because the depth of the garage does not allow for maneuvering within the garage. The project will continue to use both curb cuts because increasing the depth of the garage could require elimination of four to five dwelling units. The larger garage could reduce or eliminate a courtyard open space amenity provided on the ground floor and all subsequent floors of the building. Each curb cut will be used by no more than four cars and traffic from the eight-car garage on to Jessie Street is not expected to create conflicts with pedestrians or vehicle traffic.*

- F. **Freight Loading:** Planning Code Section 152.1 establishes Off-Street Freight Loading requirements for uses in the C-3 Districts. The Section requires that off-street freight loading be provided for apartments where the gross floor area of the building exceeds 100,000 square feet.

*The project is 42,646 Square feet in area and does not require one off-street freight loading space.*

- G. **Bicycle Parking.** Planning Code Section 155.5 requires bicycle parking for buildings with four or more residential units. Bicycle parking must be provided at a ratio of one bicycle parking space for every two dwelling units for the first 50 dwelling units and one space per every four dwelling units exceeding 50 units.

*The project develops 67 new dwelling units and is required to provide 29 bicycle parking spaces. The project provides 29 bicycle parking spaces on the ground floor of the building. Ten of the bicycle parking spaces are located within the proposed inner courtyard in the center of the project. The bicycle parking is more appropriately located closer to the entries to the building. A recommended condition of approval requires the bicycle parking to be located closer to the entries to the building.*



- H. **Car-Sharing Parking.** Planning Code Section 166 requires that spaces for car-share parking be provided in residential parking garages. Car-share parking is not required in residential projects with fewer than 50 dwelling units and one car-share space is required for residential projects with 50 to 200 dwelling units.

*The project proposes to develop 67 new dwelling units and is required to provide one car-sharing parking space. A recommended condition of approval requires the provision of one off-street car-share parking space.*

- I. **Residential Affordable Housing Program:** Planning Code Section 415 sets forth requirements for the Residential Affordable Housing Program for new residential projects and requires the provision of affordable housing units at a minimum of 15% of the total number of dwelling units proposed by the project.

*The project will comply with the provisions of Planning Code Section 415 by constructing the required dwelling units on site. The project includes 67 dwelling units and is required to provide a minimum of 10 units as affordable units. The size, distribution, and type of units to be dedicated under Section 415 must be comparable to the size, distribution, and type of market rate units in the project. The project contains 48 studio, and 19 one-bedroom units; therefore, the required affordable unit mix is seven studio, and three one-bedroom units. The project plans designate only two one-bedroom units as affordable. A recommended condition of approval requires the one additional affordable one-bedroom unit be provided in the project.*

7. **Exceptions Requested Pursuant to Section 309.** The proposed project is required to meet all applicable Code requirements or request exceptions as permitted by Section 309(a) (1)-(9). The Project Sponsor is seeking an exception from Section 134 requirements for rear yard:

- A. **Rear Yard:** Planning Code Section 134 requires a rear yard depth of 25% of the lot at the lowest story containing a dwelling unit. Section 134(d) provides that an exception to the rear yard requirement may be allowed provided that the building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided:

*The location of the usable open space and the interior light court combine to assure adequate light and air to all units. The project converts an existing industrial building to residential use and includes both a large inner court and a spacious roof deck. Compliance with the rear yard requirement could require demolition of a significant portion of the building and the elimination of dwelling units from the project. No pattern of rear yards exists on the block.*

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

## HOUSING

### Objectives and Policies

#### **OBJECTIVE 1:**

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

#### **Policy 1.8:**

Promote mixed-use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

#### **Policy 1.10:**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*The project furthers these policies by creating a high-density residential project with ground floor commercial and permanently affordable housing units in a location where households can easily rely on public transportation, walking, and bicycling for the majority of daily trips. The project creates ten new affordable housing units and a new ground floor commercial space while providing additional market-rate housing units. The project is located in the Downtown area, on a side street removed from heavy traffic, a location that facilitates walking and bicycling for the majority of daily trips. The project is one block from MUNI bus lines operating on Mission Street and one block from BART, MUNI Metro service and MUNI bus lines on Market Street*

#### **OBJECTIVE 8:**

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE, AND MAINTAIN AFFORDABLE HOUSING.

#### **Policy 8.1:**

Support the production and management of permanently affordable housing.

*The project creates ten new permanently affordable housing units on-site. The units are well distributed throughout the building and represent all unit types proposed for the project.*

9. **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 will have no effect on existing neighborhood-serving retail uses but will provide new housing bringing additional customers to the area to patronize neighborhood businesses. The project creates a new commercial space that will provide an opportunity for resident employment in and ownership of a local business.*

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

*No housing exists on the Project Site at this time. The project will provide 67 units of new housing to enhance the neighborhood character and promote cultural and economic diversity in the neighborhood.*

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

*No housing is removed for this project. The project will provide 10 new affordable housing units to the City's housing stock.*

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

*The site is within the downtown area and is well served by transit. The development of off-street parking on the property will not impede transit operations as no transit vehicles operate on either Stevenson or Jessie Streets.*

- 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 include commercial office development and will not displace any service or industry establishment as the project site is vacant.*

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

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

- G. That landmarks and historic buildings be preserved.

*No landmark or historic buildings are located on the Project Site.*

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

*The project will not expand the existing building and will have no negative affect on existing parks and open spaces. The project does not have an affect on other open spaces.*

10. 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.
11. The Commission hereby finds that approval of the Section 309 Determination of Compliance of a Downtown Project 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 the Planning Code Section 309 Determination of Compliance Application No. 2010.0948XV and grants the requested exception** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 20, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Planning Code Section 309 Determination of Compliance Authorization and Request for Exception to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 15, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 15, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Section 309 Determination of Compliance for a project in a C-3 District, with an exception from: Section 134, Rear Yard to allow the conversion of a 42,600 square foot, vacant four-story industrial building to a mixed-use building with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space located at 527 Stevenson Street, Block 3703, Lot 012 pursuant to Planning Code Section 309 within the C-3-G (Downtown General Commercial) District and a 120-F Height and Bulk District; in general conformance with plans, dated August 20, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2010.0948XV and subject to conditions of approval reviewed and approved by the Commission on September 15, 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 September 15, 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 Section 309 Determination of Compliance 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 Section 309 Determination of Compliance 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 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](http://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 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](http://www.sf-planning.org).*

## DESIGN

3. **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 architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

4. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size, and species of tree shall be as approved by the

Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

6. **Active Ground Floor Uses.** Pursuant to Planning Code Section 145.1 any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. 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;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. 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

8. **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](http://www.sf-planning.org).*
9. **Car Share.** Pursuant to Planning Code Section 166, one car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
10. **Bicycle Parking.** The project shall provide no fewer than 10 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5. The bicycle parking spaces shall be in locations convenient to the entrances and exits of the building.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
11. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the project shall provide no more than eight tandem off-street parking spaces, excluding car share spaces.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

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

- a. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the project is required to provide 15% of the proposed dwelling units as affordable to qualifying households. The project contains 67 units; therefore, 10 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 10 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*

- b. **Unit Mix.** The project contains 48 studio, and 19 one-bedroom units; therefore, the required affordable unit mix is seven studio, and three one-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*

- c. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*

- d. **Phasing.** If any building permit is issued for partial phasing of the project, the Project Sponsor shall have designated not less than fifteen percent (15%) of the each phase's total number of dwelling units as on-site affordable units.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*

- e. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*

- f. **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 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 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.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>*

i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

ii. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program, an amount that translates to ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOH shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOH at least six months prior to the beginning of marketing for any unit in the building.

- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.
- vi. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project.
- vii. If the Project Sponsor 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 Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- viii. If the project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties, if applicable.

## MONITORING - AFTER ENTITLEMENT

14. **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](http://www.sf-planning.org)*

15. **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](http://www.sf-planning.org)*

## OPERATION

16. **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/>*

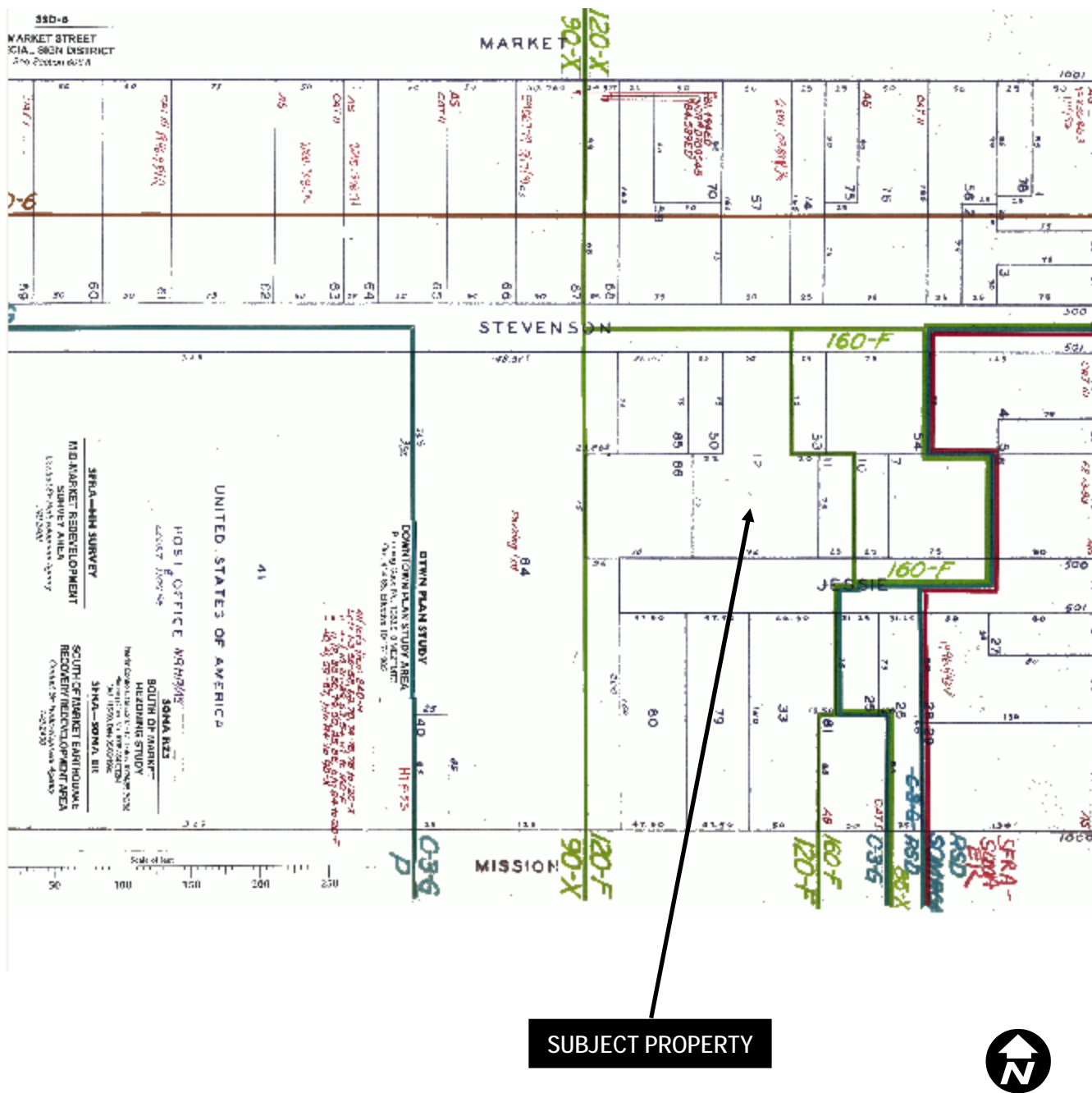
17. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

15. **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](http://www.sf-planning.org)*

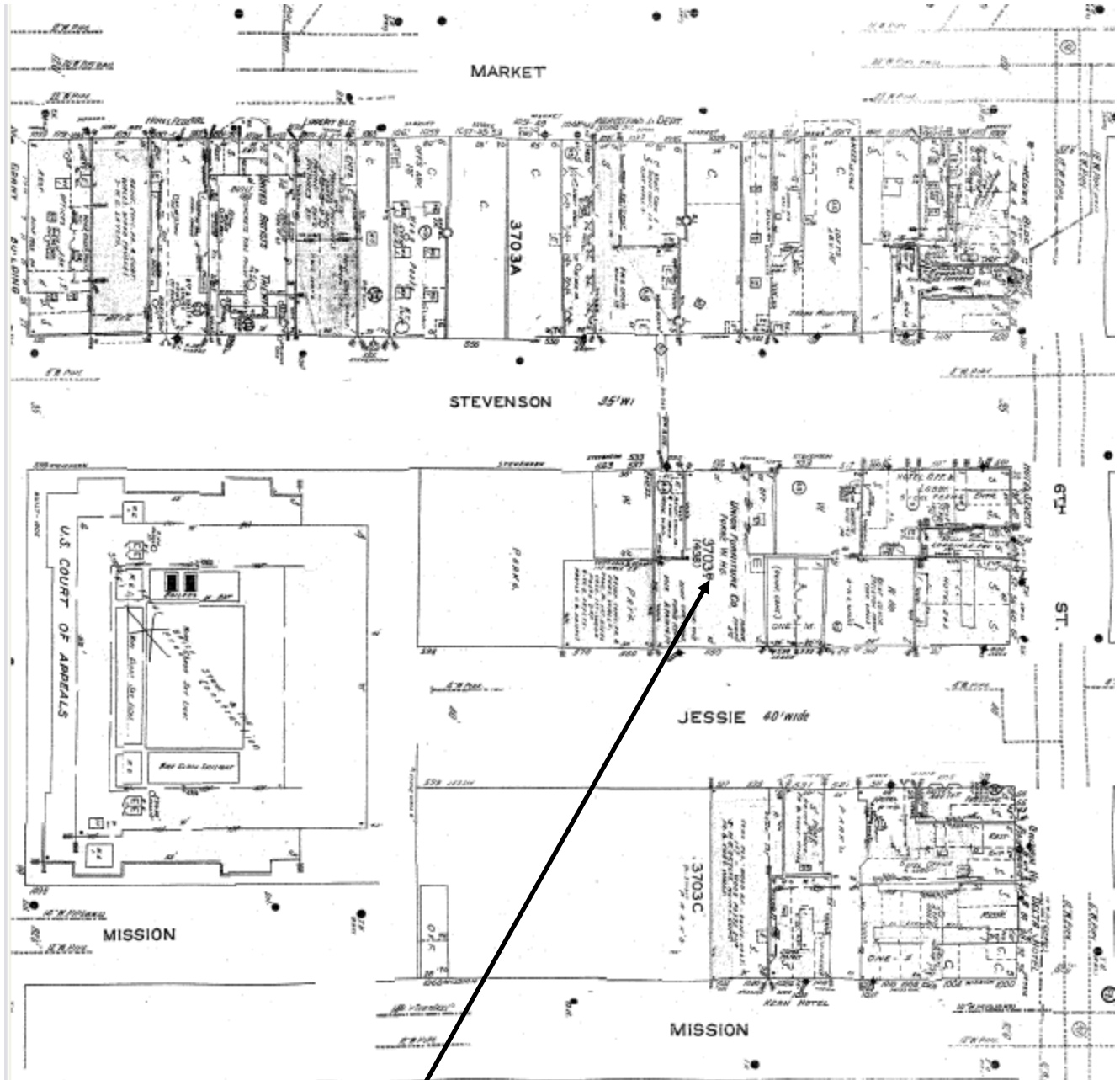
# Parcel Map



**SUBJECT PROPERTY**

Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street

# Sanborn Map\*



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

**SUBJECT PROPERTY**



Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street

# Zoning Map



SUBJECT PROPERTY



Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street



# Aerial Photo



SUBJECT PROPERTY



Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street

# Context Photo



SUBJECT PROPERTY



Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street

# Context Photo



SUBJECT PROPERTY

Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street

# Site Photo



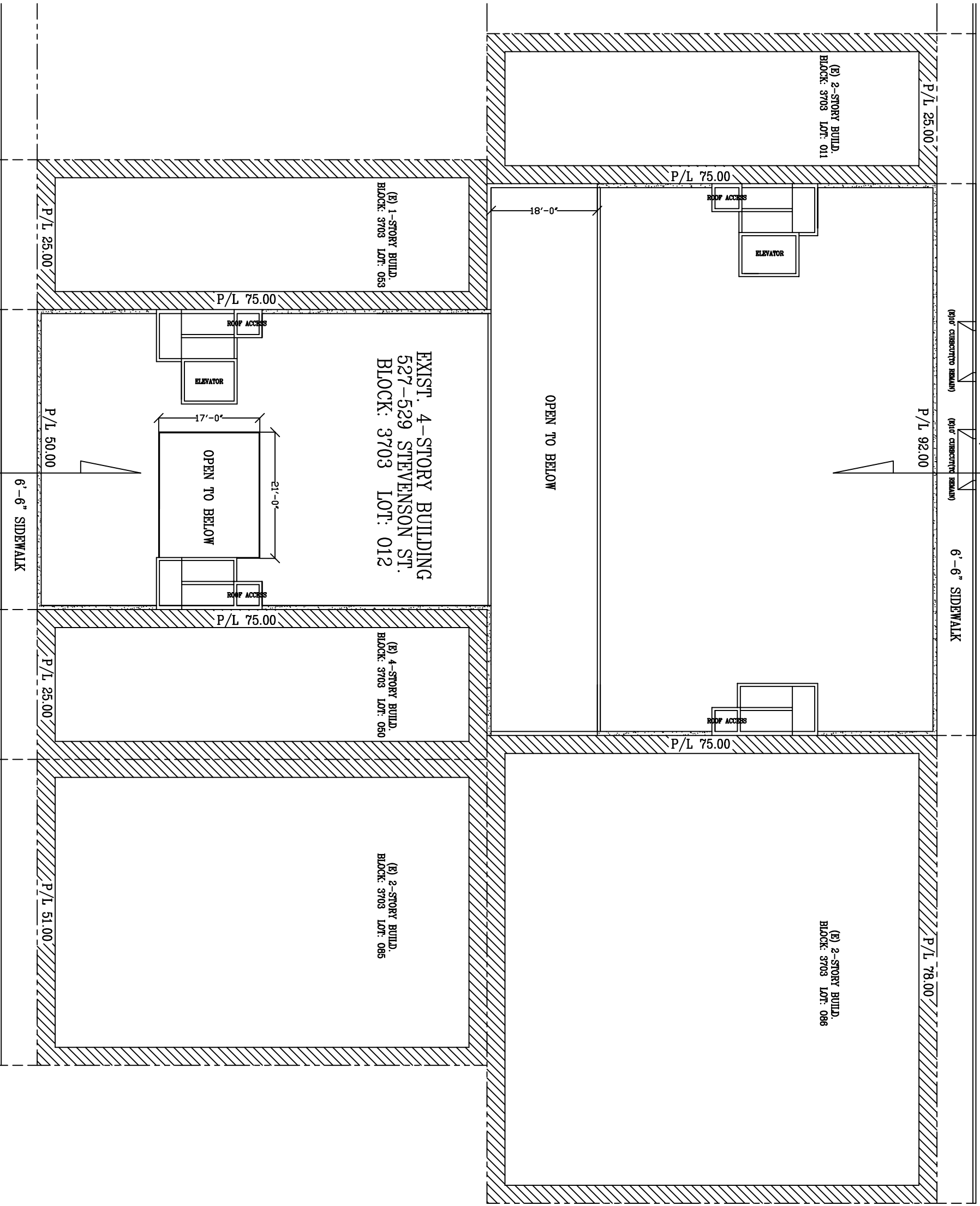
Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street

# Site Photo



Section 309 Compliance Hearing  
Case Number 2010.0948XV  
527-529 Stevenson Street

JESSIE STREET (40' WIDE)



SITE PLAN

STEVENSON STREET (35' WIDE)

SPECIFICATION NOTES

- 1) SPRINKLER COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.
- 2) SPRINKLER, UNDERPINNING, SPRINKLER, AND FIRE ALARM SYSTEM SHALL BE INSTALLED PER THE PERMIT.
- 3) PUBLIC INDUSTRIAL SAFETY PERMIT IS REQUIRED.
- 4) PUBLIC INDUSTRIAL SAFETY PERMIT IS REQUIRED.
- 5) 4" STAIRWAY ENCLOSURE PER SEC. 1203.4.5 SFG.
- 6) 4" STAIRWAY ENCLOSURE PER SEC. 1203.4.5 SFG.
- 7) PROVIDE MINIMUM 1 HR. CORRIDOR TYPICAL.
- 8) 18" IN. HI. PLAZON.
- 9) PROVIDE VENTILATION PER SEC. 312.5/CBC 1202.2.7 FOR GARAGE.
- 10) PROVIDE ONE HOUR CONSTRUCTION WITH SOUND ATTENUATION PER SEC. 1203.4.5 SFG.
- 11) PROVIDE FLOURESCENT LIGHTING AT BATHROOMS AND KITCHENS.
- 12) PROVIDE ALUMINUM CLERGED GLASS 18" AND ABOVE FLOOR PER SEC. 1203.4.5 SFG.
- 13) ROOF DRAIN AND OVERFLOW DRAIN AT ROOF AND DECK CONNECT TO CITY SEWER. ROOFING MATERIALS SHALL BE PERMITTED PER SEC. 1203.4.5 SFG.
- 14) EXIT WALL PROTECTION PER SEC. 704.5 SFG 2007
- 15) EXIT PATH SHALL COMPLY WITH ADMINISTRATION CHAPTER TO CBC.
- 16) STAIRS (INTERIOR/ANTERIOR) SHALL COMPLY WITH CHAPTER TO CBC.
- 17) PROVIDE SEPARATION JOINT BETWEEN BUILDING AND EXISTING ADJACENT BUILDING PER SEC. 1009A S.F. BUILDING CODE.
- 18) SITE PERMIT TO COVER FOR THIS PROJECT.
- 19) PROVIDE EMERGENCY LIGHTING PER CODE. 1003.3.13 SFG 2007
- 20) PROVIDE STAIR I.D. WITH SIGN PER SEC. 1003.3.13 SFG 2007
- 21) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 22) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 23) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 24) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 25) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 26) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 27) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 28) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 29) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 30) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 31) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 32) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE
- 33) PROVIDE 3/4" HR. TX. WIND. W/SPRINKLER AT PROP. LINE

PROJECT DATA

TYPE 5, 1HR RATED FULLY SPRINKLERED 5 STORY BUILDING R-1 OCC. AT RESIDENTIAL LEVELS 6-1 FAR=63,900SF. RESIDENTIAL ALLOWED UNLIMITED SQ.FT. (COMMERCIAL AND GARAGE) SF MUNICIPAL PLANNING CODE 2007 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRIC, ENERGY AND FIRE CODES & SF AMENDMENTS

ZONING INFORMATION

ZONING: O-3-6 (DOWNTOWN GENERAL)  
 LOT SIZE: 10,650SQ.FT.  
 REG. REAR YARD: 25% X 10,650SQ.FT.=2,662SQ.FT.  
 3,800SF OF MODIFIED REAR YARD PROVIDED  
 DESIGNATED COMMERCIAL SPACE: 210 SQ.FT.  
 67 RESIDENTIAL CONDOS: (10 B.M.R. REQUIRED)  
 5-UNITS (A) STUDIO&LOFT@310SQFT EA.=1,600SF  
 32-UNITS (B) STUDIO&LOFT@320SQFT EA.=10,240SF  
 1-UNITS (C) 1-BED&LOFT@550SQFT EA.=550SF  
 18-UNITS (D) 1-BED&LOFT@440SQFT EA.=7,920SF  
 1-UNITS (E) STUDIO&LOFT@380SQFT EA.=380SF  
 8-UNITS (F) STUDIO&LOFT@340SQFT EA.=2,720SF  
 2-UNITS (G) STUDIO&LOFT@250SQFT EA.=500SF  
 TOTAL LIVING AREA=23,910SQ.FT.  
 PARKING GARAGE AREA: 1,300SQ.FT.

0 (6'X18) STANDARD SPACES  
 8 (6'X18) COMPACT SPACES  
 0 (9'X18) H.C./COMMERCIAL SPACE  
 29 (2'X6) (CLASS-1) BICYCLE SPACES(FIRST FLR. PLAN)  
 25 RESIDENTIAL PARKING RATIO (ALLOWED)  
 BUILDING HEIGHT: 60FT. (120FT. ALLOWED)  
 COMMON OPEN SPACE 9000 SQ.FT./6,700SQ.FT. REQ. COMMON AREAS 6,200SF  
 TYPE 5-1HR. (1ST FLOOR TO ROOF/THROUGHOUT)  
 FIRE-SPRINKLER SYSTEM REQUIRED (SUBMITTED UNDER SEPARATE PERMIT)  
 ALL ADA DETAILS SEE SH. AHC1&AHC2 MANUAL AND AUTOMATIC FIRE ALARM SYSTEM REQUIRED. (SUBMITTED UNDER SEPARATE PERMIT)  
 ALL COMMERCIAL T.L. WORK UNDER SEPARATE PERMIT PROJECT DESIGN

BUILDING DESIGN: ZONE DESIGN DEVELOPMENT  
 DRAKE GARDNER  
 394 BEL MARIN KEYS BLVD  
 SUITE 1 NOVATO, CA. 94949  
 415.884-2489

STRUCTURAL ENG.: SANTOS&URRUTIA ENG.  
 RODRIGO SANTOS ST.  
 2451 HARRISON ST.  
 SAN FRANCISCO, CA. 94110  
 415.642.7722

FIREPROTECTION: ANS ENGINEERING  
 ADRIAN NAJUM-STOIAN  
 3401 INVESTMENT BLVD.,SU.201  
 HAYWARD, CA. 94545  
 510.782.2256

MECH. ENGINEER: MOON KANG  
 3450 3RD ST, BLDG 4, SU B  
 SF., CA. 94124  
 415.282.3100

DRAWING INDEX

A1	SITE PLAN, PROJECT DATA
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
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A5	FOURTH FLOOR PLAN
A6	ROOF PLAN
A7	UNIT PLANS
A8	UNIT PLANS, SECTION AA
A9	NORTH AND SOUTH ELEVATIONS
A10	EAST AND WEST ELEVATIONS
A11	COURTYARD ELEVATIONS
A12	FIRST-THIRD FLOORS (EXISTING)
A13	FOURTH & ROOF FLOORS (EXISTING)

REVISIONS

NO.	DATE	DESCRIPTION
01	01.30.11	
08	08.20.11	

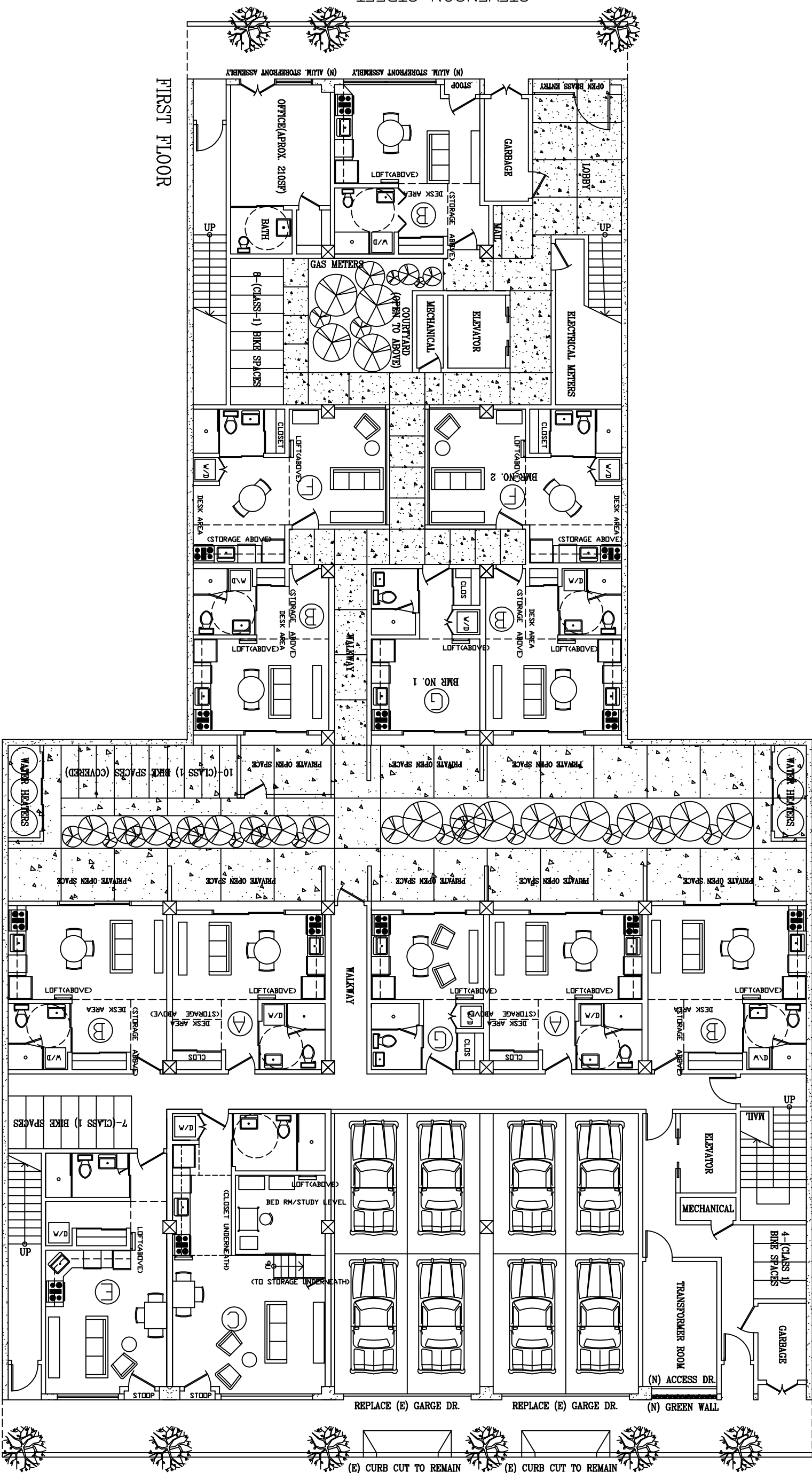
DESIGN BY: ZONE DESIGN DEVELOPEMENT

DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

DATE: 12.01.10  
 SCALE: 1/8"=1'-0"  
 DESIGNER: D.G.  
 JOB NO.: ISANG/WONG  
 SHEET NO.: A1

FIRST FLOOR



PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
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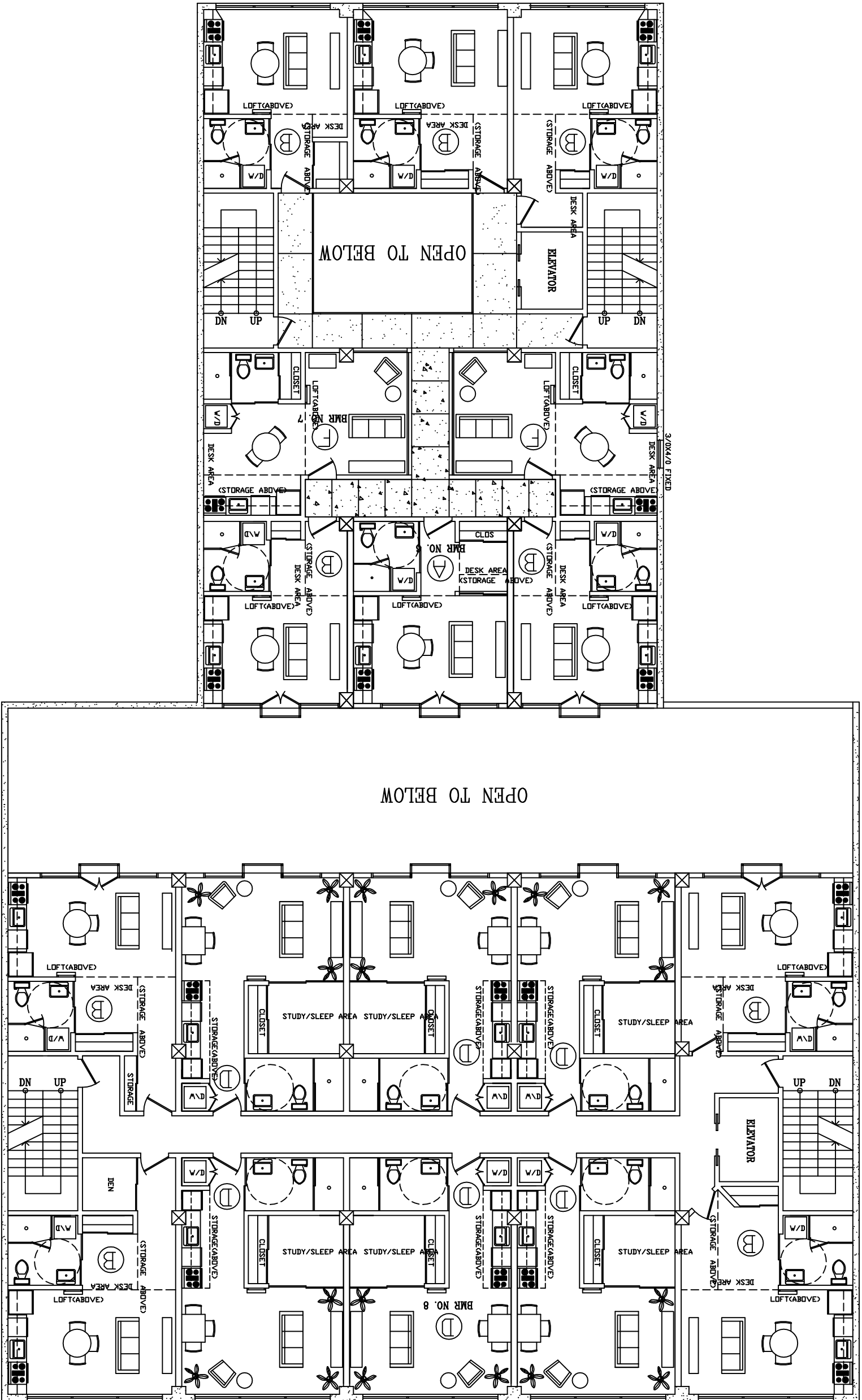
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 SHEET NO.: A2

REVISIONS	DATES
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	08.20.11
	09.01.11





THIRD FLOOR



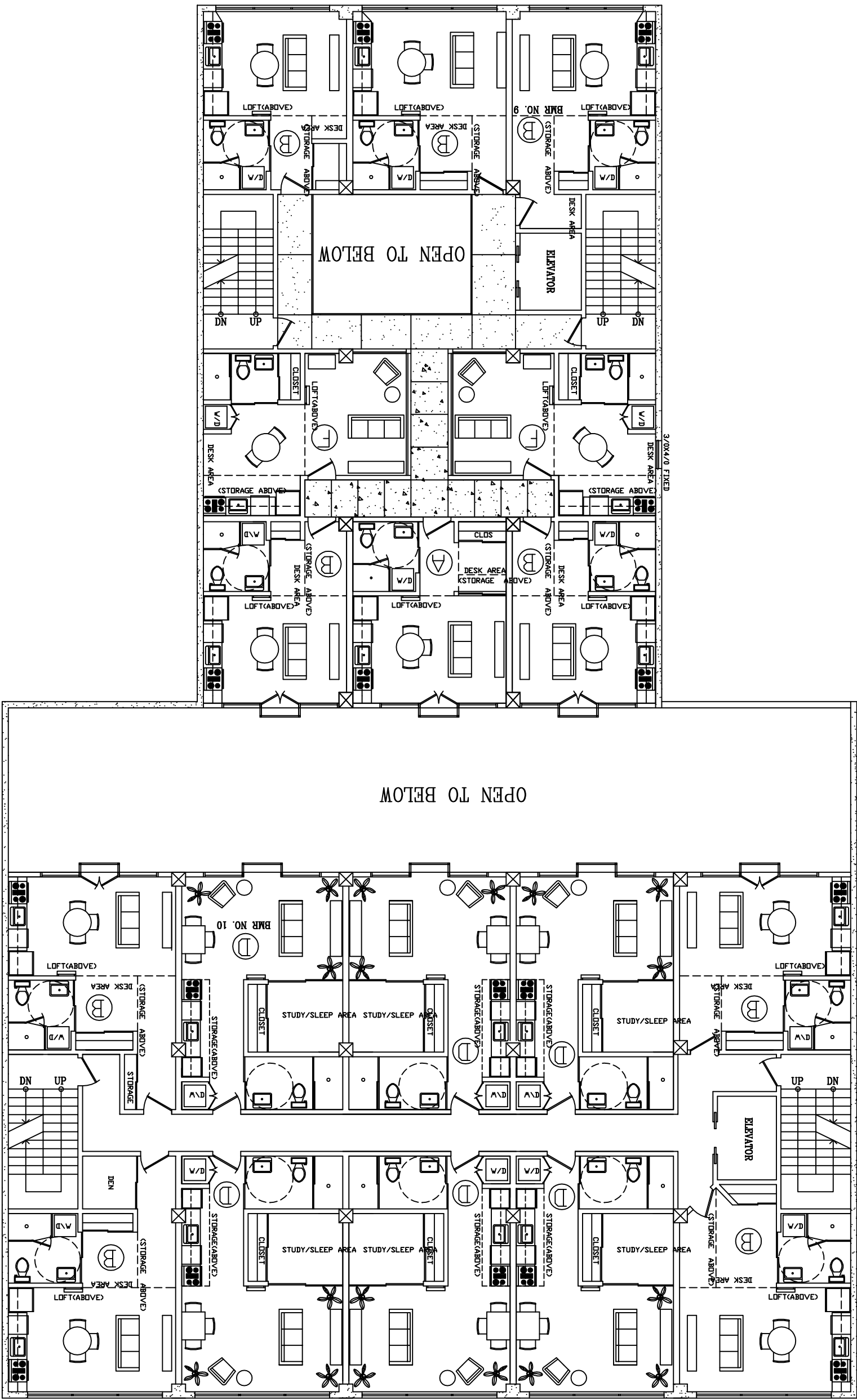
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 SAN FRANCISCO, CA.  
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DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

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 JOB NO.: TSANG/WONG  
 SHEET NO.: A4

REVISIONS	DATES
08.20.11	

FOURTH FLOOR



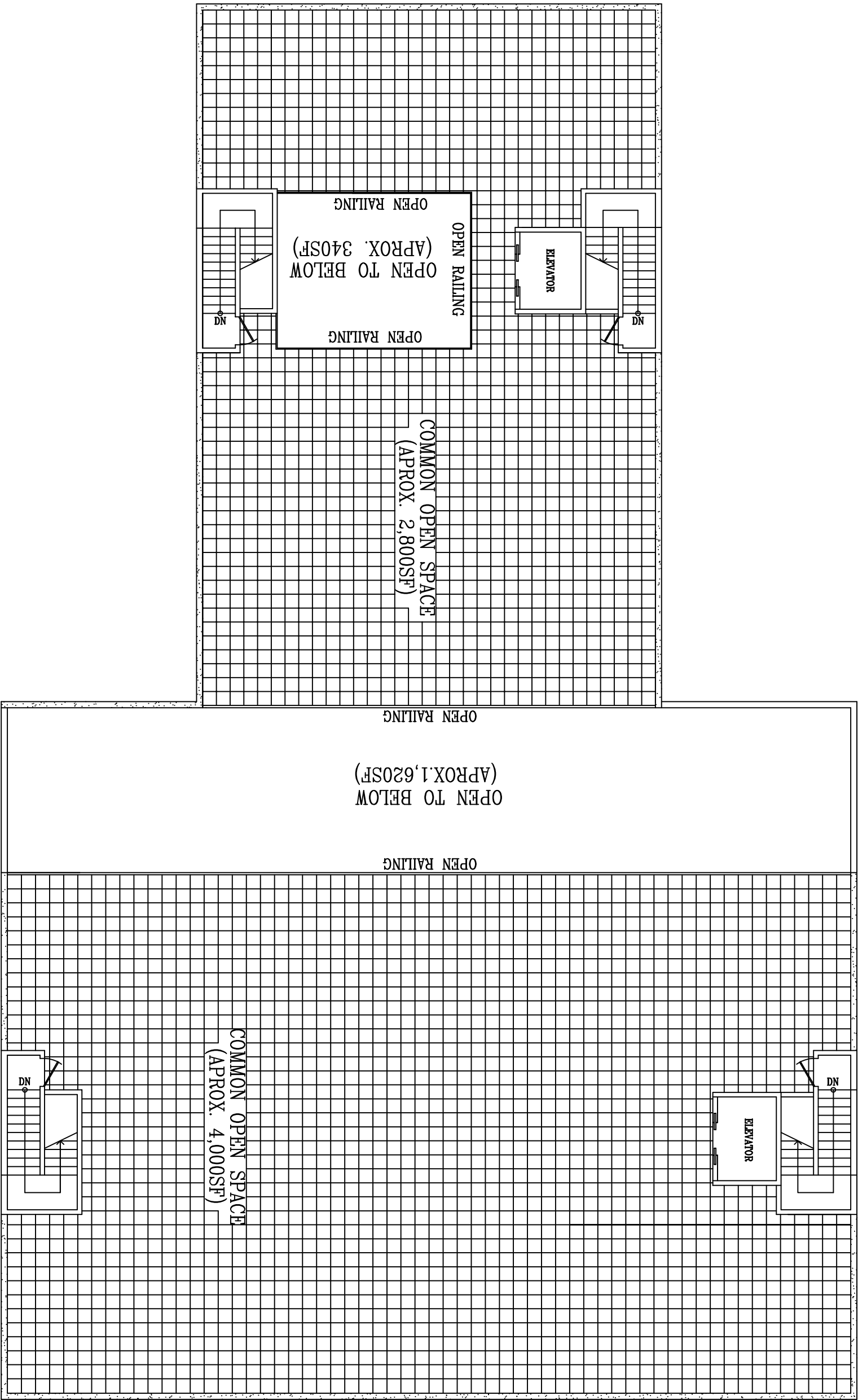
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 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

REVISIONS	DATES
	08.20.11

DATE: 12.01.10  
 SCALE: 3/16"=1'-0"  
 DESIGNER: D.C.  
 JOB NO.: ISANG/WONG  
 SHEET NO.: A5

ROOF PLAN



REVISIONS

01.30.11

08.20.11

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

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DATE: 12.01.10

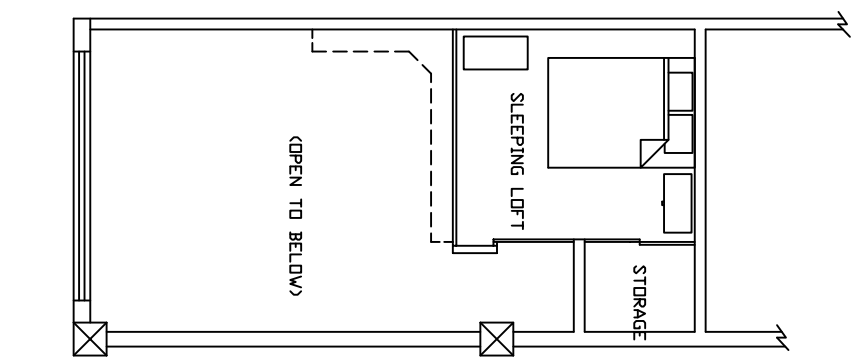
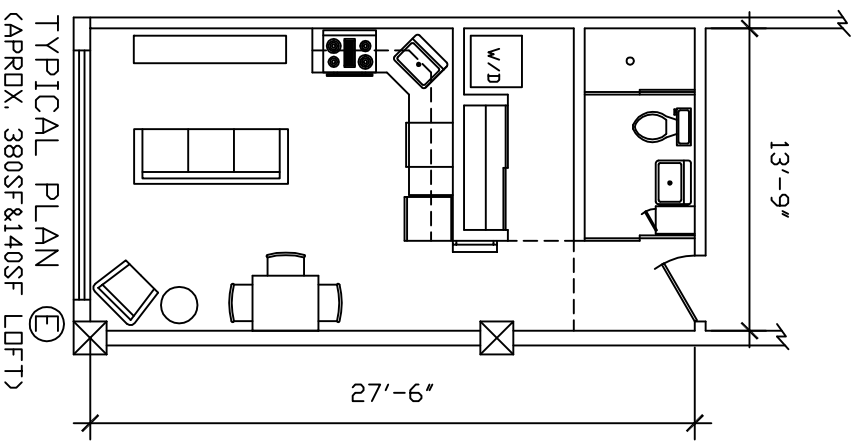
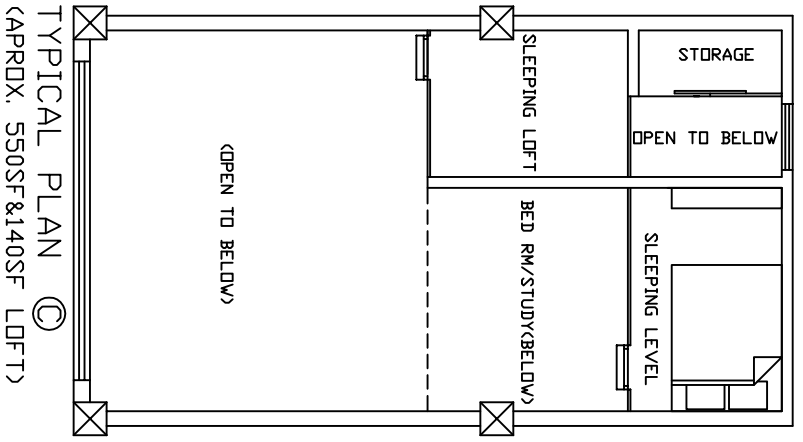
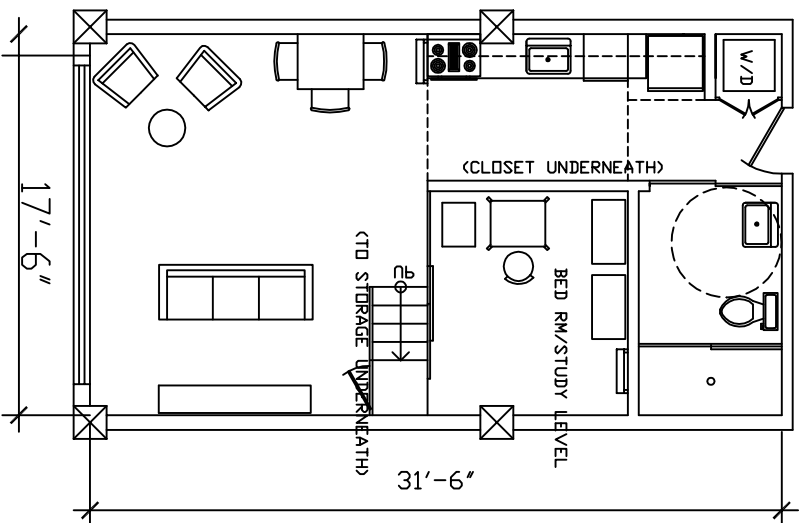
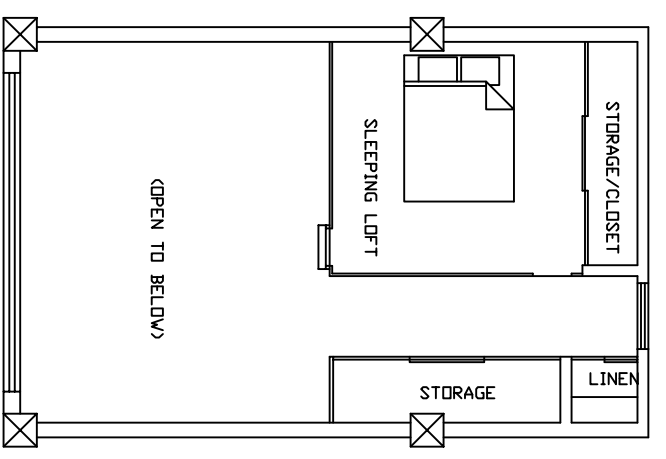
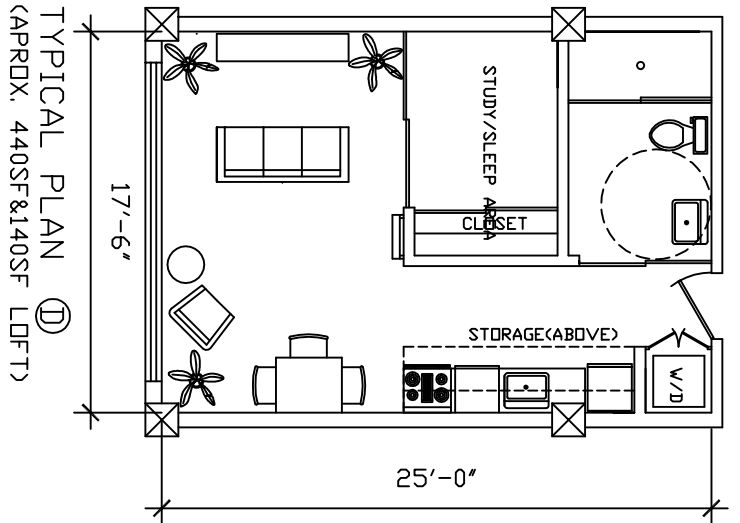
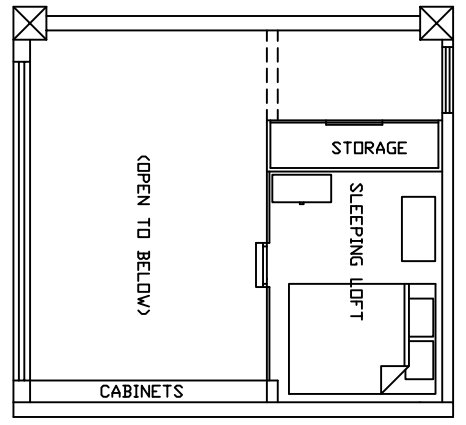
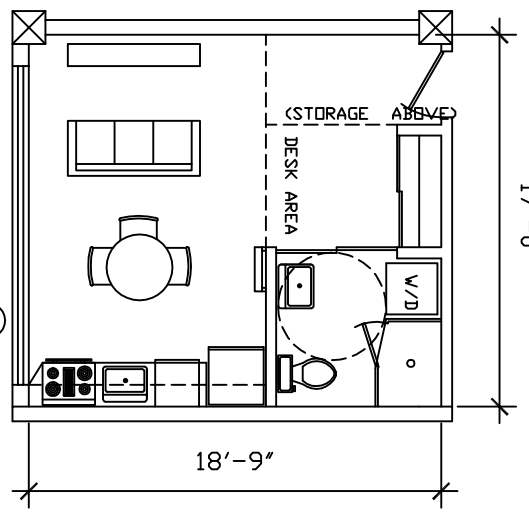
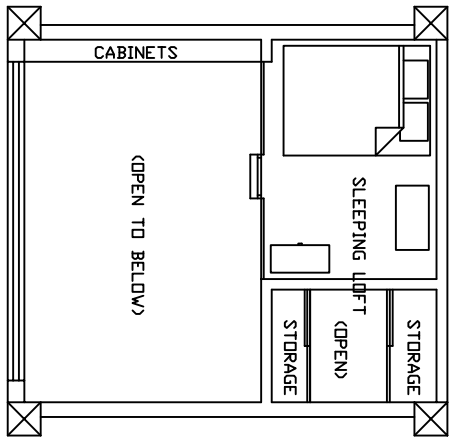
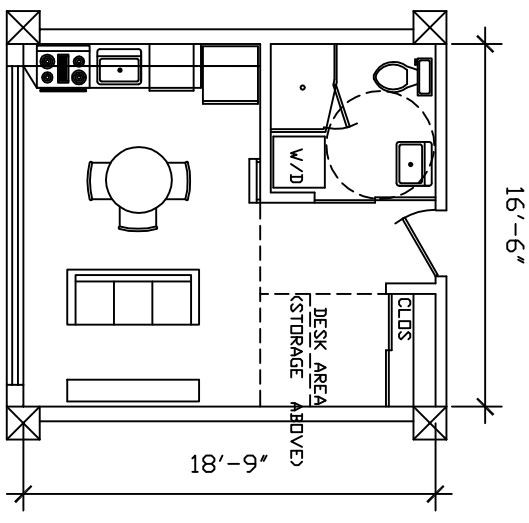
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DESIGNER: D.C.

JOB NO.: ISANG/WONG

SHEET NO.:

A6

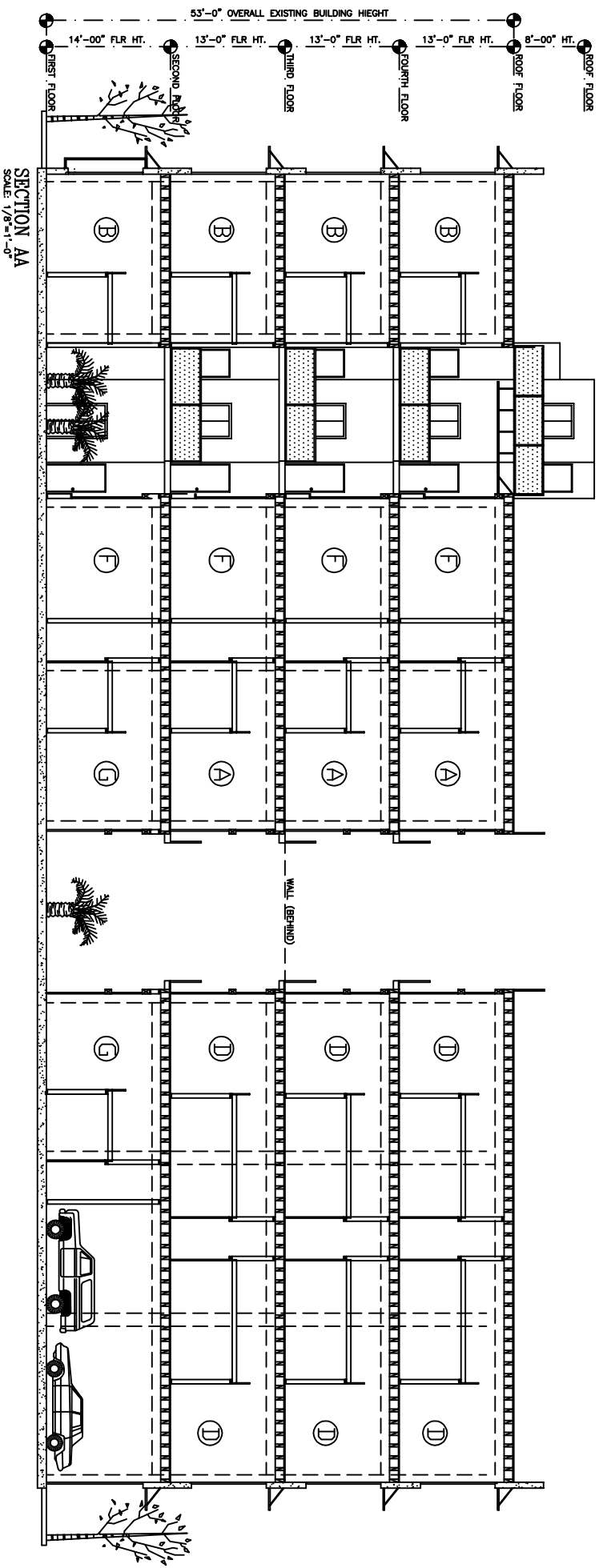


REVISIONS	DATES
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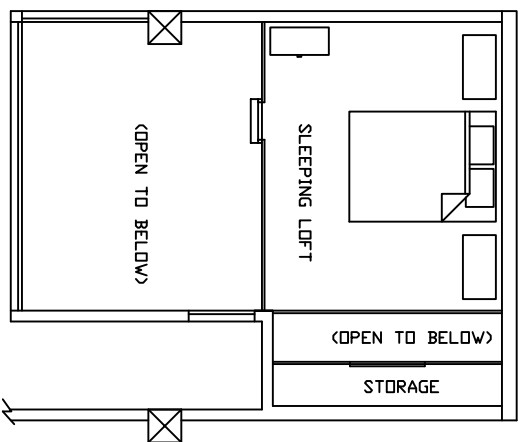
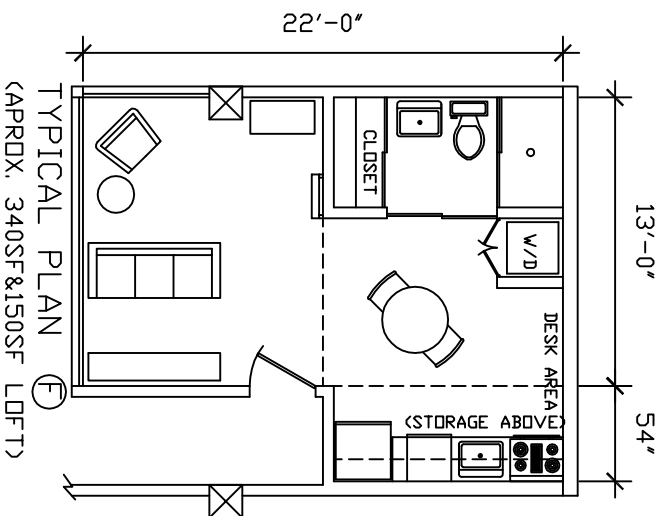
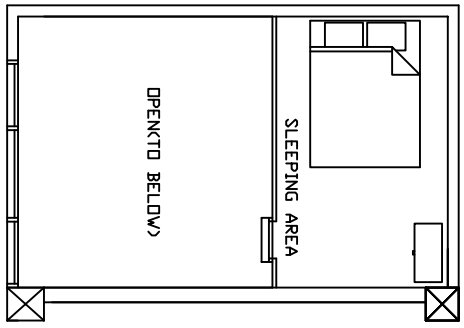
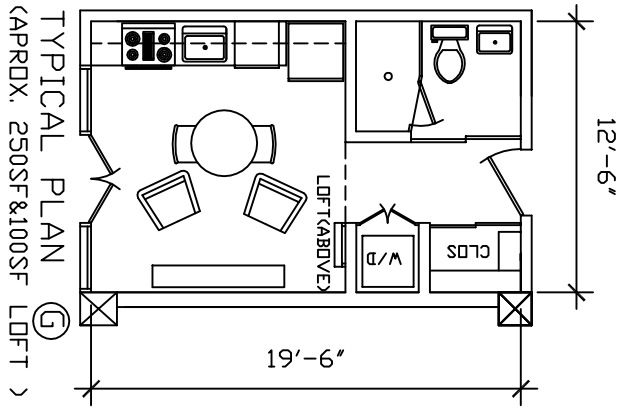
DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

DATE: 12.01.10  
 SCALE: VARIES  
 DESIGNER: D.G.  
 JOB NO.: 15SANG/WONG  
 SHEET NO.: A7



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



REVISIONS

DATES

01.30.11	
08.20.11	
08.29.11	

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
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PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
 527-529 STEVENSON STREET  
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 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

DATE: 12.01.10  
 SCALE: VARIES  
 DESIGNER: D.C.  
 JOB NO.: TSANG/WONG  
 SHEET NO.: A8

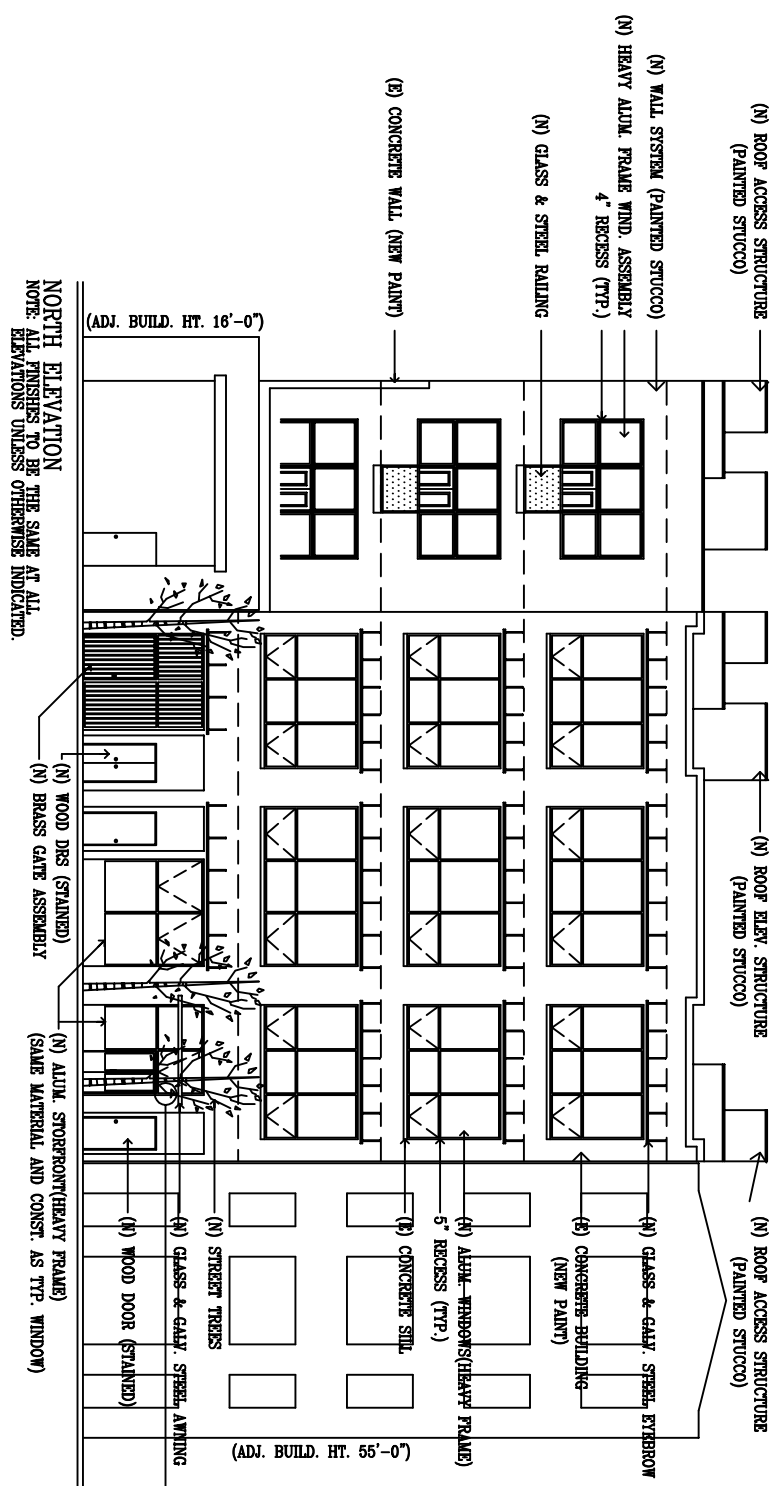
REVISIONS

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09.01.11	

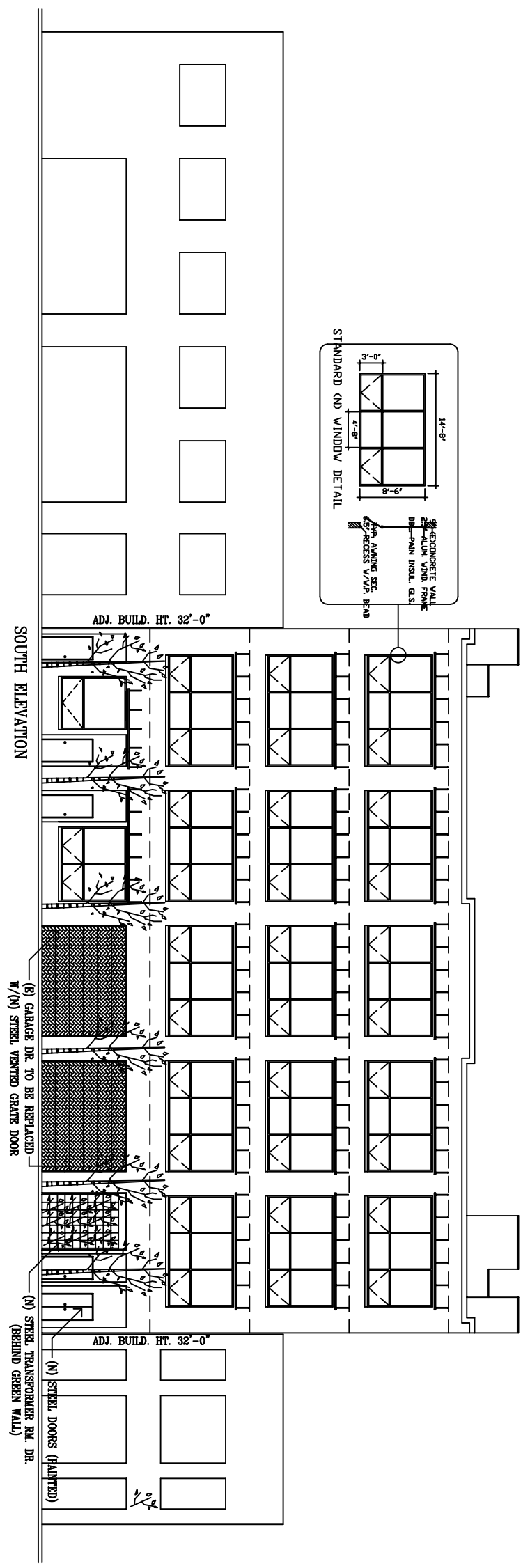
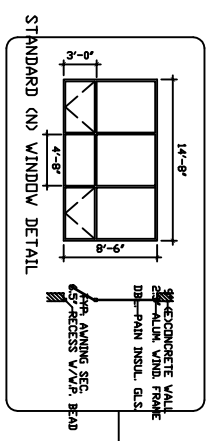
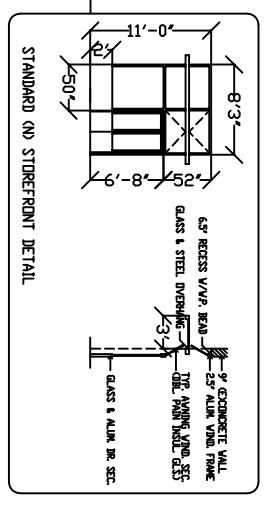
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 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

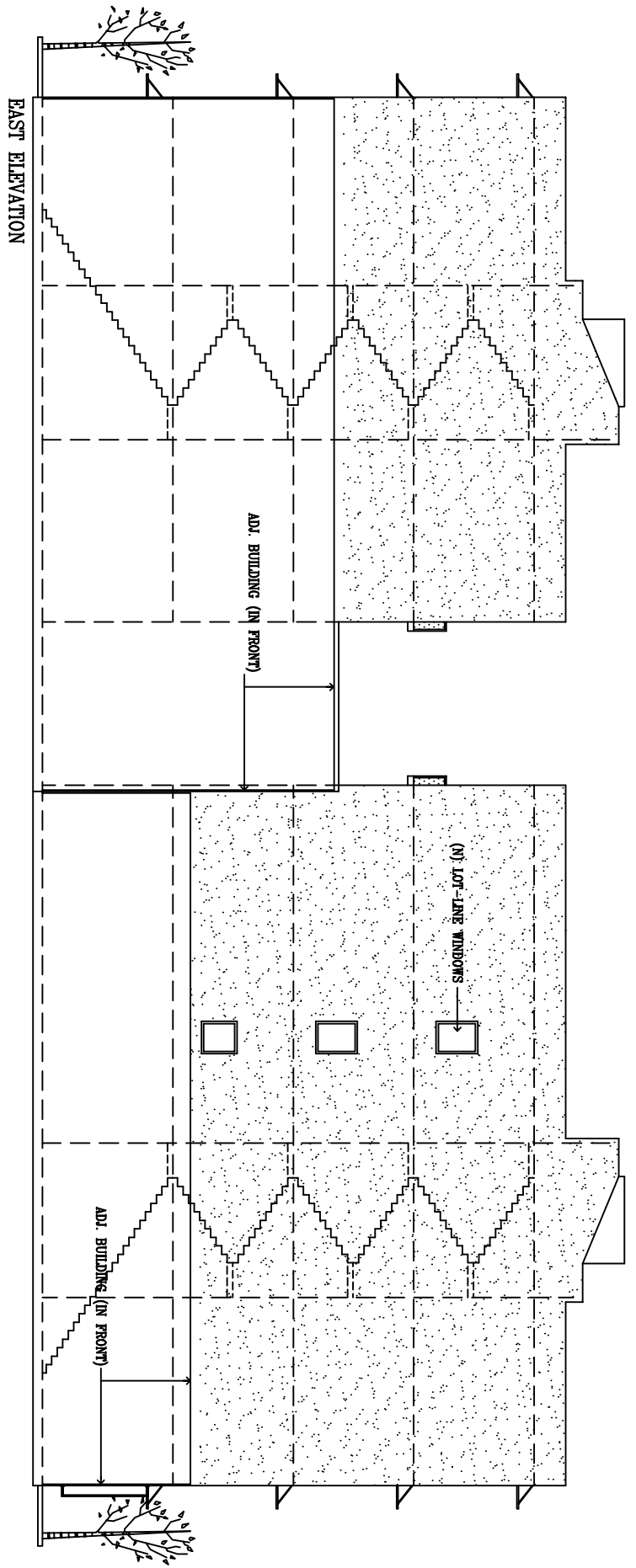
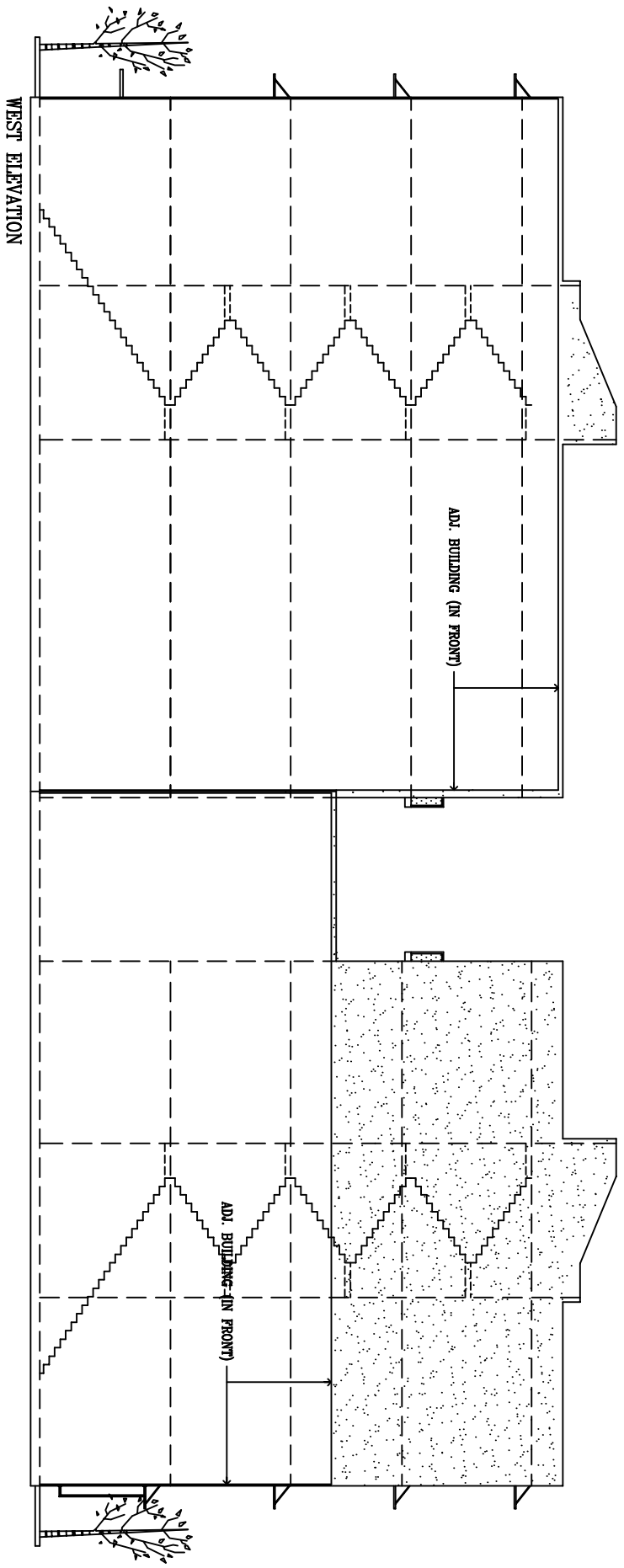
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 DESIGNER: D.C.  
 JOB NO.: TSANG/WONG  
 SHEET NO.: A9



NORTH ELEVATION THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.



SOUTH ELEVATION



PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

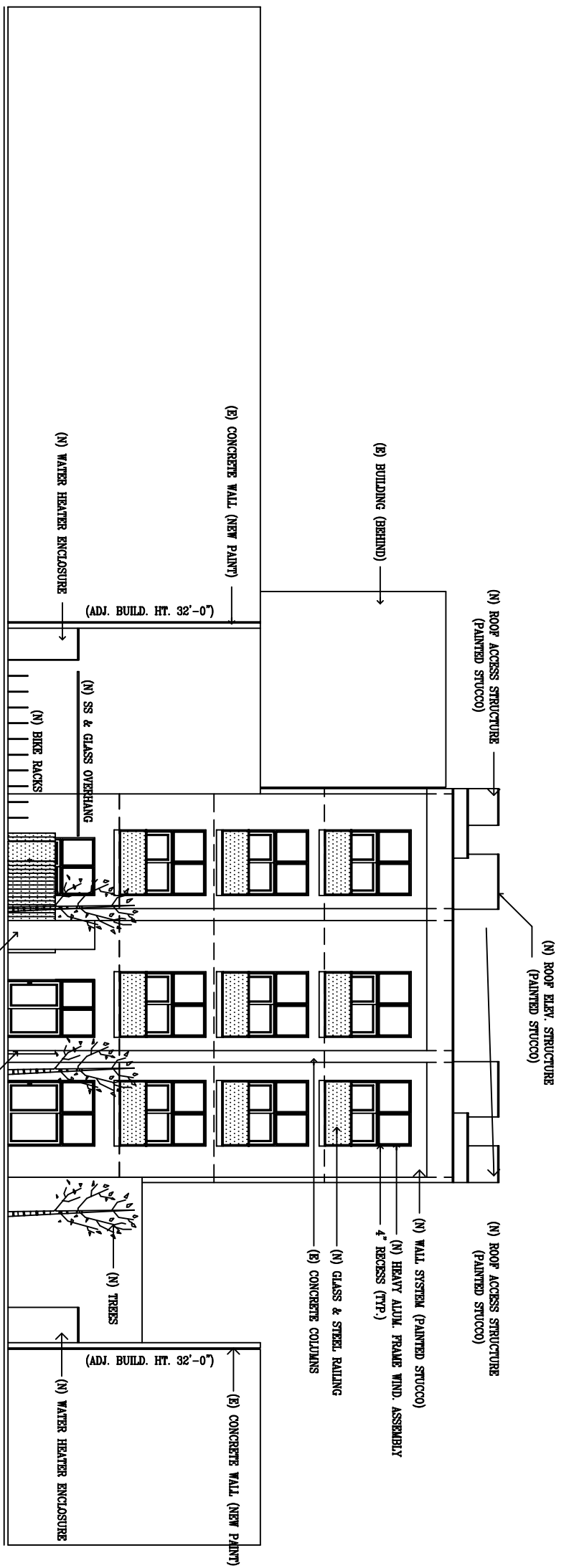
DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

REVISIONS	DATES
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	08.29.11

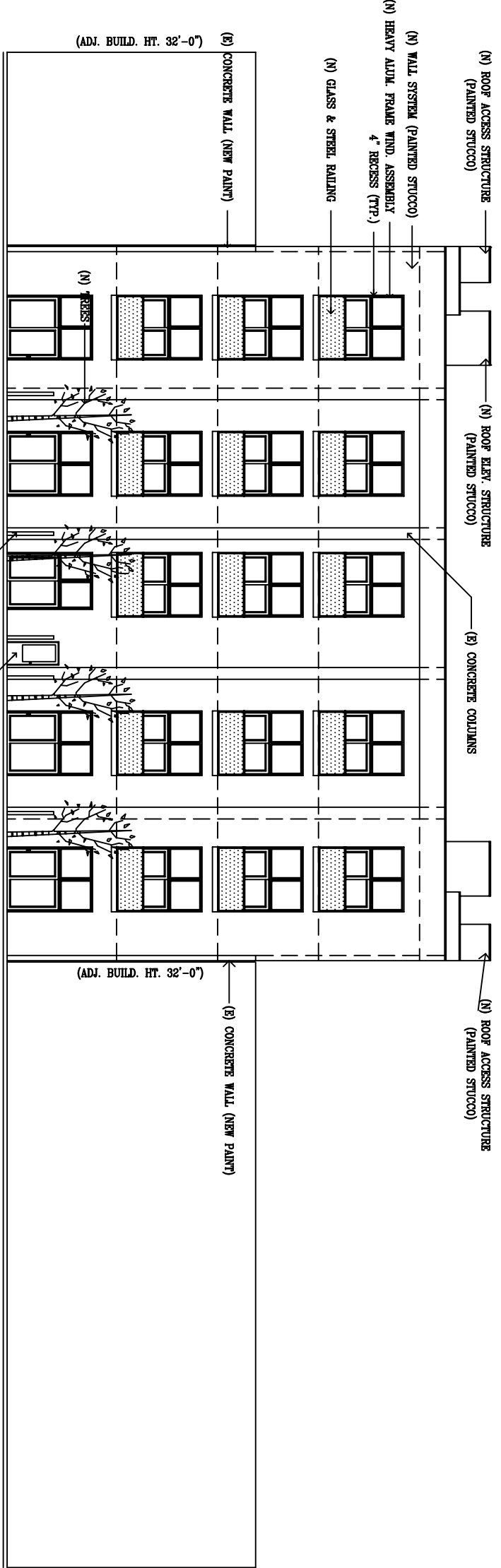
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 SCALE: 1/8"=1'-0"

DESIGNER: D.C.  
 JOB NO.: TSANG/WONG  
 SHEET NO.:

A10



NORTHSIDE COURTYARD ELEVATION  
 NOTE: ALL FINISHES TO BE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.



SOUTHSIDE COURTYARD ELEVATION  
 NOTE: ALL FINISHES TO BE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.

REVISIONS

DATES

01.30.11	
03.16.11	
08.20.11	
08.29.11	

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

DATE: 12.01.10

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

DESIGNER: D.G.

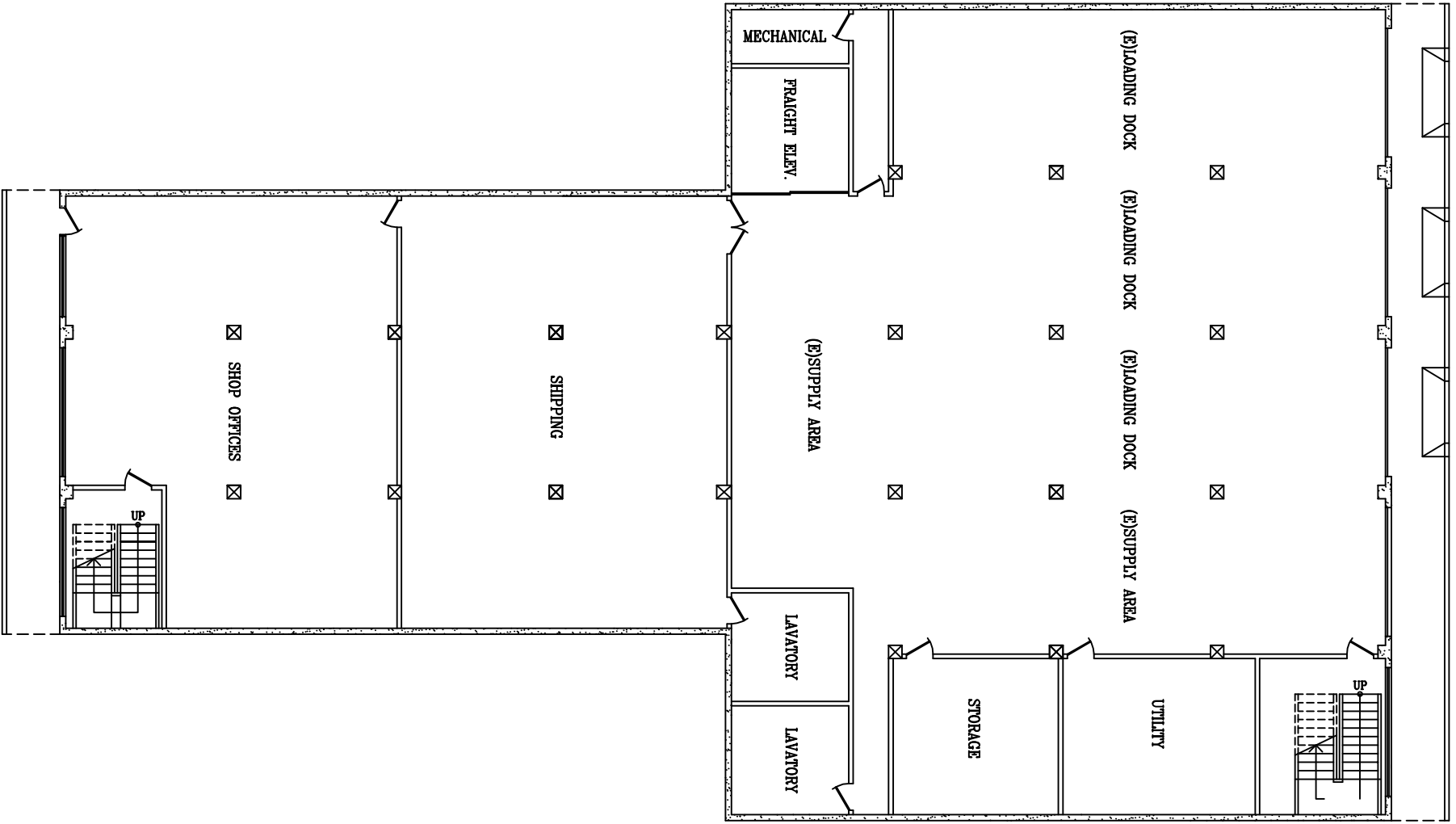
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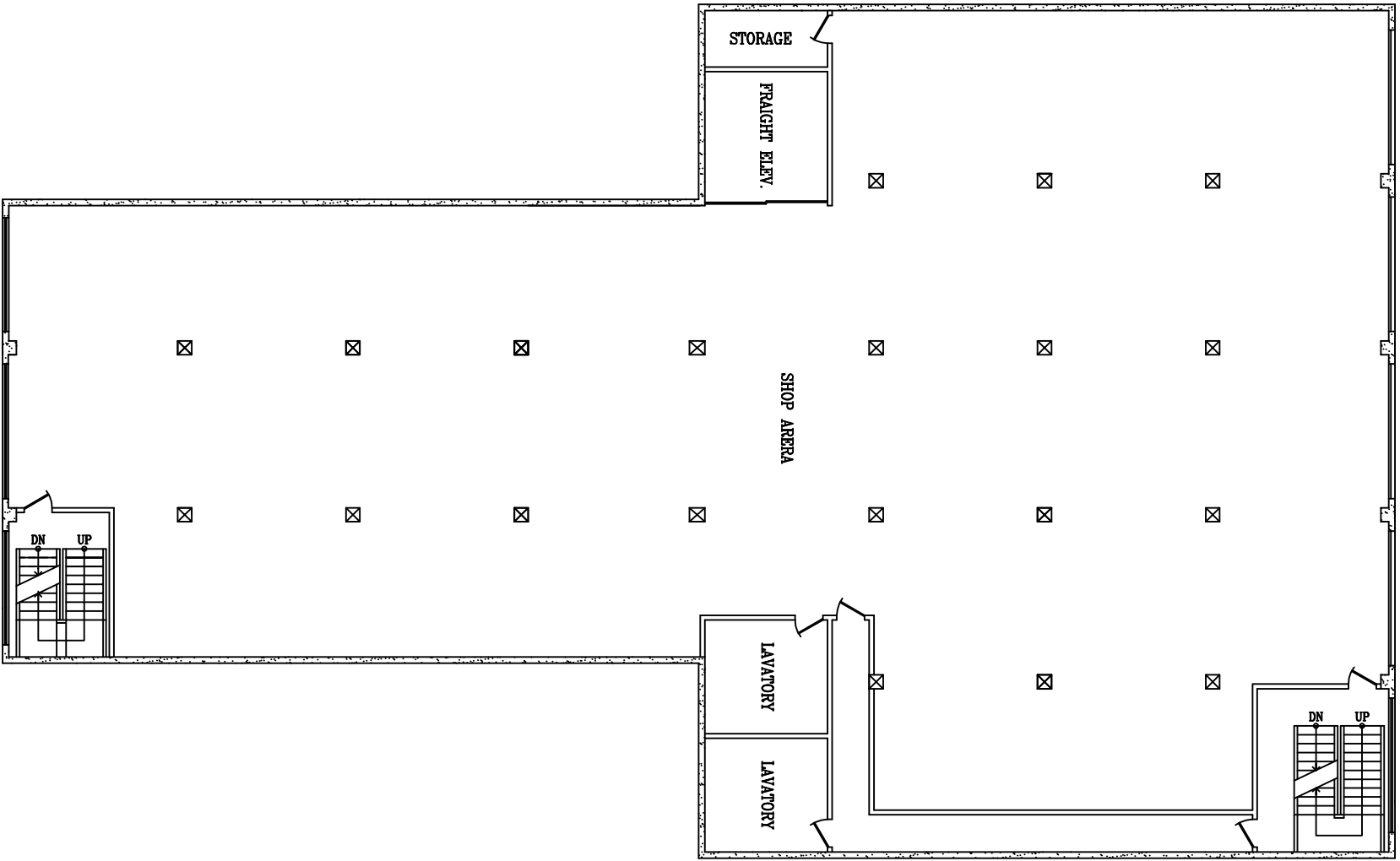
A11



EXISTING FIRST FLOOR



EXISTING SECOND & THIRD FLOOR



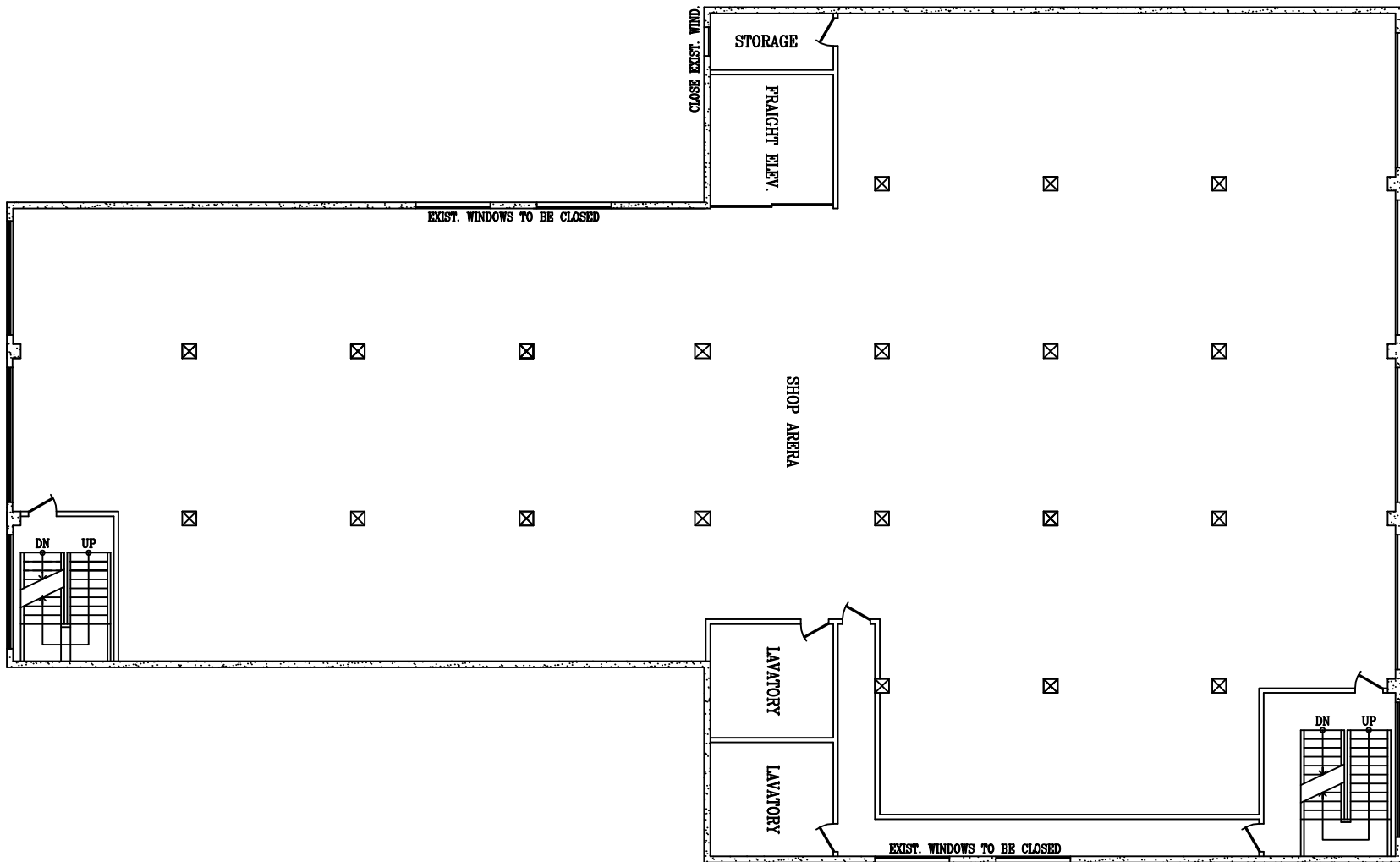
PROJECT: **67 UNIT RES. & COMM. MIXED USE RENOVATION**  
 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

DESIGN BY: **ZONE DESIGN DEVELOPEMENT**  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

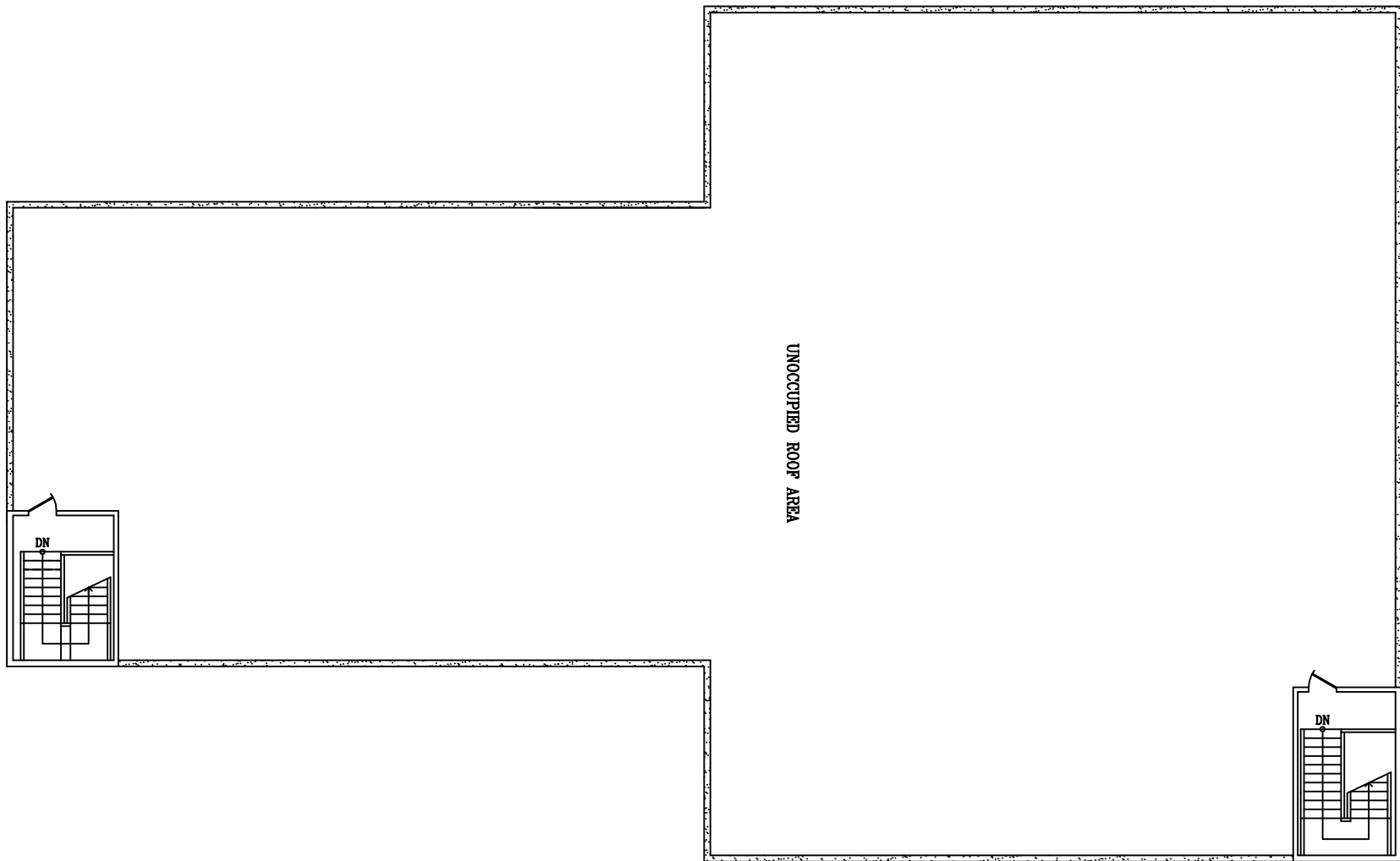
REVISIONS	DATES
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	08.20.11
	08.29.11

DATE: 12.01.10  
 SCALE: 1/8"=1'-0"  
 DESIGNER: D.G.  
 JOB NO.: ISANG/WONG  
 SHEET NO.: **A12**

EXISTING FOURTH FLOOR



EXISTING ROOF FLOOR



PROJECT: 67 UNIT RES. & COMM. MIXED USE RENOVATION  
 527-529 STEVENSON STREET  
 SAN FRANCISCO, CA.  
 BLOCK: 3703 LOT: 012  
 GOLDEN TRUE GARMENT (USA) LTD (OWNERS) 415.317.2882

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
 DRAKE GARDNER 415.408.3403 (O)  
 10 CARLILE DR. 415.408.3429 (F)  
 NOVATO, CA. 94945 415.377.6694 (C)

REVISIONS	DATES
	01.30.11
	03.16.11
	08.20.11

A12

DATE: 12.01.10  
 SCALE: 1/8"=1'-0"  
 DESIGNER: D.G.  
 JOB NO.: 15ANG/WONG  
 SHEET NO.:



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0948E  
 Project Address: 527-529 Stevenson Street aka 550/560 Jessie Street  
 Zoning: C-3-G (Downtown General Commercial) District  
 120-F Height and Bulk District  
 Block/Lot: Block 3703/ Lot 012  
 Lot Size: 10,646 square feet  
 Project Sponsor: David Silverman, Reuben & Junius, LLP – 415 567-9000  
 representing Henry Wong, Golden True Garment USA –  
 415 812-7233  
 Staff Contact: Jeremy D. Battis – 415 575-9022  
 jeremy.battis@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
 Information:  
**415.558.6377**

### PROJECT DESCRIPTION:

The proposed project would convert a vacant, existing approximately 42,600-square-foot (sq-ft), 4-story, approximately 61-foot-high, industrial building constructed in 1922 to 67 residential units over 210 sq ft of ground-floor office space. Nine tandem at-grade parking spaces within a 1,013-sq-ft garage area, accessed from Jessie Street, would be added via the conversion of an existing loading area. The proposed project's two new center courtyards would consist of about 1,900 sq ft in area. The modified building's circulation areas would total about 1,300 sq ft, while wall repartitioning would result in a reduction of about 8,077 sq ft of floor area. In total, 23,900 sq ft of area would be converted to private residential space with another 6,200 sq ft of area reserved for common residential areas. The project site is a through lot on the south side of Stevenson Street and has rear frontage on Jessie Street—both midblock east-west streets—within the block bounded by Market Street to the north, 6<sup>th</sup> Street to the east, Mission Street to the south, and 7<sup>th</sup> Street to the west in the South of Market neighborhood. The proposed project would require exceptions from the Planning Code as provided by Section 309 for not meeting dwelling unit exposure and rear yard requirements.

### EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

### REMARKS:

See next page.

### DETERMINATION:

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

  
 Bill Wycko

Environmental Review Officer

  
 Date

cc: David Silverman, Project Sponsor  
 Jane Kim, Supervisor, District 6  
 R. Crawford & B. Bollinger, Planning Dept.

Exemption/Exclusion File  
 Distribution List  
 Bulletin Board / M.D.F.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject 42,600-sq-ft, four-story industrial building, constructed in 1922, is not a historic resource for the purposes of CEQA.

The Planning Department determined that the existing "utilitarian in design"<sup>1</sup> building, proposed for interior modifications and a conversion from industrial to residential and office uses, is not eligible for the California Register, and therefore is not a historic resource as defined by CEQA. It was further determined that the proposed project would not result in a potential adverse impact on any surrounding historic resources or nearby historic district.<sup>2</sup>

Because the proposed project would not result in a significant impact on a historic resource, the project may be deemed exempt from environmental review if other criteria are satisfied. As described above, the project meets the CEQA criteria for exemption from environmental review under Class 32.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

*(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.*

The project site is within a C-3-G (Downtown General Commercial) zoning district, in which the proposed residential and office uses are permitted. The site's 120-F height and bulk district would allow for the existing building's height of 61 feet, which would not change. The proposed project's residential and office uses are consistent with the area's General Plan designation.

*(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site, consisting of a through lot fronting onto both Stevenson and Jesse Streets, is within the block bounded by Market Street to the north, 6<sup>th</sup> Street to the east, Mission Street to the south, and 7<sup>th</sup> Street to the west. Located in the South of Market neighborhood, the area is a developed district of San Francisco with uses primarily consisting of office, retail, residential, and some heavy commercial/light industrial uses. Thus, the proposed project would be characterized as in conformance with existing uses and the character of the neighborhood. The project site size is 10,646 sq ft or about one-quarter acre, well under the five-acre limit.

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

The project site is covered by the existing building. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

<sup>1</sup> Historic Resource Evaluation Response (HRER) memorandum for 529 Stevenson Street, San Francisco, CA, by Moses Corrette, San Francisco Planning Department, April 15, 2011. (attached).

<sup>2</sup> Ibid.

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

#### Traffic

Based on the residential and office uses trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project would generate an estimated average daily 506 person-trips, including about 87 daily person-trips during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 108 automobile person-trips, 199 transit trips, 170 walking trips, and 29 trips by other means, including bicycle, motorcycle, and taxi. In the p.m. peak hour, the proposed residential and office uses would generate approximately 14 private auto vehicle-trips.

Because the proposed project would result in an increase of approximately 14 private auto vehicle-trips, over existing conditions, during the p.m. peak hour, such an incremental rise would not be considered a substantial traffic increase relative to the existing capacity of the surrounding area's street grid. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers.

#### Parking

The existing building contains a loading area that would be converted to nine tandem parking spaces with the proposed project. Section 151 of the *Planning Code* does not require off-street parking for residential use in the C-3 district and principally permits one parking space per four units. Offices uses of less than 5,001 sq ft of occupied floor area are exempt from parking requirements within the C-3 district. The proposed project, with nine parking spaces and 67 units, would therefore comply with *Planning Code* requirements. Freight loading is not required for residential use within the C-3 district, and for office use is required at 0.1 spaces per 10,000 sq ft of area. Thus, the proposed project would not require freight loading. The parking demand generated by the proposed project has been estimated in accordance with the *Transportation Impact Analysis Guidelines* at 74 parking spaces, resulting in a daily parking deficit of 65 parking spaces.

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

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

keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

#### Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a discernable increase in the ambient noise level in the project vicinity.

#### Air Quality

Air quality impacts generally fall into two categories: impacts from project operations and impacts from project construction. Construction-related air quality impacts from the proposed project were analyzed based on the Bay Area Air Quality Management District's (BAAQMD's) 2010 CEQA Air Quality Guidelines and thresholds of significance.<sup>3</sup> Renovation of the on-site building would generate criteria air pollutants, PM<sub>2.5</sub>,<sup>4</sup> and other toxic air contaminants (TACs) resulting from the project's construction vehicles and equipment. Planning Department staff performed a screening-level analysis to determine whether the proposed project would require more detailed additional air quality analysis.<sup>5</sup> With respect to criteria air pollutant emissions, the proposed project would be well below the BAAQMD screening levels.<sup>6</sup> Therefore, quantitative analysis of criteria air pollutants is not required and the proposed project would not exceed the BAAQMD's criteria air pollutant thresholds of significance.<sup>7</sup> With respect to PM 2.5 emissions and other TACs, the screening-level analysis identified levels well below those of another larger project at 1355 Market Street whose construction activities were quantified by an air quality modeling consultant.<sup>8</sup> Given that the 1355 Market Street project was determined to have construction-related activities that would result in PM<sub>2.5</sub> emissions and other TACs well below BAAQMD CEQA significance threshold, the proposed project at 527-529 Stevenson Street also would not exceed the BAAQMD significance thresholds for these pollutants.

BAAQMD CEQA guidance provides that if a project results in an increase in emissions of more than their respective daily or annual mass thresholds, then the project would also be considered to contribute considerably to a significant cumulative air quality impact. Since construction of the project would not exceed the daily mass emissions thresholds, the project would not contribute considerably to a significant cumulative effect with respect to construction-related criteria pollutant emissions, and cumulative construction criteria air pollutant impacts would be less than significant.

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<sup>3</sup> BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, updated May 2011. Available at <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES.aspx>.

<sup>4</sup> PM<sub>2.5</sub> = particles less than 2.5 micrometers in diameter.

<sup>5</sup> San Francisco Planning Department, *Air Quality Screening Analysis, 527-529 Stevenson Street*, August 15, 2011. This document is available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94110, as part of Case File No. 2010.0948E.

<sup>6</sup> *Ibid.*

<sup>7</sup> BAAQMD, *CEQA Air Quality Guidelines*, updated May 2011. Table 3-1.

<sup>8</sup> *1355 Market Street Upgrades* (Case File No. 2011.0926E). This document is available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94110, as part of Case File No. 2010.0948E.

The operational effects of the proposed project were screened for exposure of new sensitive receptors—the full time residents who would occupy the 67 dwelling units—to existing proximate criteria air pollutants, PM<sub>2.5</sub>,<sup>9</sup> and other toxic air contaminants generated by vehicle traffic on roadways and from permitted emitters. Planning Department staff performed a screening-level analysis, which determined that health risk impacts, including cancer risk, would be below thresholds considered significant, both individually and cumulatively.<sup>10</sup> The proposed project would include renovation of an existing building and its conversion from industrial use to residential and office use. Although the building's use would change, its operation impacts associated with the new uses would be less than significant. Additionally, it is expected that the building's new associated uses would have lesser operational impacts than the building's past industrial use. Therefore, any air quality impacts related to nearby vehicle traffic on roadways and from permitted emitters would be less than significant.

For the reasons explained above, the proposed project would not have a significant impact on air quality.

#### Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The existing building, which would be retained, is serviced by the City's combined sewer system. Thus, the project would not result in significant effects related to water quality.

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

The project would be undertaken in an area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively.

#### Flooding

San Francisco is implementing a review process to lessen the effects of flooding on proposed buildings constructed in flood prone areas. The project site, although not identified as a federal flood area of concern as defined by FEMA (Federal Emergency Management Agency), is located within a parcel identified by the San Francisco Public Utilities Commission (SFPUC) as prone to flooding. Such areas are usually located on fill or bay mud, which during storms (and sometimes dry weather) can result in ground soil subsiding to a point at which the sewers do not drain creating backups or flooding near these streets and sewers. The proposed project, with an existing ground floor elevation equal to that of the official street grade, would not be expected to require additional improvements or to result in a significant effect regarding flooding.

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<sup>9</sup> PM<sub>2.5</sub> = particles less than 2.5 micrometers in diameter.

<sup>10</sup> San Francisco Planning Department, *Air Quality Screening Analysis, 527-529 Stevenson Street, Case No. 2010.0948E*, August 15, 2011, Tables 1 and 4.

Hazardous Materials

The project site has a history of industrial use and is surrounded by existing and former industrial uses, some of which may have had a history of hazardous materials use. The following discussion is based on a Phase I environmental site assessment (ESA) prepared by a consultant for the project site.<sup>11</sup>

The Phase I ESA consisted of a field visit and observation, a review of hazardous waste databases, and a historical review of past uses at the site and permit applications associated with those historic uses. The Phase I ESA field visit indicated that there were no visible or odorous contaminants on the project site, including no indication of underground fuel storage tanks (USTs). A review of hazardous waste databases indicated that the project site is not listed as a cleanup site of concern and that there are no environmental liens against the property. The historic uses associated with the site as documented from 1949 to the present indicate that the building has been in use as a furniture manufacturing facility, a warehouse for durable consumer goods, office space, and a textile and garment manufacturing plant. A recent property inspection confirmed there was no evidence of a UST on site.<sup>12</sup>

The proposed residential and office building would not use or store substantial amounts of hazardous substances. Thus, the proposed project would not result in a significant impact associated with hazardous materials.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on December 6, 2010 to owners and occupants within a 300-foot radius and to potentially interested parties. No calls or letters were received in response to the notice.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the project would not result in a significant environmental impact associated with historical resources, traffic, parking, noise, air quality, water quality, flooding, or hazardous materials. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under Class 32. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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<sup>11</sup> *Phase I Environmental Site Assessment at 529 Stevenson Street, San Francisco, California*, by John Carver, Civil Engineer, John Carver Consulting, September 27, 2010. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2010.0948E.

<sup>12</sup> *Site Inspection for Underground Storage Tank at 529 Stevenson Street, San Francisco, California*, by Golden Gate Tank Removal, February 14, 2011. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2010.0948E.





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

*MEA Planner:* Brett Bollinger  
*Project Address:* 529 Stevenson St  
*Block/Lot:* 3703/12  
*Case No.:* 2010.0948E  
*Date of Review:* April 15, 2011  
*Planning Dept. Reviewer:* Moses Corrette  
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**PROPOSED PROJECT**       Demolition       Alteration

### PROJECT DESCRIPTION

The proposed project involves the alteration of the existing 42,600 square-foot, 4-story industrial building by: (1) converting the building to 67 residential units, (2) removing 9,080 square feet of upper floor space to create two center courtyards, (3) replacement of all windows and doors, and (4) conversion of the unoccupied roof to common open space, and an option for one or more rooftop community rooms.

529 Stevenson Street is a four-story, 52-foot tall, reinforced concrete industrial building on a through lot with a secondary elevation at 560 Jessie Street. The "T" shaped building has 50 feet of frontage on Stevenson Street, and 92 feet of frontage on Jessie Street. It has stucco-clad walls and steel industrial sash windows, but is otherwise utilitarian in design. There is a plain, unadorned parapet on both street elevations.

### PRE-EXISTING HISTORIC RATING / SURVEY

Built in 1922, the property is not included on any historic surveys and it is not listed on the National or California Registers. Although significant efforts have been made to study both the Downtown C-3 zoned buildings, as well as the Mid-Market Redevelopment Area, this site has no prior evaluations. 529 Stevenson is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is within the block bounded by Stevenson Street to the north, 6<sup>th</sup> Street to the east, Jessie Street to the south and 7<sup>th</sup> Street to the west in the Downtown/South of Market neighborhood.

The property is located within a C-3-G (Downtown General Commercial) Zoning District and a 120 -F Height and Bulk District, and the Mid-Market Redevelopment Area Plan. The immediate area consists largely of two to five-story government, commercial and industrial buildings, built between 1905 and 1948.

While extensive surveys in the area have identified two historic districts (adopted by the Historic Preservation Commission in 2010) in project vicinity, neither includes the subject parcel. The 6<sup>th</sup> Street

Lodginghouse National Register Eligible Historic District includes several residential hotels on the eastern portion of the subject Assessor's Block. Several blocks to the west is the West SoMa Light Industrial and Residential National Register Eligible Historic District of mixed property types.

**1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or  Yes  No  Unable to determine  
Persons: or  Yes  No  Unable to determine  
Architecture: or  Yes  No  Unable to determine  
Information Potential:  Further investigation recommended.  
District or Context:  Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

**Criterion 1:** *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property, built in 1922 is one of a number of buildings built in the Downtown and South of Market neighborhoods in the early 20<sup>th</sup> century. This property type identification does not constitute a significant association to qualify an individual property for the California Register, and this property type is well represented in the neighborhood. There are no known events that occurred at the subject site that would qualify it for the California Register

**Criterion 2:** *It is associated with the lives of persons important in our local, regional or national past;*

The property is associated with owner/occupants James P. and Josephine Donohue and the Eastern Outfitting Company, which is a clothing manufacturing company, from 1922 to 1969. The Donohue family is important to San Francisco history with business interests from PG&E to the Union Iron Works and the Santa Fe and Northern Pacific Railroad Companies. However, there is no indication that James P. Donohue was important enough in local history to qualify for listing in the California Register.

**Criterion 3:** *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject property does not seem to be individually significant for its architectural style, as it is a utilitarian example of a reinforced concrete commercial building, nor could either of the nearby districts extend to include this property as a contributor.

**Criterion 4:** *It yields, or may be likely to yield, information important in prehistory or history;*

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance

criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

<b>Location:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Workmanship:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Setting:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Association:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Materials:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The subject building is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

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3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

No Resource Present (*Go to 6 below.*)       Historical Resource Present (*Continue to 4.*)

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4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

Yes     No     Unable to determine

The proposed project would not have an adverse affect on adjacent contributory resources within the 6<sup>th</sup> Street Lodginghouse National Register-eligible district or the West SoMa Light Industrial and Residential Historic District, nor would it affect the National Register listed US Court of Appeals building located on the western part of the subject block. The proposed design would not alter the setting of the area, as the potential penthouses would not be visible from the street, nor would the proposed new windows within the existing openings have an effect.

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**SENIOR PRESERVATION PLANNER REVIEW**

Signature: *Tina Tam*  
Tina Tam, Senior Preservation Planner

Date: 4-21-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission  
Viraliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Jonathan Pearlman, dated March 2011.

NMC: I:\Cases\2010\2010.0948E\Historic Resource Evaluation Report.doc

527-529 STEVENSON  
LOOKING EAST



*Figure 1: 529 Stevenson Street (photo: John Carver, Phase 1 Report)*



*Figure 2: Looking east on Stevenson Street with subject property on the right beyond the metal bridge (photo: mapjack.com)*

