



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: MAY 26, 2011

*Date:* May 19, 2011  
*Case No.:* **2011.0228C**  
*Project Address:* **55 PAGE STREET**  
*Zoning:* NCT-3 (Moderate-Scale Neighborhood Commercial Transit)  
85-X Height and Bulk District  
*Block/Lot:* 0854/013, 014, 015, 016, 021, 022, 029, 035, 036, 040, 051, 053, 061,  
068, 080, 098, 105  
*Project Sponsor:* Wilfred Hso  
Civic Plaza LLC  
268 Bush Street #180  
San Francisco, CA 94104  
*Staff Contact:* Rick Crawford – (415) 558-6358  
[rick.crawford@sfgov.org](mailto:rick.crawford@sfgov.org)

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Suite 400  
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### PROJECT DESCRIPTION

The Project is to modify a Condition of Approval in Planning Commission Motion 14975, Case Number 1997.522C; requiring 17 dwelling units voluntarily designated by the Project Sponsor as below market rate (“BMR”) rental units, to be converted to for sale, condominiums sold at below market rates.

The Project was originally approved by the Planning Commission on January 27, 2000 (“Original Project”) to (1) develop a lot over 10,000 square feet, (2) provide a walk-up facility, (3) construct a building exceeding bulk limits and, (4) design the Project as a PUD of 128 dwelling units, up to 14,000 square feet of commercial space including up to 5,000 square feet of restaurant space, with parking for up to 126 vehicles.

The Original Project proposed 128 dwelling units. The Project Sponsor voluntarily dedicated 17 of these units as permanently affordable rental housing prior to the creation of the Commission’s policy on inclusionary housing or adoption of Planning Sections 315 and 415. The sponsor proposes to change these units from affordable rental to affordable for sale condominium units. The units have never been occupied.

### SITE DESCRIPTION AND PRESENT USE

The Project site is a 26,000 square foot parcel occupied by the Original Project building, an eight-story apartment building containing 127 dwelling units and ground floor commercial spaces fronting on Page and Gough Streets. The building has frontage on Page, Gough, and, Rose Streets. The commercial space on Page Street is vacant. The commercial space on Gough is

occupied by a sales office for the housing units. The Project Sponsor voluntarily dedicated 17 of the dwelling units in the building as permanently affordable rental housing.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project site is within an area featuring a variety of multi-story, mixed-use buildings. Nearby ground floor uses, include eating and drinking establishments, furniture stores and other small-scale retail stores. Upper stories are generally occupied by apartments and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings of one- to eight-stories.

## **ENVIRONMENTAL REVIEW**

Since the specific elimination of one condition of approval would not result in any new physical changes to the Project, the Project is consistent with the Final Negative Declaration.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	May 6, 2011	May 4, 2011	22 days
Posted Notice	20 days	May 6, 2011	May 5, 2011	21 days
Mailed Notice	10 days	May 16, 2011	May 5, 2011	21 days

## **PUBLIC COMMENT**

- The Department is not aware of any opposition to this Project.

## **ISSUES AND OTHER CONSIDERATIONS**

- In 2000, the Planning Commission approved the Project with the 17 dwelling units to be rented at below market rates. The BMR units were not required under the Planning Code at that time and the sponsor provided the BMR units in the Project voluntarily. The Project has been constructed and the market rate units are currently for sale. The BMR units have never been rented. The City's affordable housing program was revised in the past few years in response to the Palmer/Sixth Street Properties vs. City of Los Angeles case, a State Appeals Court case in 2007 in which the court found against a requirement for rental BMR units. San Francisco's revised program no longer requires rental BMR units, but allows for on-site ownership BMR units, payment to another builder to construct BMR units elsewhere, or payment of an in-lieu fee. The present request to change the BMR units in the Project from rental to ownership is consistent with the City's current affordable housing program and complies with the Planning Code.
- The Project provides 126 off-street parking spaces. The current zoning, NCT-3, Moderate-Scale Neighborhood Commercial Transit, District, does not require parking for

the residential units and would principally permit only one parking space for each two dwelling units as accessory parking for a total of 63 spaces. The existing parking spaces were developed under the previous NC-3 zoning that required one space for each dwelling unit. The Project complies with the parking requirement the original PUD project at the time of approval and construction. The excess parking is considered a legal nonconforming use under the Planning Code and may be continued.

- The Project continues to comply with the applicable requirements of the Planning Code.
- The Mayor's Office on Housing recommends approval of the proposed conversion.

### **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must authorize a Conditional Use to allow modification of a Condition of Approval in Planning Commission Motion 14975, Case Number 1997.522C requiring 17 dwelling units, voluntarily designated by the Project Sponsor as BMR rental units, to be converted to for sale, condominium units sold at below market rates.

### **BASIS FOR RECOMMENDATION**

The Department believes this Project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project will not displace any tenants in the building and the existing BMR units have never been rented,
- The 17 affordable housing units were provided voluntarily by the Project Sponsor in the Original Project and will be sold as affordable units,
- The District is well served by transit, therefore residents of the Project should not impact traffic,
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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- Attachments:**  
Block Book Map  
Sanborn Map  
Zoning Map  
Photographs  
Reduced plans  
Motion 14975

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map          | <input 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

RC  
Planner's Initials

*G:\DOCUMENTS\INE Cases\155 Page C\0228c sum.doc*





# 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: MAY 26, 2011

*Date:* May 19, 2011  
*Case No.:* 2011.0228C  
*Project Address:* 55 PAGE STREET  
*Zoning:* NCT-3 (Moderate-Scale Neighborhood Commercial Transit)  
 85-X Height and Bulk District  
*Block/Lot:* 0854/013, 014, 015, 016, 021, 022, 029, 035, 036, 040, 051, 053, 061,  
 068, 080, 098, 105  
*Project Sponsor:* Wilfred Hso  
 Civic Plaza LLC  
 268 Bush Street #180  
 San Francisco, CA 94104  
*Staff Contact:* Rick Crawford – (415) 558-6358  
[rick.crawford@sfgov.org](mailto:rick.crawford@sfgov.org)

**ADOPTING FINDINGS TO AMEND THE CONDITIONS OF APPROVAL TO A CONDITIONAL USE AUTHORIZATION TO CONVERT AFFORDABLE HOUSING UNITS FROM RENTAL TO OWNERSHIP PURSUANT TO SECTIONS 303 AND 415 OF THE PLANNING CODE WITHIN THE NCT-3 (MODERATE-SCALE, NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 85-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On December 17, 1998, Alice Barkley, former agent for Civic Plaza LLC, with Andrew Junius of Reuben and Alter, filed Application No. 1997.522C requesting authorization of a Conditional Use for the property at 55 Page Street, Lots 7 and 8 in Assessor’s Block 854 (hereinafter “subject property”) to allow a building exceeding bulk limits with a lot size greater than 10,000 square feet with, an unrecessed ATM walk-up facility, and designed as a Planned Unit Development (hereinafter "PUD") for 128 dwelling units, up to 14,000 square feet of commercial space, including up to 5,000 square feet of restaurant space and accessory parking within an NC-3 (Moderate-Scale Neighborhood Commercial) District with an 80-A height and bulk designation (hereinafter “Original Project”).

On January 27, 2000, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing on Conditional Use Application No. 1997.522C, for the above described PUD, at which time the Commission reviewed and discussed the findings prepared for its review by the staff of the Planning Department of the City and County of San Francisco (hereinafter "Department").

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (hereinafter "CEQA"), a Preliminary Negative Declaration of Environmental Review was issued by the Department for the Project which was the subject of Case No. 1997.522E.

It was determined by the Department in accordance with the provisions of CEQA, the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed Project would not cause significant impacts such that an environmental impact report would be required, and in accordance with the above provisions, and after responding to an appeal of the Preliminary Negative Declaration, a Final Negative Declaration for the Project was adopted and issued on January 27, 2000, and is part of File No. 1997.522E.

On March 9, 2011 Wilfred Hso (hereinafter "Project Sponsor") filed application 2011.0228C with the Planning Department (hereinafter "Department") for Conditional Use authorization to modify a Condition of Approval in Planning Commission Motion 14975, Case Number 1997.522C, requiring 17 dwelling units voluntarily designated by the Project Sponsor as below market rate (BMR) rental units, to be converted to for sale, condominiums sold at below market rates.

The Project is included within the scope of development analyzed in the Project's Final Negative Declaration, which was certified by the Planning Commission on June 26, 1999 in Motion No. 14974. Since the specific elimination of one condition of approval would not result in any new physical changes to the Project, the Project is consistent with the Final Negative Declaration.

On May 26, 2011, the San Francisco Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Application No. 2011.0228C.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.0228C, 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 site is a 26,000 square foot parcel occupied by the Original Project building, an eight-story apartment building containing 127 dwelling units and ground floor commercial spaces fronting on Page and Gough Streets. The building has frontage on Page, Gough, and Rose Streets. The commercial space on Page Street is vacant. The commercial space on Gough is occupied by a sales office for the housing units.
3. **Surrounding Properties and Neighborhood.** The Project site is within an area featuring a variety of multi-story, mixed-use buildings. Nearby ground floor uses, include eating and drinking establishments, furniture stores and other small-scale retail stores. Upper stories are generally occupied by apartments and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings of one- to eight-stories.
4. **Project Description.** The Project is to modify a Condition of Approval in Planning Commission Motion 14975, Case Number 1997.522C, requiring 17 dwelling units voluntarily designated by the Project Sponsor as BMR rental units, to be converted to for sale, condominiums sold at below market rates.

The Project was originally approved by the Planning Commission on January 27, 2000 to (1) develop a lot over 10,000 square feet, (2) provide a walk-up facility, (3) construct a building exceeding bulk limits and, (4) design the Project as a PUD of 128 dwelling units, up to 14,000 square feet of commercial space including up to 5,000 square feet of restaurant space, with parking for up to 126 vehicles.

The Original Project had 128 dwelling units. The Project Sponsor voluntarily dedicated 17 of these units as permanently affordable rental housing prior to the creation of the Commission's policy on inclusionary housing or adoption of Planning Sections 315 and 415. The sponsor proposes to change these units from affordable rental to affordable for sale condominium units. The units have never been occupied.

5. **Public Comment.** The Department is not aware of any opposition to this Project. The Mayor's Office on Housing recommends approval of the proposed conversion.
6. This Commission adopts the findings of the previous Planning Commission Motion 14975 as fully set forth herein.
7. 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.
8. On balance, the Commission hereby finds that approval of the modification of a Condition of Approval in Planning Commission Motion 14975, Case Number 1997.522C,

requiring 17 dwelling units voluntarily designated by the Project Sponsor as BMR rental units, to be converted to for sale, condominium units sold at below market rates in this case is necessary and desirable and would promote the health, safety, and welfare of the City.

### DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0182B** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, received on March 9, 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 Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 26, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow modification of a Condition of Approval in Planning Commission Motion 14975, Case Number 1997.522C requiring 17 dwelling units voluntarily designated by the Project Sponsor as BMR rental units, to be converted to for sale, condominium units sold at below market rates located at 55 Page Street Block 0854, Lots 013, 014, 015, 016, 021, 022, 029, 035, 036, 040, 051, 053, 061, 068, 080, 098, 105 pursuant to Planning Code Sections 303 and 415 within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District and 85-X Height and Bulk District; in general conformance with plans, received on March 9, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0228C and subject to conditions of approval reviewed and approved by the Commission on May 26, 2011 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

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

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the 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 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).*

### MONITORING

2. **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).*

### PROVISIONS

#### Affordable Units

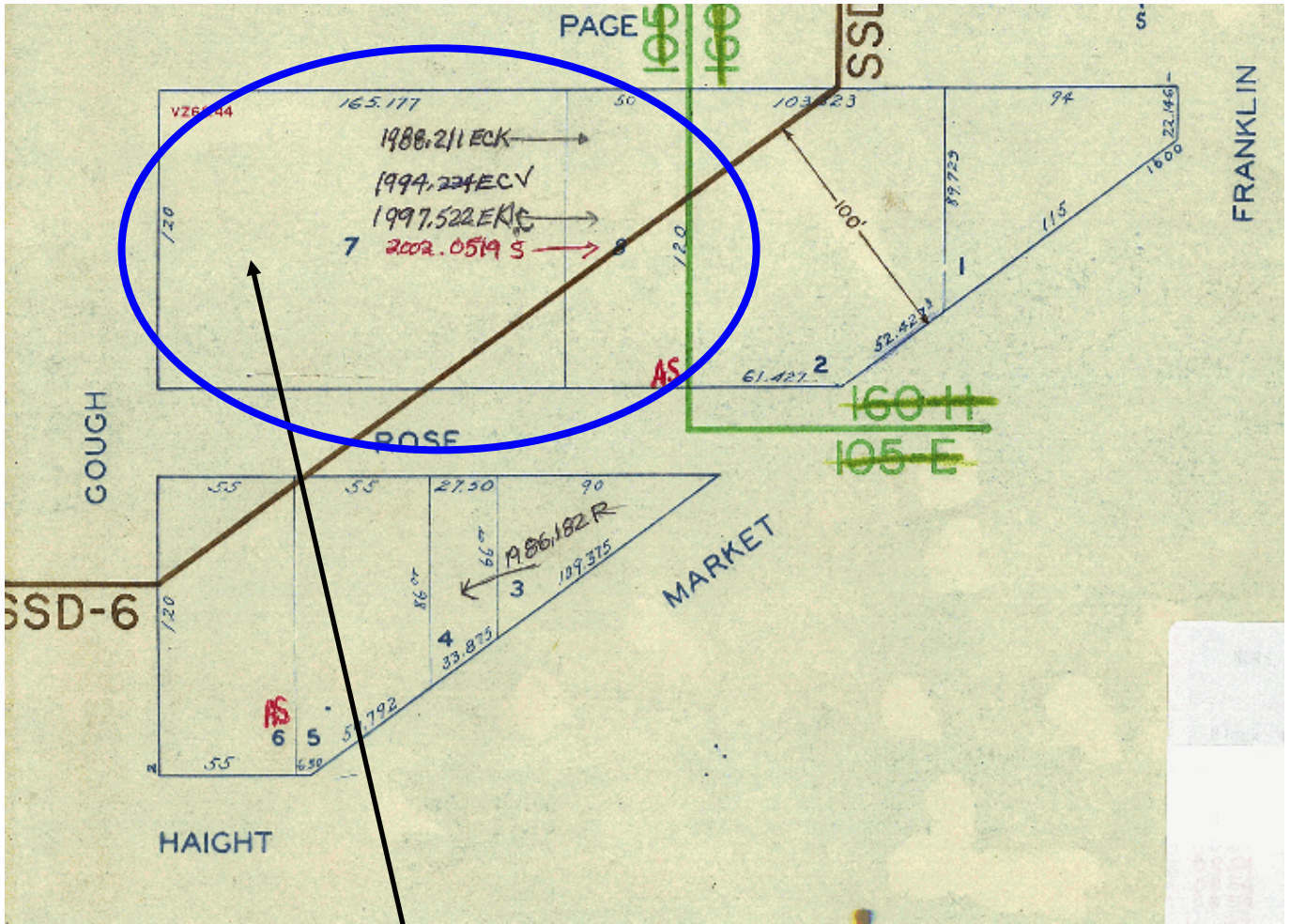
3. **Number of Required Units.** Pursuant to Planning Commission Motion 14975, the Project is required to provide 17 of the proposed dwelling units as affordable to qualifying households. The Project Sponsor will fulfill this requirement by providing the 17 affordable units on-site. If the number of 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").
4. **Unit Mix.** The Project contains 33 studios, 57 one-bedroom, 37 two-bedroom, and 0 three-bedroom units; therefore, the required affordable unit mix is five (5) studios, seven (7) one-bedroom, five (5) two-bedroom, and 0 three-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.

5. **Unit Location.** The affordable units, units 210, 211, 212, 213, 218, 219, 226, 315, 316, 320, 410, 412, 420, 427, 520, 619, and 626, 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.
6. **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.
7. **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.
  - a. 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.
  - b. 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.

- c. 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.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. 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 the MOH or its successor.
- f. 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.
- g. 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 pursue any and all available remedies at law.
- h. 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.



# Parcel Map

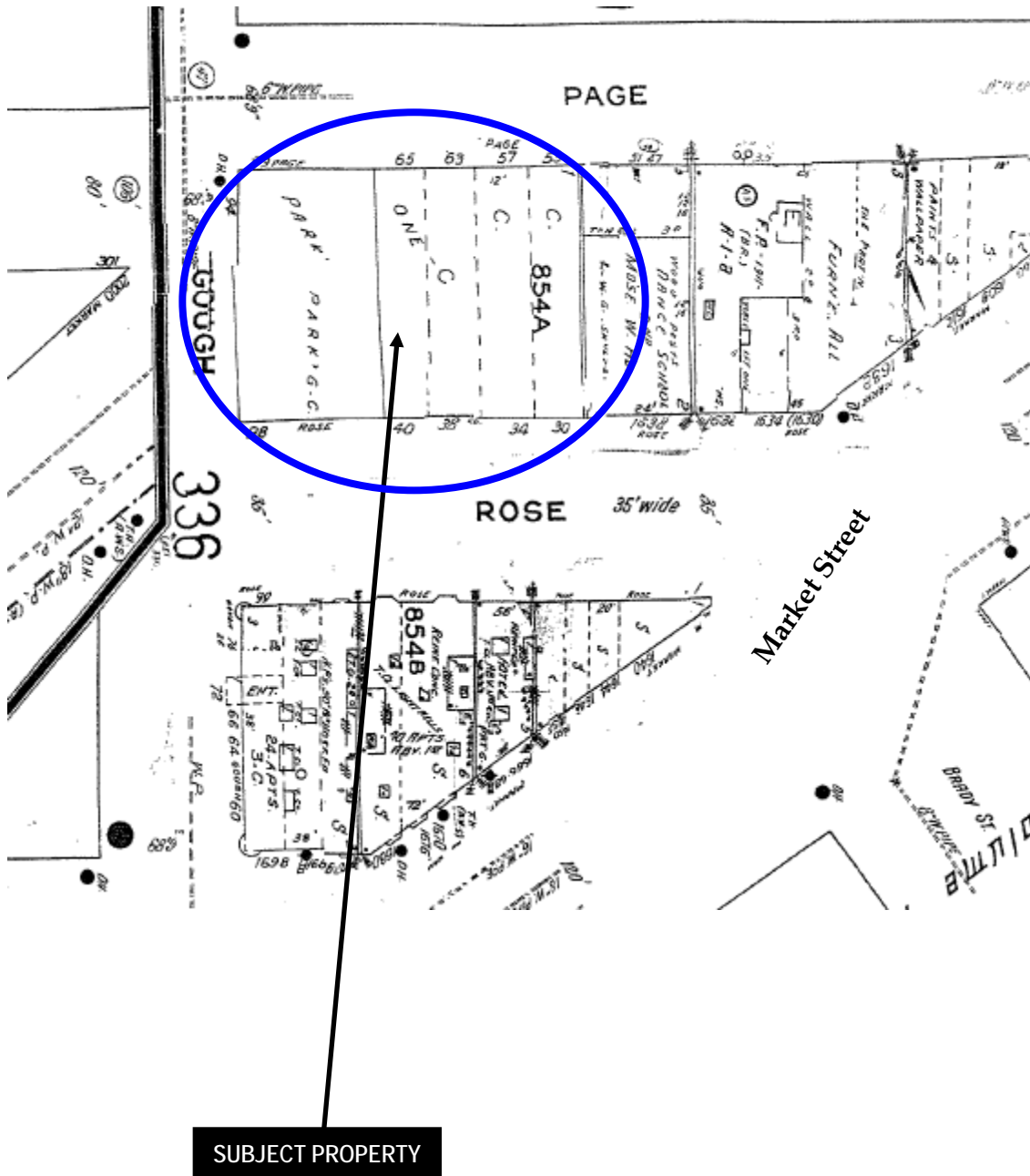


**SUBJECT PROPERTY**



Conditional Use Hearing  
 Case Number 2011.0228C  
 55 Page Street

# Sanborn Map\*

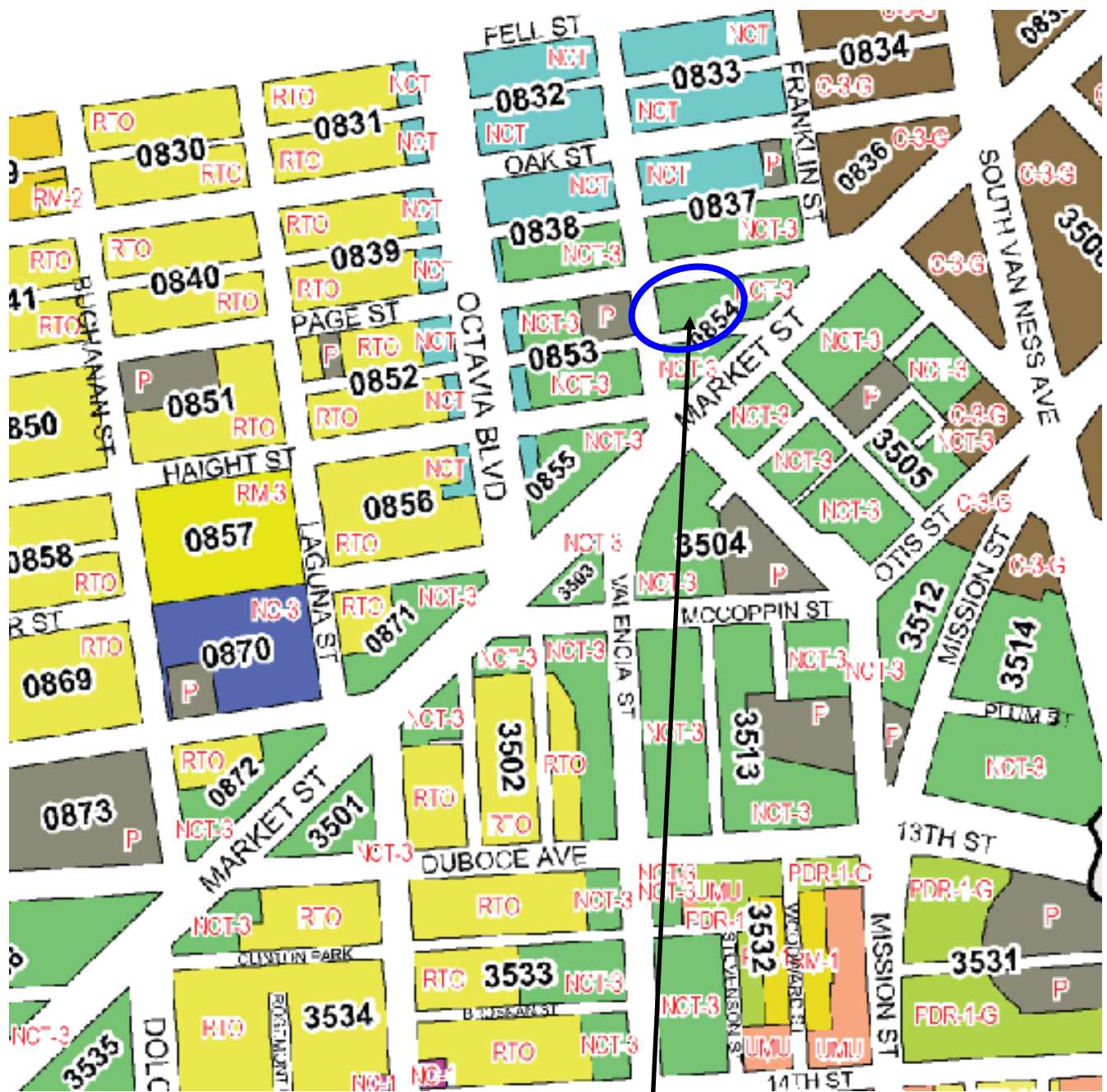


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2011.0228C  
55 Page Street

# Zoning Map



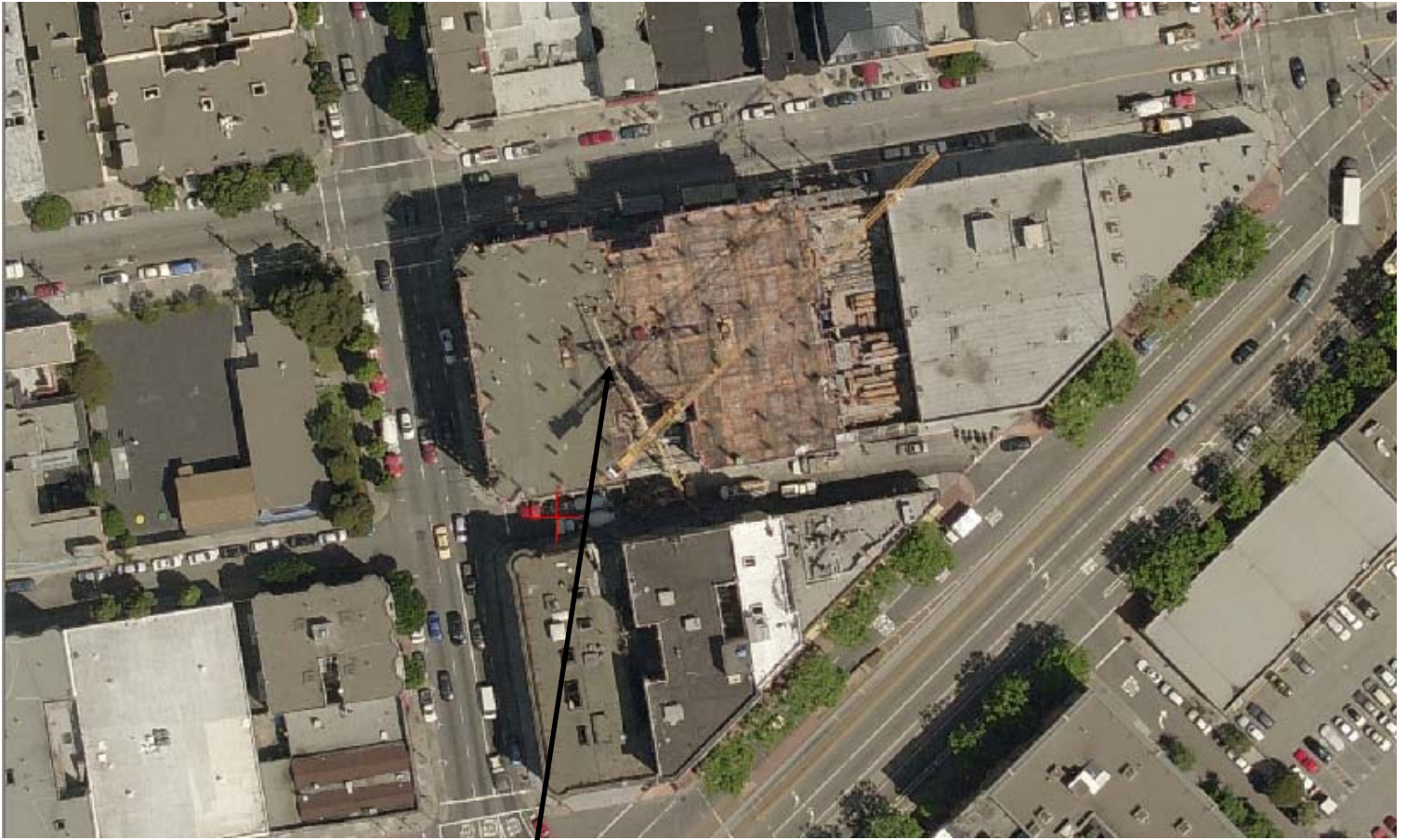
SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2011.0228C  
55 Page Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2011.0228C  
55 Page Street

# Site Photo



Conditional Use Hearing  
Case Number 2011.0228C  
55 Page Street



# Context Photo



SUBJECT PROPERTY

Conditional Use Hearing  
Case Number 2011.0228C  
55 Page Street





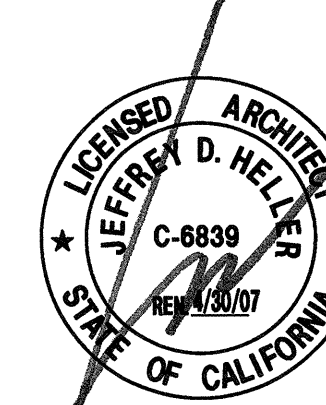


GENERAL NOTES

1. TYPICAL PARTITION IS 010. UON. FOR PARTITIONS NOT SHOWN HERE, SEE FLOOR PLANS AND ENLARGED FLOOR PLANS. FOR MORE INFO SEE PARTITION SCHEDULE, A601.
2. FOR ENLARGED UNIT PLANS & RCPS, SEE SHEETS A401A-A423.
3. FOR DIMENSIONING CRITERIA, SEE GENERAL NOTES ON SHEET A001.
4. DIMENSIONS TO OPENING ARE TO CENTERLINE OF OPENING, UON.
5. FOR ADDITIONAL DOOR DESIGNATIONS SEE ENLARGED PLANS. FOR FURTHER INFORMATION SEE DOOR SCHEDULE A602-A604 & WINDOW SCHEDULE A620-A622.
6. PROVIDE RESCUE WINDOW AT EVERY SLEEPING ROOM ON 2ND AND 3RD FLOOR PER CBC 310.4.

PARTITION LEGEND:

- 1-HR FIRE RATED CONSTRUCTION
- 2-HR FIRE RATED CONSTRUCTION
- CMU PARTITION



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 CA

APPROVED  
 Date of Building Dept.  
 MAY 6 1 2007

No.	Date	Description	Initial
1	07/22/05	SCHEMATIC SET	
2	10/06/05	PRELIMINARY PRICING SET	
3	11/08/05	100% DD SET	
4	12/19/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

APPROVED  
 PER PLANS AND APPLICATION  
 Kelly Anderson 5/15/07  
 PLANNING DEPARTMENT

No.	Date	Description	Initial
A	08/03/06	PLAN CHECK COMMENTS	

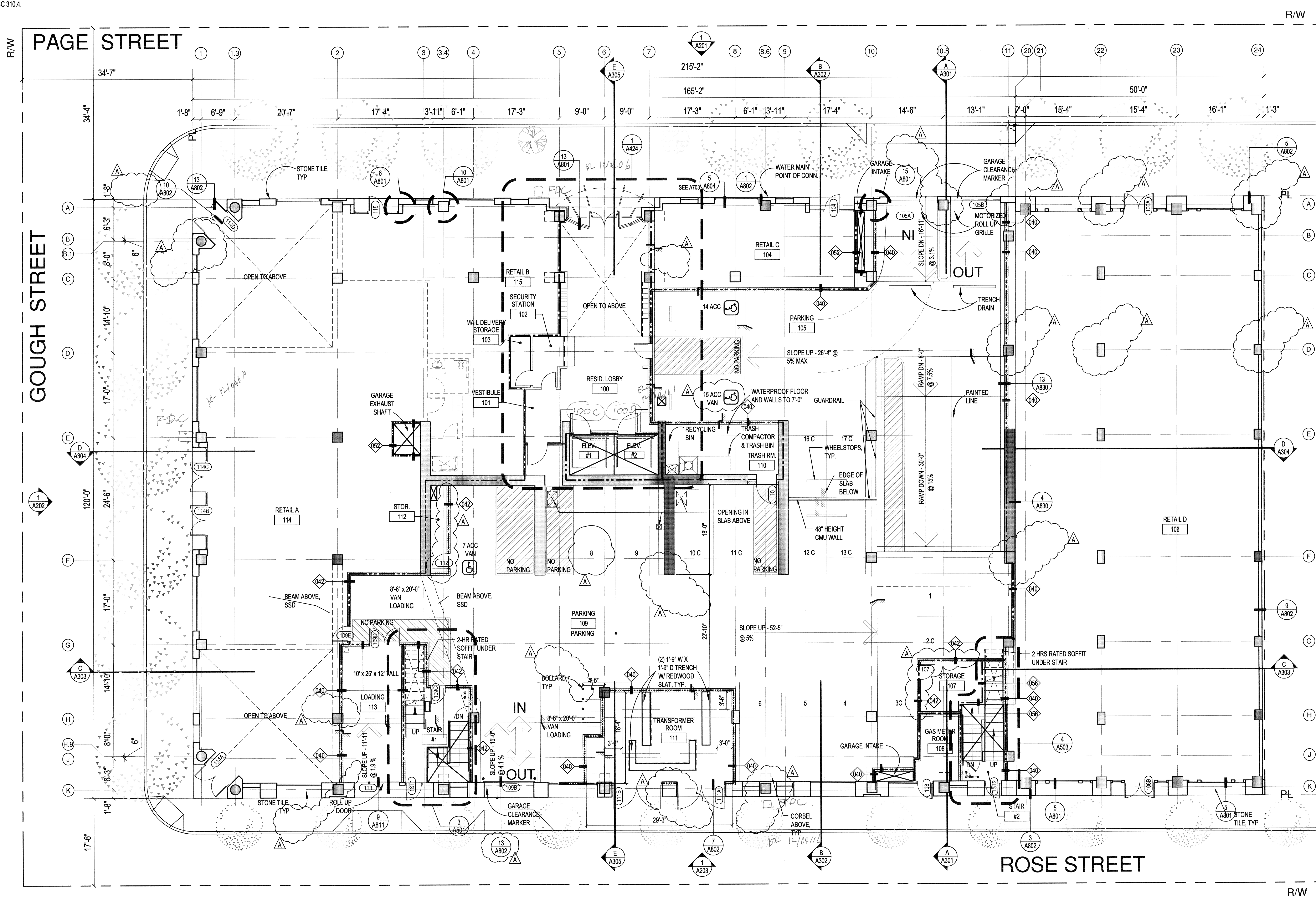
ADDENDUM #  
 REVISION  
 AUG - 8 2006  
 SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF:

Title  
 GROUND LEVEL  
 FLOOR PLAN

Date  
 FEBRUARY 16, 2006

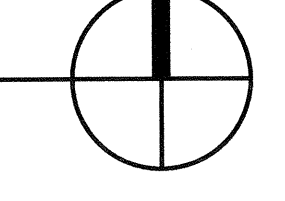
Scale  
 1/8" = 1'-0"

Sheet Number  
**A101**



1 GROUND LEVEL FLOOR PLAN  
 1/8" = 1'

REF. NORTH



0 1 2  
 1/8" = 1'

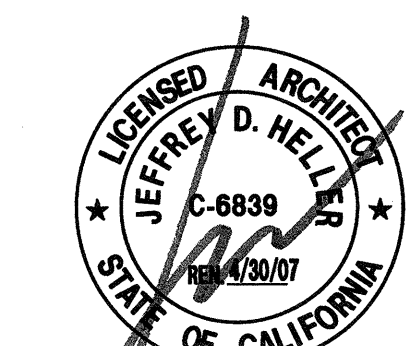


GENERAL NOTES

1. TYPICAL PARTITION IS 010 UON. FOR PARTITIONS NOT SHOWN HERE, SEE FLOOR PLANS AND ENLARGED FLOOR PLANS. FOR MORE INFO SEE PARTITION SCHEDULE, A601.
2. FOR ENLARGED UNIT PLANS & RCPS, SEE SHEETS A401A-A423.
3. FOR DIMENSIONING CRITERIA, SEE GENERAL NOTES ON SHEET A001.
4. DIMENSIONS TO OPENING ARE TO CENTERLINE OF OPENING, UON.
5. FOR ADDITIONAL DOOR DESIGNATIONS SEE ENLARGED PLANS. FOR FURTHER INFORMATION SEE DOOR SCHEDULE A602-A604 & WINDOW SCHEDULE A620-A622.
6. PROVIDE RESCUE WINDOW AT EVERY SLEEPING ROOM ON 2ND AND 3RD FLOOR PER CBC 310.4.

PARTITION LEGEND:

- 1-HR FIRE RATED CONSTRUCTION
- 2-HR FIRE RATED CONSTRUCTION
- CMU PARTITION



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MAY 31 2007  
ISSUED BY: [Signature]  
CHECKED BY: [Signature]

No.	Date	Description	Initial
1	07/22/05	SCHEMATIC SET	
2	10/06/05	PRELIMINARY PRICING SET	
3	11/08/05	100% DD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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PER PLANS AND APPLICATION  
[Signature]  
PLANNING DEPARTMENT

No.	Date	Description	Initial
A	08/01/06	PLAN CHECK COMMENTS	

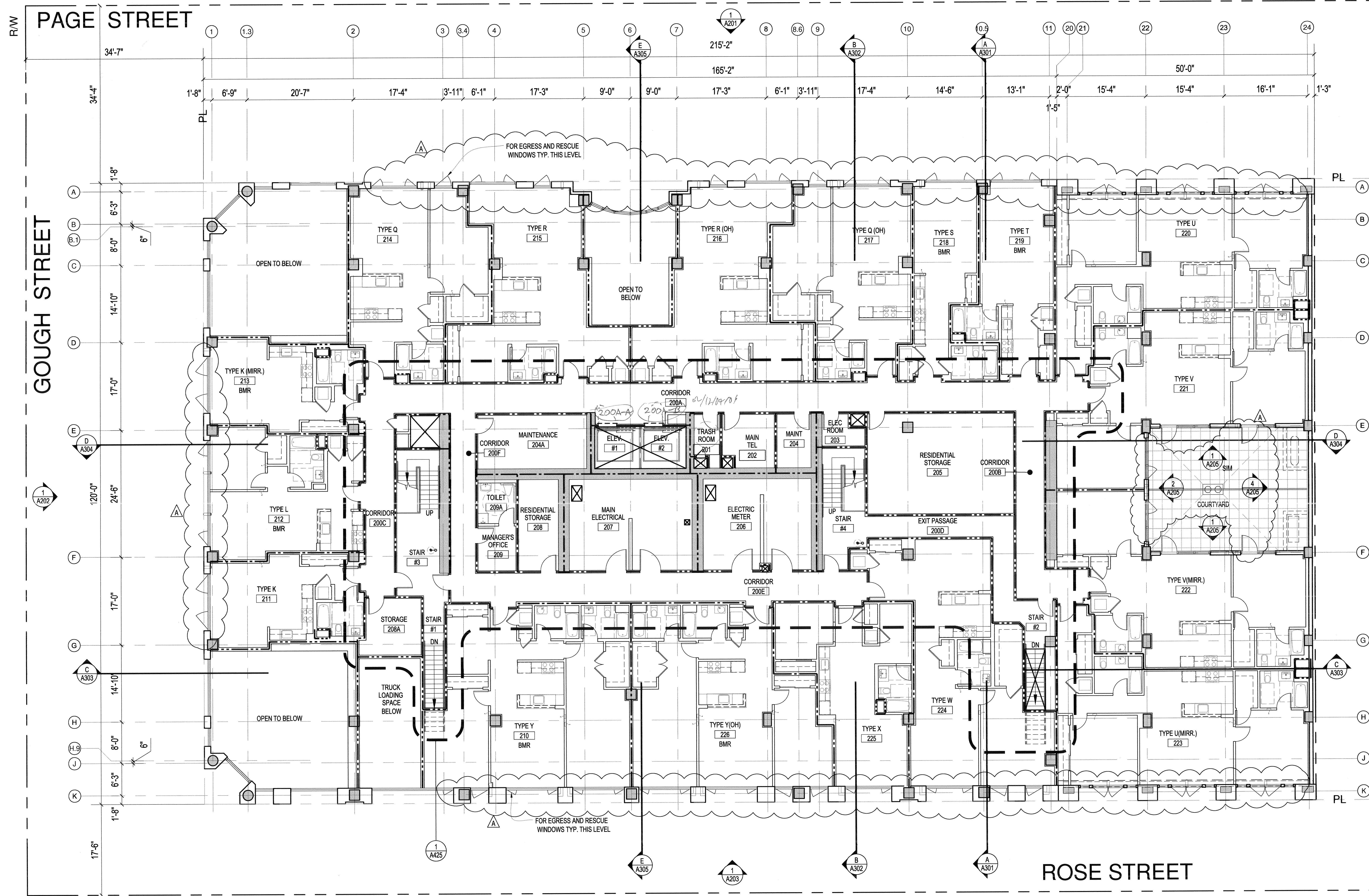
**ADDENDUM #**  
**REVISION**  
AUG - 8 2006  
SITE PERMIT ADDENDUM  
FOR CONSTRUCTION OF:

Title  
LEVEL 2  
FLOOR PLAN

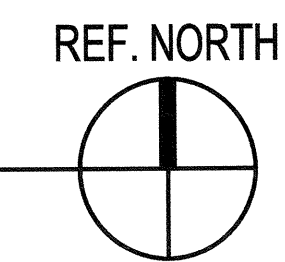
Date  
FEBRUARY 16, 2006

Scale  
1/8"=1'-0"

Sheet Number  
**A102**



1 LEVEL 2 FLOOR PLAN  
1/8" = 1'



08/01/06 08:00 AM  
C:\SF\Projects\Level2\102.dwg



GENERAL NOTES

1. TYPICAL PARTITION IS 010. UON. FOR PARTITIONS NOT SHOWN HERE, SEE FLOOR PLANS AND ENLARGED FLOOR PLANS. FOR MORE INFO SEE PARTITION SCHEDULE, A601.
2. FOR ENLARGED UNIT PLANS & RCPS, SEE SHEETS A401A-A423.
3. FOR DIMENSIONING CRITERIA, SEE GENERAL NOTES ON SHEET A001.
4. DIMENSIONS TO OPENING ARE TO CENTERLINE OF OPENING, UON.
5. FOR ADDITIONAL DOOR DESIGNATIONS SEE ENLARGED PLANS. FOR FURTHER INFORMATION SEE DOOR SCHEDULE A602-A604 & WINDOW SCHEDULE A620-A622.
6. PROVIDE RESCUE WINDOW AT EVERY SLEEPING ROOM ON 2ND AND 3RD FLOOR PER CBC 310.4.

PARTITION LEGEND:

- 1-HR FIRE RATED CONSTRUCTION
- 2-HR FIRE RATED CONSTRUCTION
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3	11/08/05	100% DD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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 J. Heller 5/15/07  
 PLANNING DEPARTMENT

Revisions

No.	Date	Description	Initial
A	08/30/06	PLAN/CHECK COMMENTS	

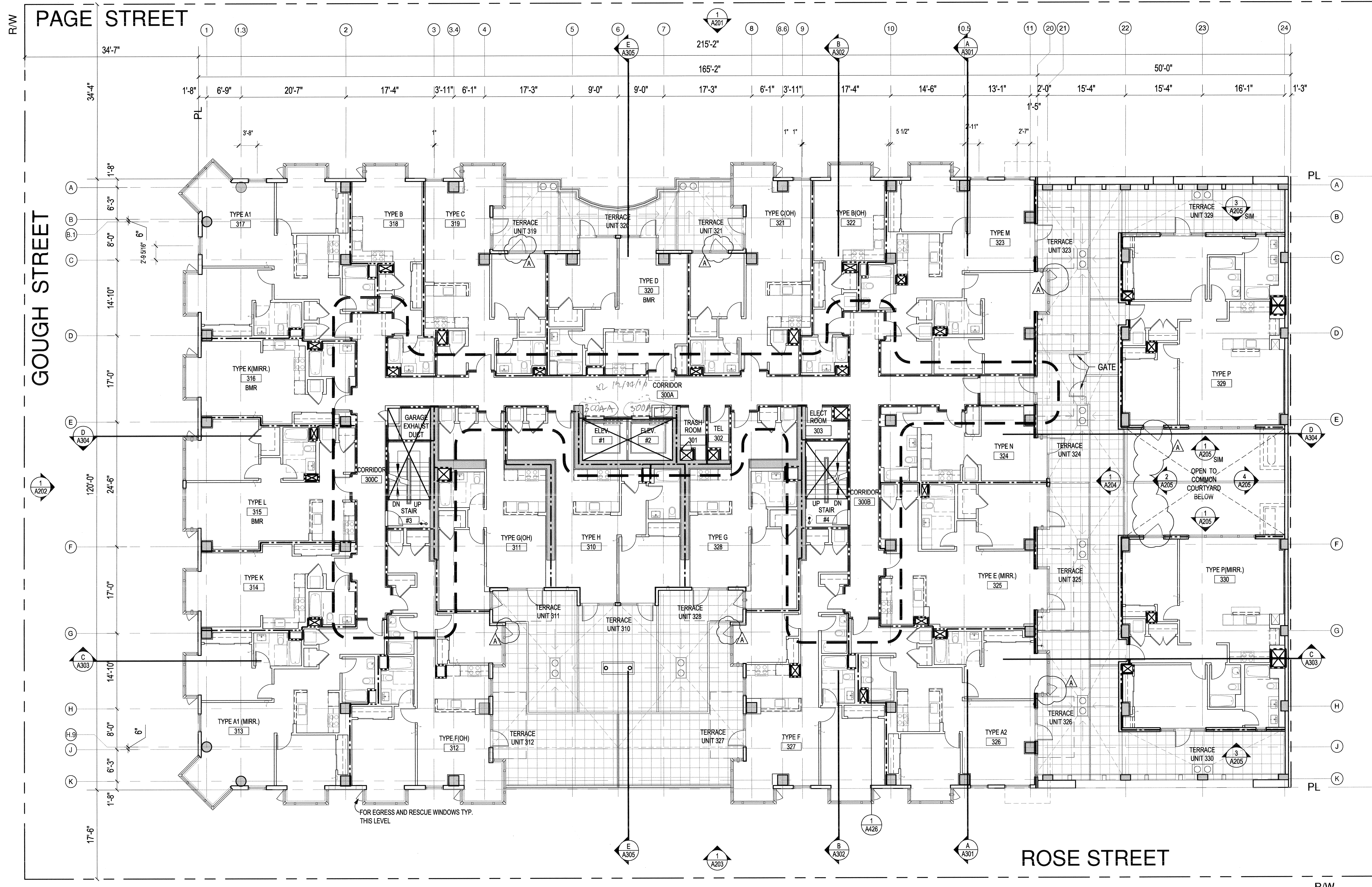
**ADDENDUM # REVISION**  
 AUG - 8 2006  
 SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

Title  
 LEVEL 3  
 FLOOR PLAN

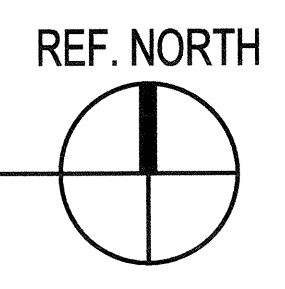
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 FEBRUARY 16, 2006

Scale  
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Sheet Number  
**A103**

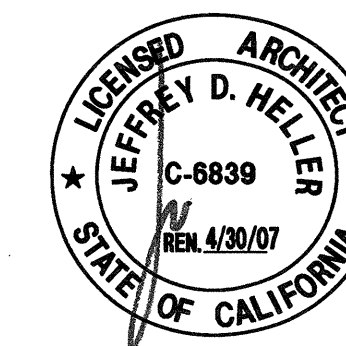


1 LEVEL 3 FLOOR PLAN  
 1/8" = 1'



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1	07/22/05	SCHEMATIC SET	
2	10/06/05	PRELIMINARY PRICING SET	
3	11/08/05	100% DD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

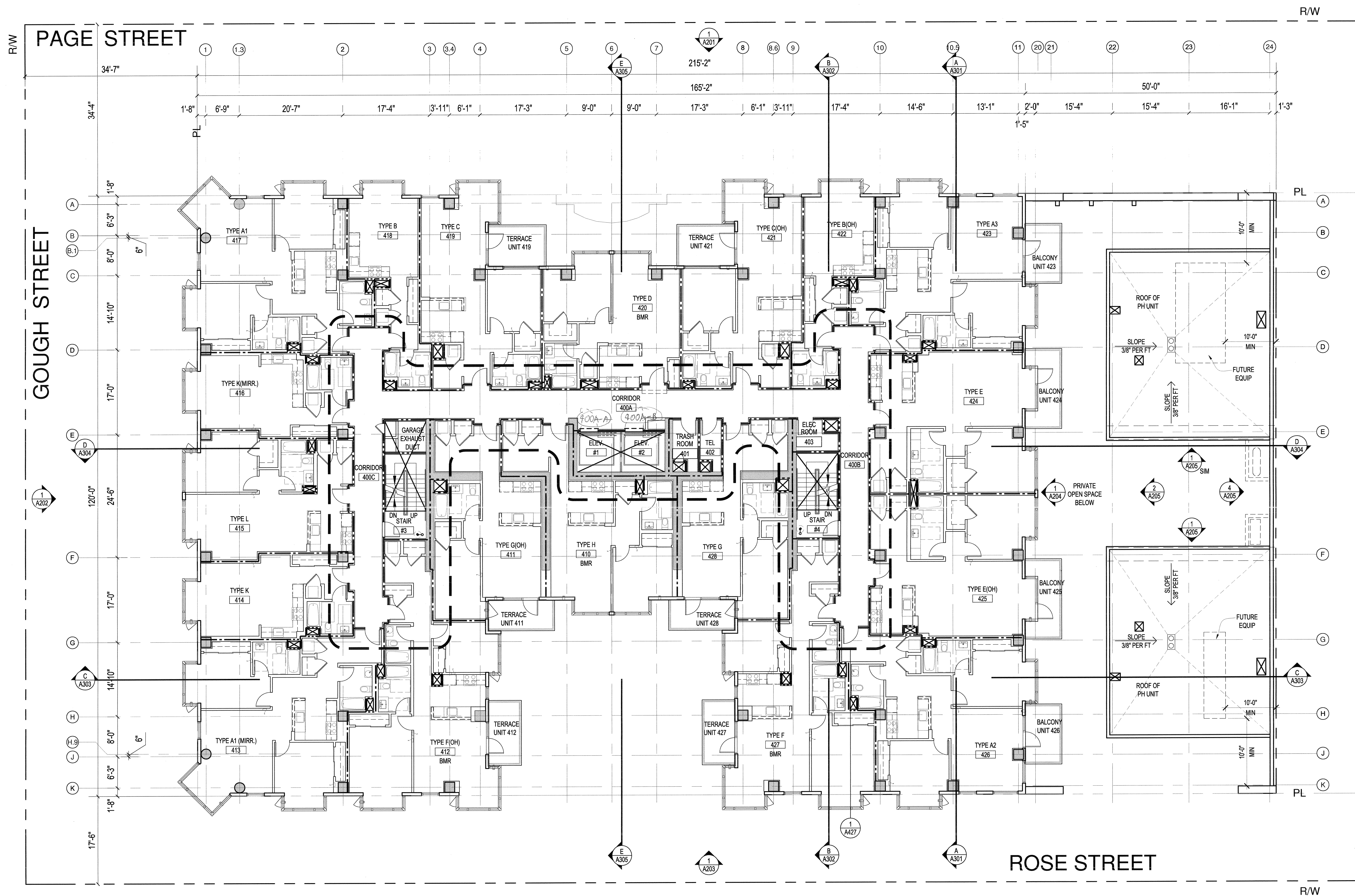
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 FOR CONSTRUCTION OF:

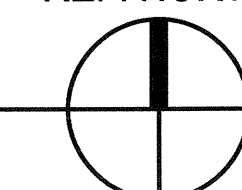
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 LEVEL 4  
 FLOOR PLAN

Date:  
 FEBRUARY 16, 2006  
 Scale:  
 1/8"=1'-0"  
 Sheet Number:  
**A104**

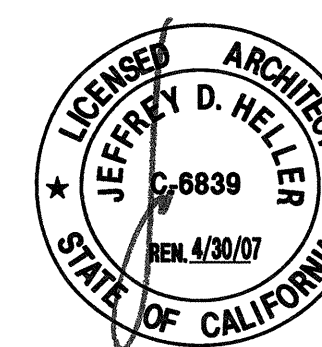


1 LEVEL 4 FLOOR PLAN  
 1/8" = 1'

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1	07/22/05	SCHEMATIC SET	
2	10/06/05	PRELIMINARY PRICING SET	
3	11/08/05	100% DD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	SD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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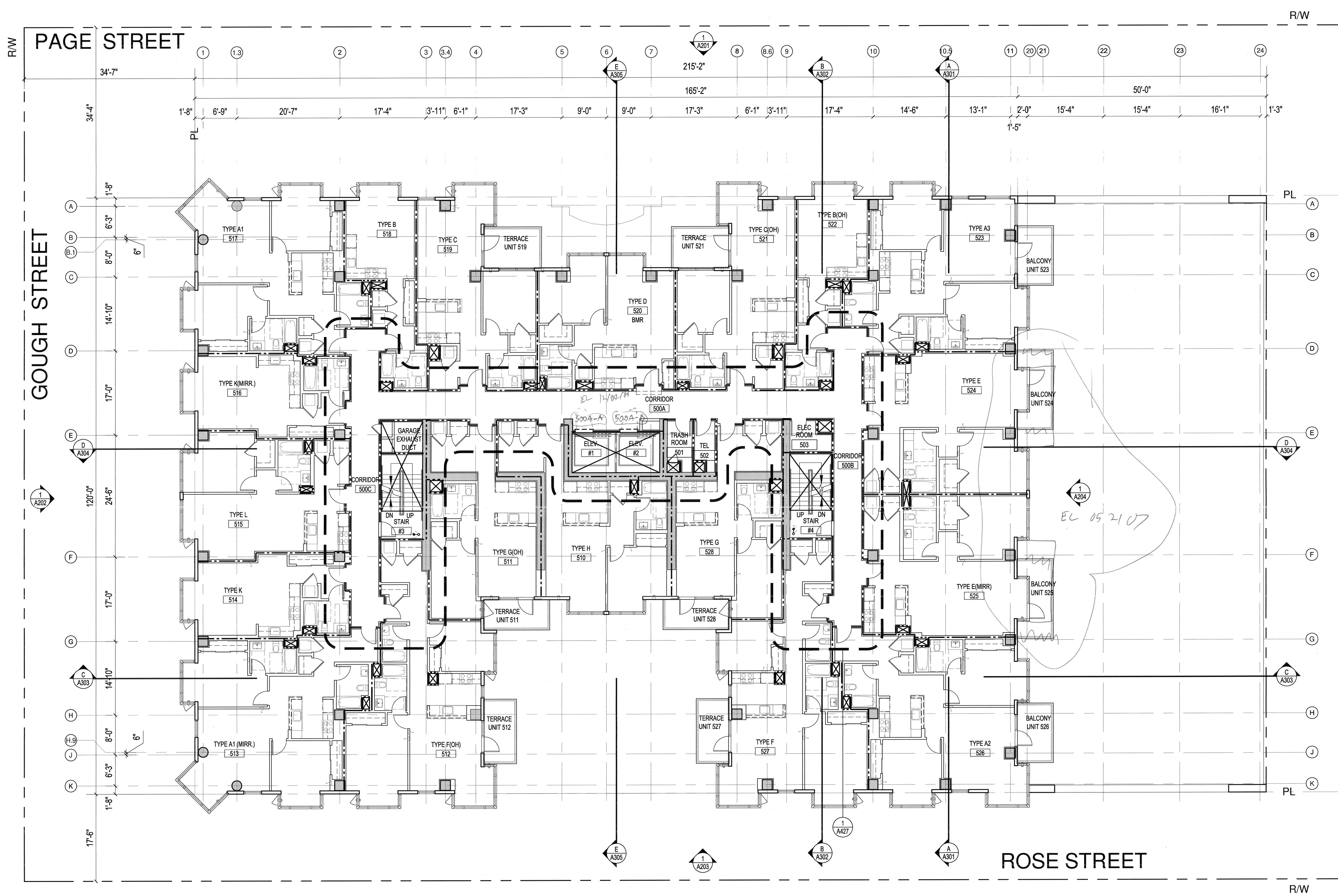
Title  
 LEVEL 5  
 FLOOR PLAN

Date  
 FEBRUARY 16, 2006

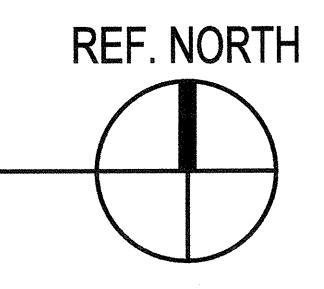
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Drawn by

Sheet Number  
**A105**

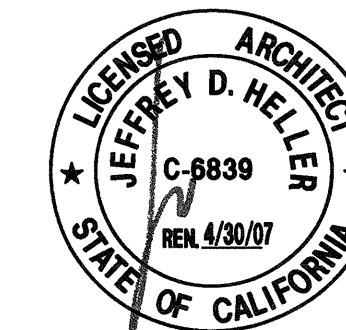


1 LEVEL 5 FLOOR PLAN  
 1/8" = 1'



g:\projects\2006\2006\_02\_16\1105.dwg  
 11/15/06  
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1	07/22/05	SCHEMATIC SET	
2	10/06/05	PRELIMINARY PRICING SET	
3	11/09/05	100% DD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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No.	Date	Description	Initial
ADDENDUM # FEB 21 2006 SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:			

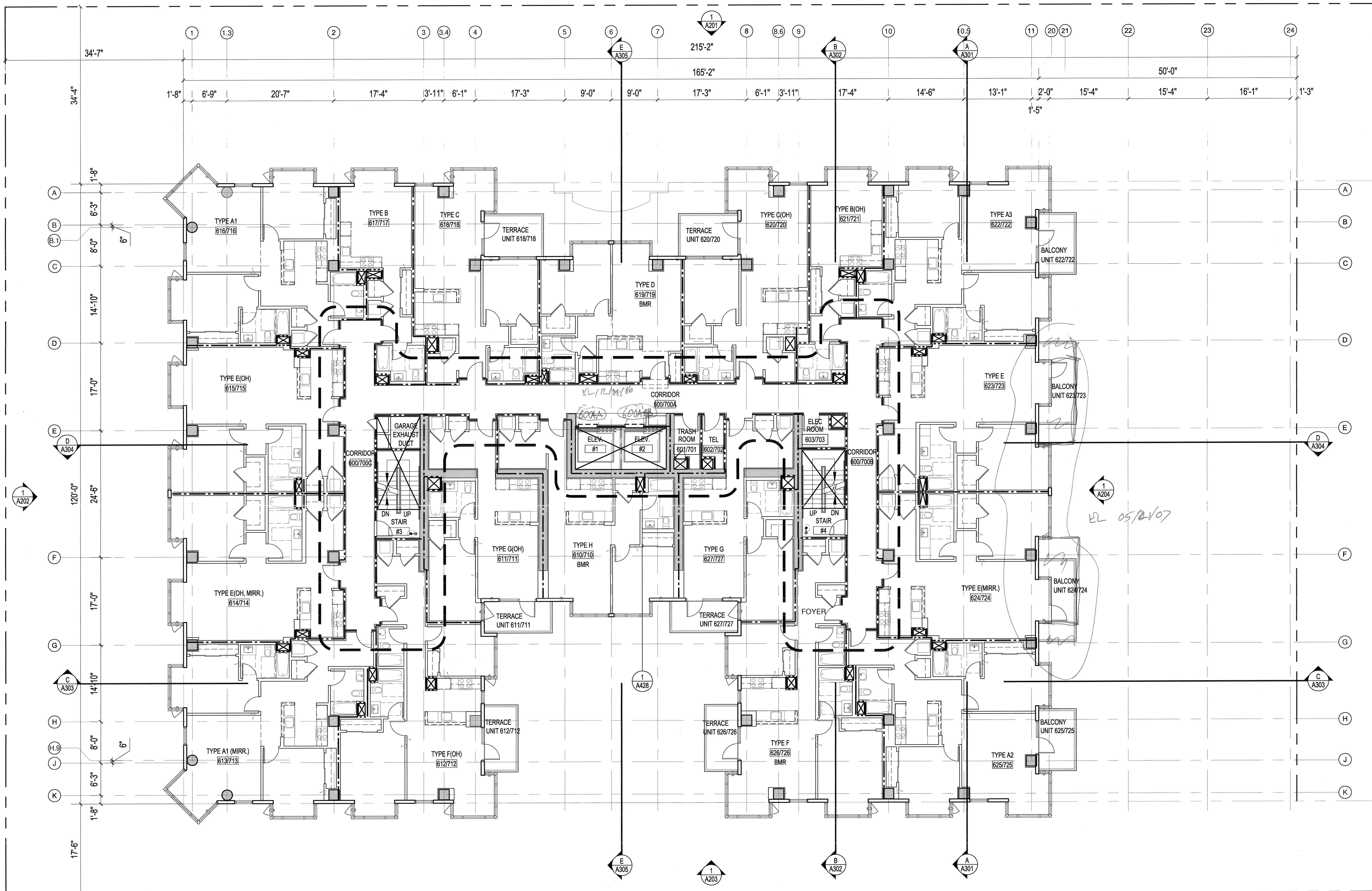
Title  
 LEVELS 6-7  
 FLOOR PLANS

Date  
 FEBRUARY 16, 2006

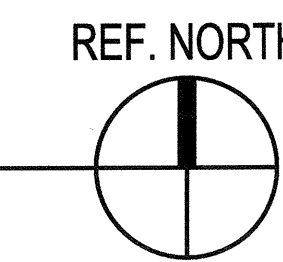
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Drawn by

Sheet Number  
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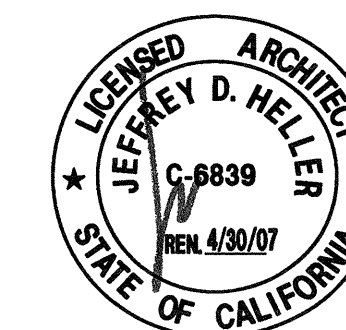


1 LEVELS 6-7 FLOOR PLANS  
 1/8" = 1'



gbdh...\_10/16/05... 11/16/05  
 03/23/06... 03/23/06





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 STATE OF CALIFORNIA

No.	Date	Description	Initial
1	07/22/05	SCHEMATIC SET	
2	10/06/05	PRELIMINARY PRICING SET	
3	11/08/05	100% DD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	SIN CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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 Jeffrey D. Heller 5/25/07  
 PLANNING DEPARTMENT

Revisions

No.	Date	Description	Initial

ADDENDUM #  
 FEB 21 2006  
 SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF:

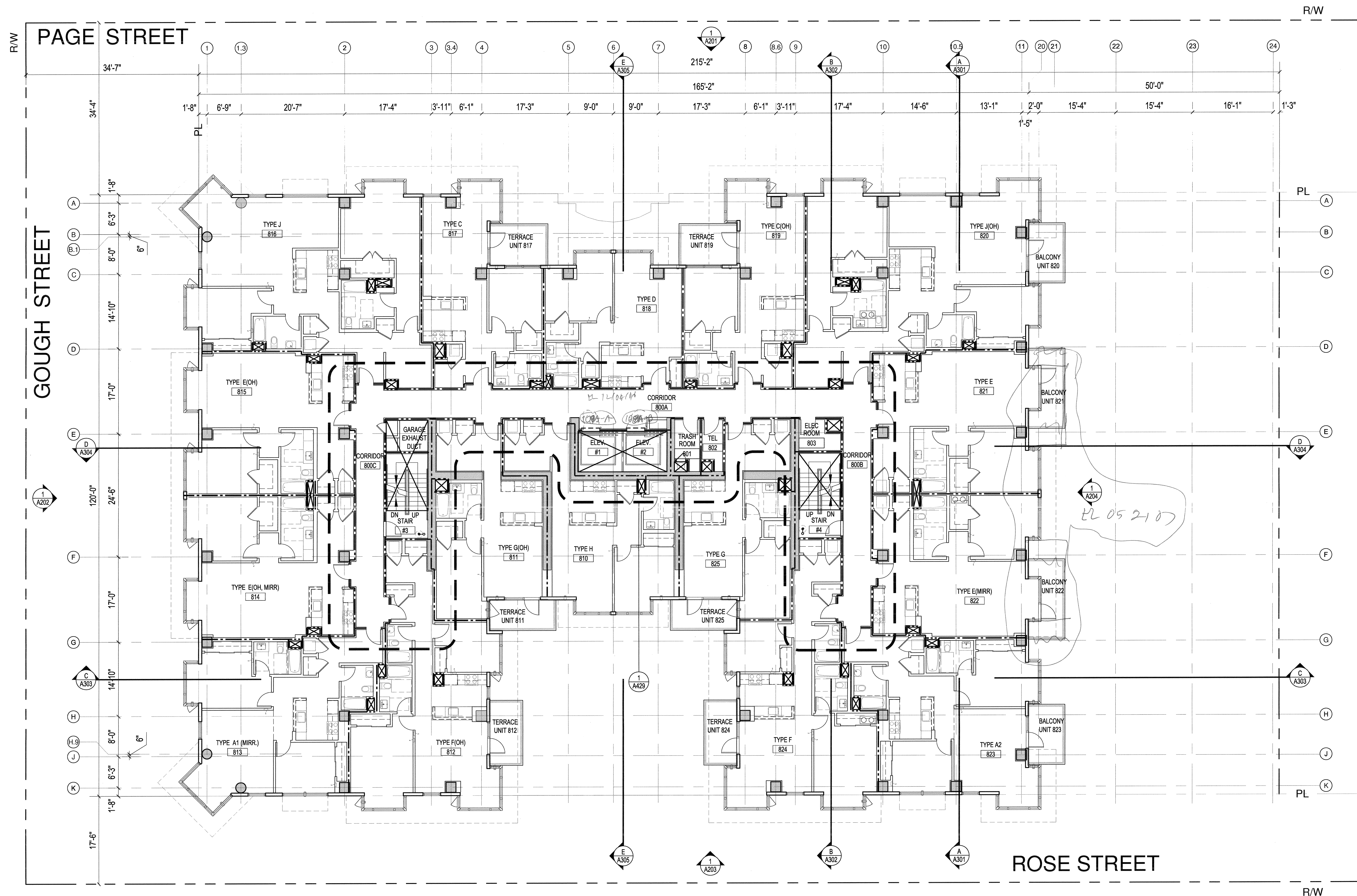
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 LEVEL 8  
 FLOOR PLAN

Date  
 FEBRUARY 16, 2006

Scale  
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Drawn by

Sheet Number  
**A108**

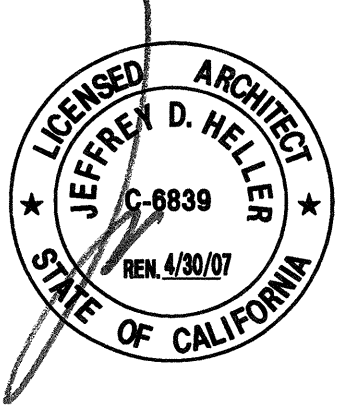


1 LEVEL 8 FLOOR PLAN  
 1/8" = 1'



0 1 2  
 1/8" = 1'





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1	07/22/05	SCHEMATIC SET	
2	10/08/05	PRELIMINARY PRICING SET	
3	11/08/05	100% DD SET	
4	12/19/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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 Kelly Anderson 2/15/07  
 PLANNING DEPARTMENT

Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for reapproval.

Revisions

No.	Date	Description	Initial

**ADDENDUM #**  
 Addition  
 SITE PERMITS ADDENDUM  
 FOR CONSTRUCTION OF

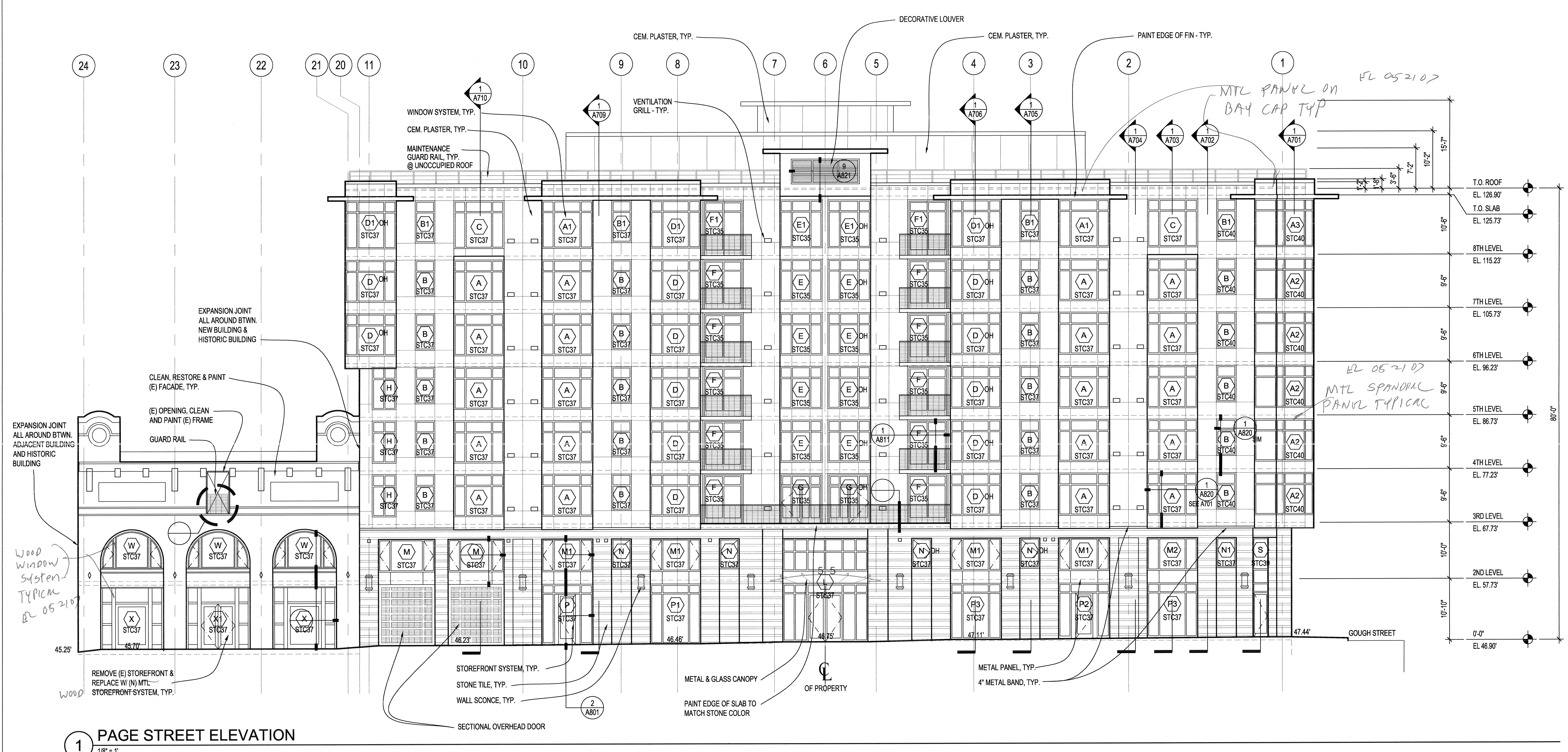
Title  
 EXTERIOR ELEVATION  
 PAGE STREET

Date  
 FEBRUARY 16, 2006

Scale  
 1/8" = 1'-0"

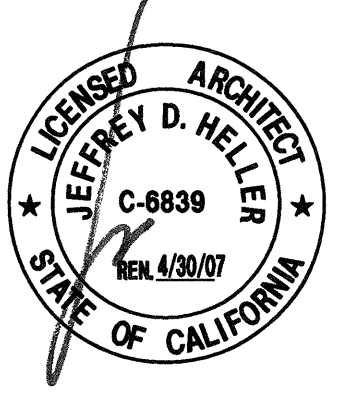
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**A201**



1 PAGE STREET ELEVATION  
 1/8" = 1'





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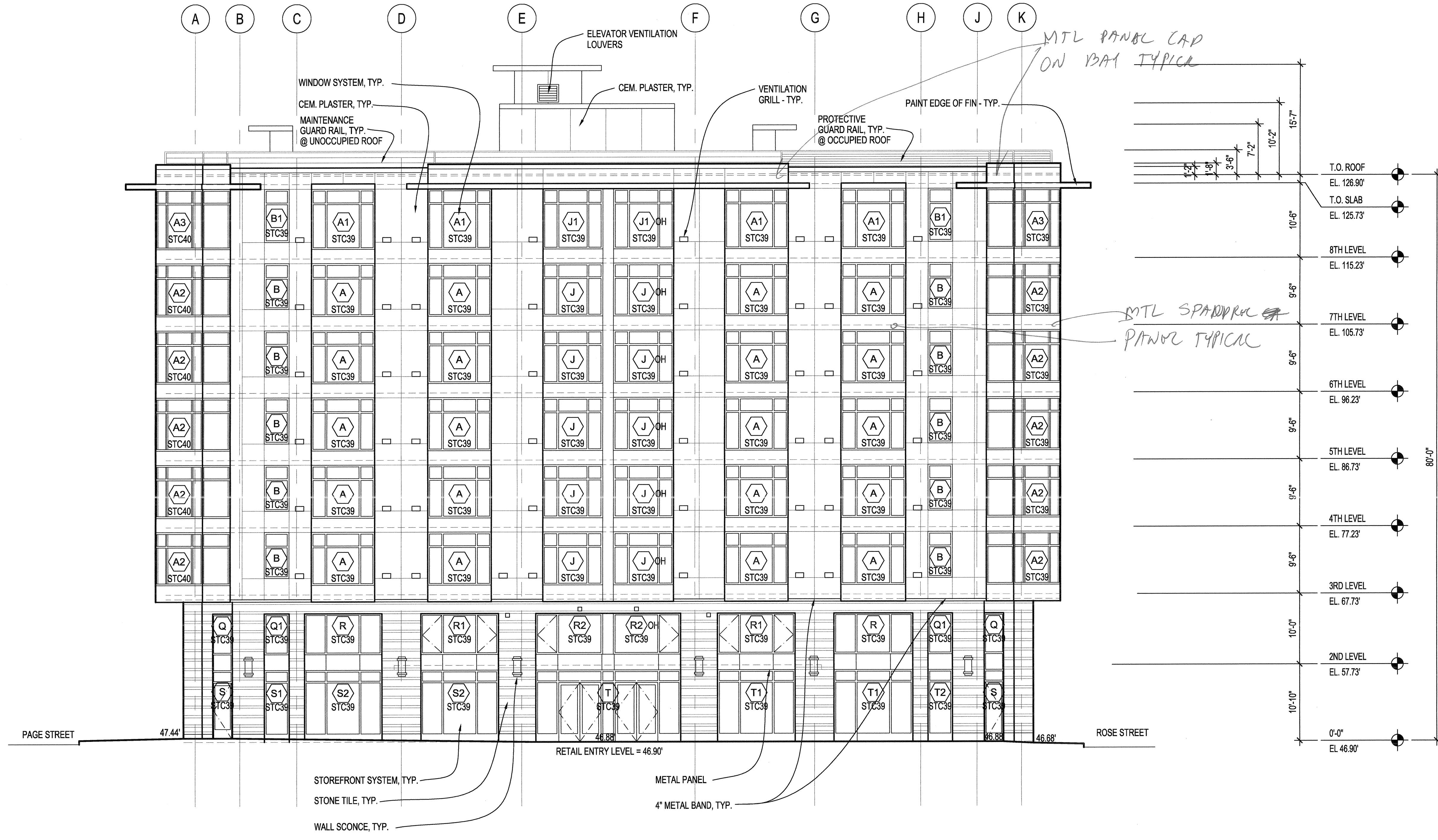
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No.	Date	Description	Initial
1	02/05/05	SCHEMATIC SET	
2	10/05/05	PRELIMINARY PRICING SET	
3	11/05/05	100% CD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/15/06	ARCHITECTURAL PERMIT SET	

**APPROVED**  
 PER PLANS AND APPLICATION  
 Kevin R. ... 5/15/07  
 PLANNING DEPARTMENT

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1 GOUGH STREET ELEVATION  
 1/8" = 1'

Revisions

No.	Date	Description	Initial

**ADDENDUM #**  
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 SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF:

Title  
 EXTERIOR ELEVATION  
 GOUGH STREET

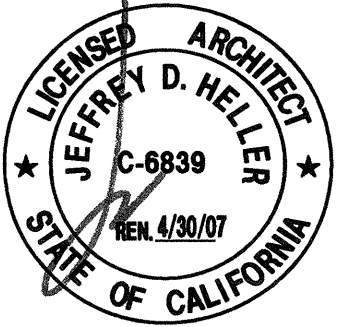
Date  
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Scale  
 1/8" = 1'-0"

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**A202**





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1	08/20/06	SCHEMATIC SET	
2	10/06/06	PRELIMINARY PRICING SET	
3	11/06/06	100% DD SET	
4	02/15/06	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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 PER PLANS AND APPLICATION  
 Planning Department  
 [Signature]

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No.	Date	Description	Initial
Revisions			

ADDENDUM #  
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 SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF:

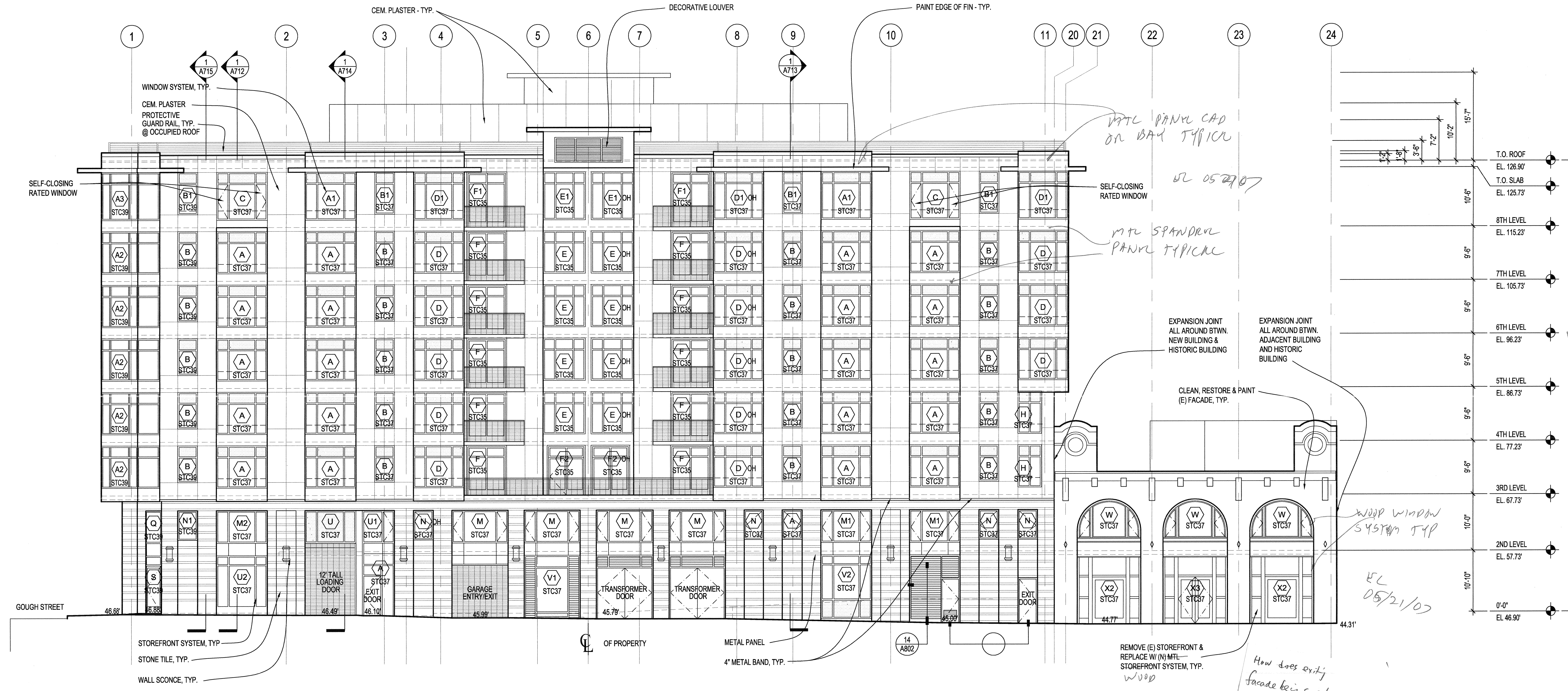
Title  
 EXTERIOR ELEVATION  
 ROSE STREET

Date  
 FEBRUARY 16, 2006

Scale  
 1/8" = 1'-0"

Drawn by

Sheet Number  
**A203**



1 ROSE STREET ELEVATION  
 1/8" = 1'

0 1 2  
 1/8" = 1'-0"  
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3	11/08/05	100% DD SET	
4	12/15/05	PROGRESS SET	
5	01/27/06	50% CD SET	
6	02/16/06	ARCHITECTURAL PERMIT SET	

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Revisions No.	Date	Description	Initial

**ADDENDUM #**  
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 SITE PERMITS ADDENDUM FOR CONSTRUCTION OF:

Title  
 EXTERIOR ELEVATION  
 EAST

Date  
 FEBRUARY 16, 2006

Scale  
 1/8" = 1'-0"

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Sheet Number  
**A204**



**1 EAST ELEVATION**  
 1/8" = 1'





DO NOT  
BLOCK  
INTERSECTION  
DEC 2011 2014





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DO NOT BLOCK INTERSECTION

Models Open  
NEW HOMES NOW SELLING

NEW HOMES NOW SELLING

NEW HOMES NOW SELLING

NEW HOMES NOW SELLING

NEW HOMES NOW SELLING

ESTABLISHED









SECURITY 43

NO PARKING  
8 AM - 10 AM  
MONDAY  
2 HOUR PARKING  
8 AM - 9 PM  
MON - SAT