



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary MODIFICATION OF CONDITIONS HEARING DATE: FEBRUARY 9, 2012

Date: February 2, 2012
Case No.: **2011.1064C**
Project Address: **2800 SLOAT BOULEVARD**
Zoning: NC-2 (Neighborhood Commercial, Small-Scale)
100-A Height and Bulk District
Block/Lot: 2515/001
Project Sponsor: Rachel Hamilton
2054 University Avenue #200
Berkeley, CA 94704
Staff Contact: Sophie Hayward – (415) 558-6372
sophie.hayward@sfgov.org
Recommendation: **Approval with Conditions**

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 proposal would extend the approval granted under Motion No. 17760 for the performance period under Planning Code Section 303(e), 711.11, 790.56, 711.21, 790.130, 415, and 330 for an additional 3 years, which was originally granted on November 13, 2008 for 3 years. The approved proposal allowed the demolition of the three existing commercial buildings and the construction of a new mixed-use building totaling approximately 117,000 gross square feet (gsf), and a one-story building dedicated to commercial use that together will provide approximately 23,000 gsf of commercial space, four levels of residential occupancy with 56 dwelling units (consisting of 19 one-bedroom units, 24 two-bedroom units, and 13 three-bedroom units). The proposed project includes a below-grade parking garage divided into two separated parking areas: one dedicated to 56 residential parking spaces and the other with 56 commercial spaces, for a total of 112 proposed off-street parking spaces and a residential bicycle storage area for approximately 25 bicycles, and for the granting of exceptions from the rear yard requirements under Planning Code Sections 711.12 and 134. The approval period would be extended to February 9, 2015. No other changes to the project are proposed with this request.

SITE DESCRIPTION AND PRESENT USE

The Project Site encompasses an entire City block (Assessor's Block 2515, Lot 001) measuring approximately 33,985 square feet in area and is located two blocks east of the Great Highway and the Pacific Coast, bounded by Wawona Street, Sloat Boulevard, 46th and 47th Avenues in the Outer Parkside neighborhood. The Project Site is within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and is within a 100-A Height and Bulk District. The Subject Property has approximately 240 feet of frontages on Sloat Boulevard and Wawona Street, 134 feet of frontage on 47th Avenue, and 148 feet of frontage on 46th Avenue.

Approximately 34% of the lot is covered by three existing buildings, totaling approximately 11,411 sf. The remainder of the lot is a 34-space surface parking lot. The three detached, commercial buildings on

the Project Site currently include a retail shop (dba "Aqua Surf Shop") and a restaurant/café (DBA "John's Ocean Beach Café"), a motel (DBA "Robert's Motel"), and a one-story, vacant restaurant building. Robert's Motel is a detached two-story, approximately 43-foot-tall building with a 34-space asphalt surface parking lot, located toward the center of the Project Site and surrounded by a chain-link fence. The building that houses John's Ocean Beach Café and Aqua Surf Shop is a one-story, approximately 36-foot-tall building located on the southwest corner of the Project Site and facing Sloat Boulevard. The vacant, one-story, approximately 26-foot-tall, commercial building is located at the corner of Sloat Boulevard and 46th Avenue on the southeast corner of the Site. The existing surface parking lot owned and operated by Robert's Motel is accessed by two driveways with curb cuts on Sloat Boulevard. The Site also includes an undeveloped open area on the corner of Wawona Street and 47th Avenue. There are no trees on the Site and very minimal, low-growing vegetation on the undeveloped areas.

The Subject Property is also located within the Coastal Zone, as determined by the California Coastal Commission.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Site is surrounded by commercial, public, single- and multi-unit residential, and hotel uses. The terminus of the MUNI L-Taraval line is adjacent to the north side of the Site between 46th and 47th Avenues on Wawona Street, with an accessible boarding ramp and driver restroom facilities. The San Francisco Zoo is south of the Site, across Sloat Boulevard. Sloat Garden Center is located to the east of the Site across 46th Avenue. Other neighborhood commercial uses, including Ocean Park Motel (2690 46th Avenue) and VegNews Magazine (3620 Wawona Street), are commercial uses located among the predominantly single-family residential area to the north across Wawona Street. The residential structures generally consist of two-story building with stucco or wood siding. Three- to four-story stucco multi-family residences are directly west of the Site across 47th Avenue. Other one- to two-story commercial businesses, including the Carousel restaurant (2750 Sloat Boulevard) and the Days Inn Hotel (2600 Sloat Boulevard) and other two- to four- story multi-unit residential developments are located along Sloat Boulevard. The Great Highway is approximately two blocks west of the Project Site with public access to Ocean Beach available across the highway.

ENVIRONMENTAL REVIEW

The Commission adopted CEQA findings related to the Final Mitigated Negative Declaration (FMND) in support of its original approval of the Project and related actions in its Motion No. 17760 and hereby incorporates such findings by reference. The Application to extend the approval period was determined by the San Francisco Planning Department (hereinafter "Department") not to require additional environmental review under the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA").

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 7, 2011	October 5, 2011	20 days
Posted Notice	20 days	October 7, 2011	October 5, 2011	20 days
Mailed Notice	10 days	October 7, 2011	October 17, 2011	20 days

PUBLIC COMMENT

- The Department is not aware of any opposition to the proposal.

ISSUES AND OTHER CONSIDERATIONS

On November 13, 2008, an application was approved under Motion No. 17760 for the demolition of the three existing commercial structures, and the construction a new mixed-use building that would provide 56 dwelling units over commercial space at the ground level and a one-story commercial building that together would include the following features:

- The Project will include approximately 117,000 gross square feet (gsf) including 23,000 gsf of commercial space.
- The Project will consist of 56 dwelling units, including 19 one-bedroom units, 24 two-bedroom units, and 13 three-bedroom units.
- Off-street parking for 56 dwelling units and 556 commercial spaces, as well as bicycle storage for 25 bicycles in an underground garage.

The current proposal would extend the approval for an additional 3 years to February 9, 2012. No other changes to the project are proposed with this request.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant the request pursuant to Planning Code Section 303(e) to modify Condition of Approval Number 16 to extend the performance period for 3 years for the project approved per Motion No. 17760 to February 9, 2012.

BASIS FOR RECOMMENDATION

- The Project promotes small-business ownership.
- The Project is a neighborhood-serving use.
- The District is well served by transit, therefore customers should not impact traffic.
- The Project provides new dwellings, seven of which are affordable.
- The Project creates a sense of place on a block now comprised of under-used, and derelict structures and surface parking, on a key site opposite a significant cultural institution.
- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments: Motion 17760, approved November 13, 2008

Attachment Checklist:

- Executive Summary
- Draft Motion
- Zoning District Map
- Parcel Map
- Sanborn Map

- Aerial Photo
- Context Photos
- Project sponsor submittal

Drawings: Approved Project

- Check for legibility

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

_____ SMH

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: FEBRUARY 9, 2012

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Case No.: **2011.1064C**
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303(e) TO MODIFY PRIOR CONDITIONS OF APPROVAL (MOTION NO. 17760) RELATED TO THE CONDITION OF APPROVAL NUMBER 16 TO EXTEND THE TIME PERIOD TO “SECURE A SITE PERMIT OR A BUILDING PERMIT” FOR AN ADDITIONAL THREE YEARS TO FEBRUARY 9, 2015.

PREAMBLE

On September 15, 2011, Rachel Hamilton (hereinafter "Project Sponsor") filed Application No. 2011.1064C (hereinafter "Application") with the Planning Department (hereinafter "Department") for the extension of performance period per Planning Code Sections 303(e), 711.11, 790.56, 711.21, 790.130, 415, and 330 for an additional three years from the approval under Motion No. 17760. The proposal was originally approved on November 13, 2008 to allow the demolition of the three existing commercial buildings and the construction of a new mixed-use building totaling approximately 117,000 gross square feet (gsf), and a one-story building dedicated to commercial space that together provide approximately 23,000 gsf of commercial space, four levels of residential occupancy with 56 dwelling units (consisting of 19 one-bedroom units, 24 two-bedroom units, and 13 three-bedroom units), and a below-grade parking garage divided into two separated parking areas: one dedicated to 56 residential parking spaces and the other with 56 commercial spaces, for a total of 112 proposed off-street parking spaces and a residential bicycle storage area for approximately 25 bicycles, and for the granting of exceptions from the rear yard requirements under Planning Code Sections 711.12 and 134.

On October 27, 2007 the Department determined that the Project could not have a significant effect on the environment and published a Preliminary Mitigated Negative Declaration (PMND) in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code (Chapter 31).

On November 16, 2007, an appeal of the Mitigated Negative Declaration was filed with the Department.

On May 22, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.1066CP and the Appeal of the Mitigated Negative Declaration, 2005.1066E. Both items were continued indefinitely.

On October 28, 2008 the Appeal of the Mitigated Negative Declaration was withdrawn.

On November 13, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting of Conditional Use Application No. 2005.1066CP.

On November 13, 2008, the Commission upheld the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

On February 9, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2011.1064C.

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 extension of the performance period requested in Application No. 2011.1064C, subject to the previously approved conditions and 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 encompasses an entire City block (Assessor's Block 2515, Lot 001) measuring approximately 33,985 square feet in area and is located two blocks east of the Great Highway and the Pacific Coast, bounded by Wawona Street, Sloat Boulevard, 46th and 47th Avenues in the Outer Parkside neighborhood. The Project Site is within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and is within a 100-A Height and Bulk District. The Subject Property has approximately 240 feet of frontage on Sloat Boulevard and Wawona Street, 134 feet of frontage on 47th Avenue, and 148 feet of frontage on 46th Avenue.

Approximately 34% of the lot is covered by three existing buildings, totaling approximately 11,411 sf. The remainder of the lot is a 34-space surface parking lot. The three detached, commercial buildings on the Project Site currently include a retail shop (DBA "Aqua Surf Shop") and a restaurant/café (DBA "John's Ocean Beach Café"), a motel (DBA "Robert's Motel"), and a one-story, vacant restaurant building. Robert's Motel is a detached two-story, approximately 43-foot-tall building with a 34-space asphalt parking lot, located toward the center of the Project Site and surrounded by a chain-link fence. The building that houses John's Ocean Beach Café and Aqua Surf Shop is a one-story, approximately 36-foot-tall building located on the southwest corner of the Project Site and facing Sloat Boulevard. The vacant, one-story, approximately 26-foot-tall, commercial building is located at the corner of Sloat Boulevard and 46th Avenue on the southeast corner of the Site. The existing surface parking lot owned and operated by Robert's Motel is accessed by two driveways with curb cuts on Sloat Boulevard. The Site also includes an undeveloped open area on the corner of Wawona Street and 47th Avenue. There are no trees on the Site and very minimal, low-growing vegetation on the undeveloped areas.

The Subject Property is also located within the Coastal Zone, as determined by the California Coastal Commission.

3. **Past History and Actions.** On November 15, 2005, Gretchen Parker (hereinafter Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter the "Department") for an Environmental Evaluation Application to allow a Planned Unit Development per Planning Code Section 304, with special exceptions from Planning Code Sections 711.22, 151 (parking), 711.93, 135 (open space), 711.12, 134 (rear yard), and 711.91, 207 (residential density) within the coastal zone and is within the NC-2 (Small-Scale Neighborhood Commercial) District and a 100-A Height and Bulk District.

On July 17, 2007, Rachel Hamilton (Project Sponsor and Project Architect) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 303, 711.21, 790.130, 315, 330.1, of the Planning Code to allow a Planned Unit Development per Planning Code Section 304, with special exceptions from Planning Code Sections 711.22, 151 (parking), 711.93, 135 (open space), and 711.12, 134 (rear yard) within the coastal zone and is within the NC-2 (Small-Scale Neighborhood Commercial) District and a 100-A Height and Bulk District.

On October 27, 2007 the Department determined that the Project could not have a significant effect on the environment and published a Preliminary Mitigated Negative Declaration (PMND) in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code (Chapter 31).

On November 16, 2007, an appeal of the Mitigated Negative Declaration was filed with the Department.

On May 22, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.1066CP and the Appeal of the Mitigated Negative Declaration, 2005.1066E. Both items were continued indefinitely.

On October 15, 2008, the Project Sponsor filed modification to the applications to a Code-complying project with regard to off-street parking and open space requirements. The proposed project required a Conditional Use Authorization as well as a change of use authorization. Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

On October 28, 2008 the Appeal of the Mitigated Negative Declaration was withdrawn.

On November 13, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting of Conditional Use Application No. 2005.1066CP.

On November 13, 2008, the Commission upheld the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

On November 13, 2008, an application was approved for the proposed project, which includes:

- Demolition of the three existing commercial buildings;
- Construction of a new five-story, 60' tall mixed-use building with 23,000 gsf of commercial space and four levels of residential occupancy that provide 56 units (19 one bedroom units, 24 two bedroom units, and 13 three-bedroom units)
- A one-story building dedicated to commercial space;
- Below grade parking garage that provides 56 residential parking spaces, 56 commercial parking spaces, and a bicycle storage area that can accommodate 25 bicycles;
- Approximately 10,564 square feet of open space and 3,126 square feet of open space for the public.
- Two proposed commercial spaces that will be occupied by independent business that are locally owned. Aqua Surf and John's Ocean Beach Café are both being relocated within the new building. The other tenant spaces are a combination of retail and restaurant uses and, as proposed, will not be Formula Retail uses.

The November, 2008 project approval was supported by the Final Mitigated Negative Declaration.

4. **Proposal.** The project proposes to extend the performance period for another 3 years, taken from the date of expiration of the previous extension granted per Motion No. 17760.
5. **Public Comment.** The Department has received no opposition to the proposal.

6. **NC-District.** The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District. Per Section 711.1 of the Planning Code, the NC-2 District consists of primarily neighborhood-serving commercial uses interspersed with housing and other land uses. The NC-2 District is intended to provide convenience goods and services to the surrounding neighborhoods and limited comparison shopping goods for a wider market. New commercial development is permitted at the ground and second stories; however, eating, drinking, and entertainment uses are confined to the ground floor. Limits on late night activity, drive-up facilities, and other automobile uses protect the livability within and around the District.
7. **Findings Under the California Environmental Quality Act (CEQA).** After considering the 2008 FMND and other information in the record, the Commission hereby makes the following findings:
 - A. The Commission has independently reviewed and analyzed the 2008 FMND, the findings contained in Motion No. 17760, and the other information in the record and has considered the information contained therein and hereby finds that no additional environmental review is required for the Project for the following reasons:
 - i. No changes have been made to the Project that constitute substantial changes requiring major revisions in the 2008 FMND due to the involvement of new significant environmental effects or a substantial increase of the severity of previously identified effects;
 - ii. Substantial changes have not occurred with respect to the circumstances under which the Project will be undertaken which require major revisions to the 2008 FMND due to the involvement of new significant environmental effects; and
 - iii. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2008 FMND was certified, which shows (a) that the Project will have one or more significant effects not discussed in the 2008 FMND; or (b) that mitigated effects previously examined will be substantially more severe than shown in the 2008 FMND.
 - B. The Commission has reviewed and considered the FMND and record as a whole, and finds that the FMND is adequate for its use as the decision-making body for the action taken herein and incorporates the CEQA findings contained in Motion No.17760, including the adoption of a Mitigation Monitoring and Reporting Program, by this reference thereto as though set forth in this Motion.
8. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program for the Project, adopted as Exhibit C to Commission Motion No.17760, continues to apply to the Modified Project.
9. 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.

10. The Commission hereby finds that approval of the request for extension 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. 2011.1064C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXXX. 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 February 9, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED: February 9, 2012

Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

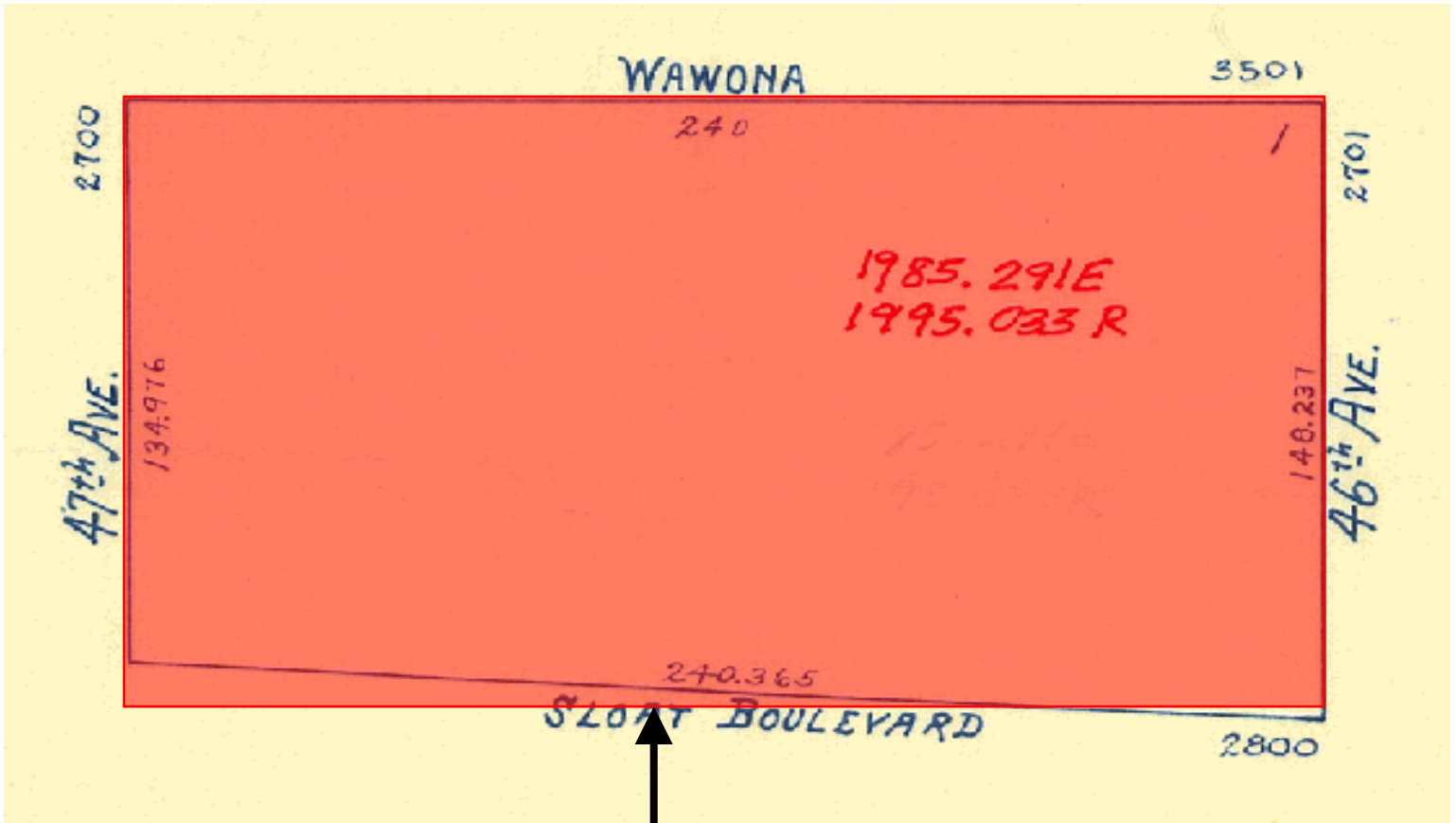
This approval is pursuant to Sections 303(e) to modify a condition of approval to extend the time period in which to secure a site permit or building permit for three years from February 9, 2012 per Planning Code Sections 303(e), 711.11, 790.56, 711.21, 790.130, 415, and 330 for a project approved under under Motion No. 17760. The proposal was originally approved on November 13, 2008 to allow the demolition of the three existing commercial buildings and the construction of a new mixed-use building totaling approximately 117,000 gross square feet (gsf), and a one-story building dedicated to commercial space that together provide approximately 23,000 gsf of commercial space, four levels of residential occupancy with 56 dwelling units (consisting of 19 one-bedroom units, 24 two-bedroom units, and 13 three-bedroom units), and a below-grade parking garage divided into two separated parking areas: one dedicated to 56 residential parking spaces and the other with 56 commercial spaces, for a total of 112 proposed off-street parking spaces and a residential bicycle storage area for approximately 25 bicycles, and for the granting of exceptions from the rear yard requirements under Planning Code Sections 711.12 and 134.

All previously granted exceptions and Conditions of Approval would remain and are attached as Exhibit C. The amendment extends the approval to February 9, 2015.

GENERAL CONDITIONS

1. Performance. This authorization is valid for a period of 36 months after the date of this motion, February 9, 2012. Specific procedures regarding the modification of the Condition of Approval follow Planning Code Section 303(e).
2. Recordation. Prior to the issuance of any building or site permit for the construction of 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, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.
3. The property shall be kept free of weeds, debris, and blight. The Project Sponsor shall install a fence to prevent vagrant camping, unlawful dumping and to minimize the security threat to the neighborhood. The fence shall be kept free of graffiti and postings.

Parcel Map

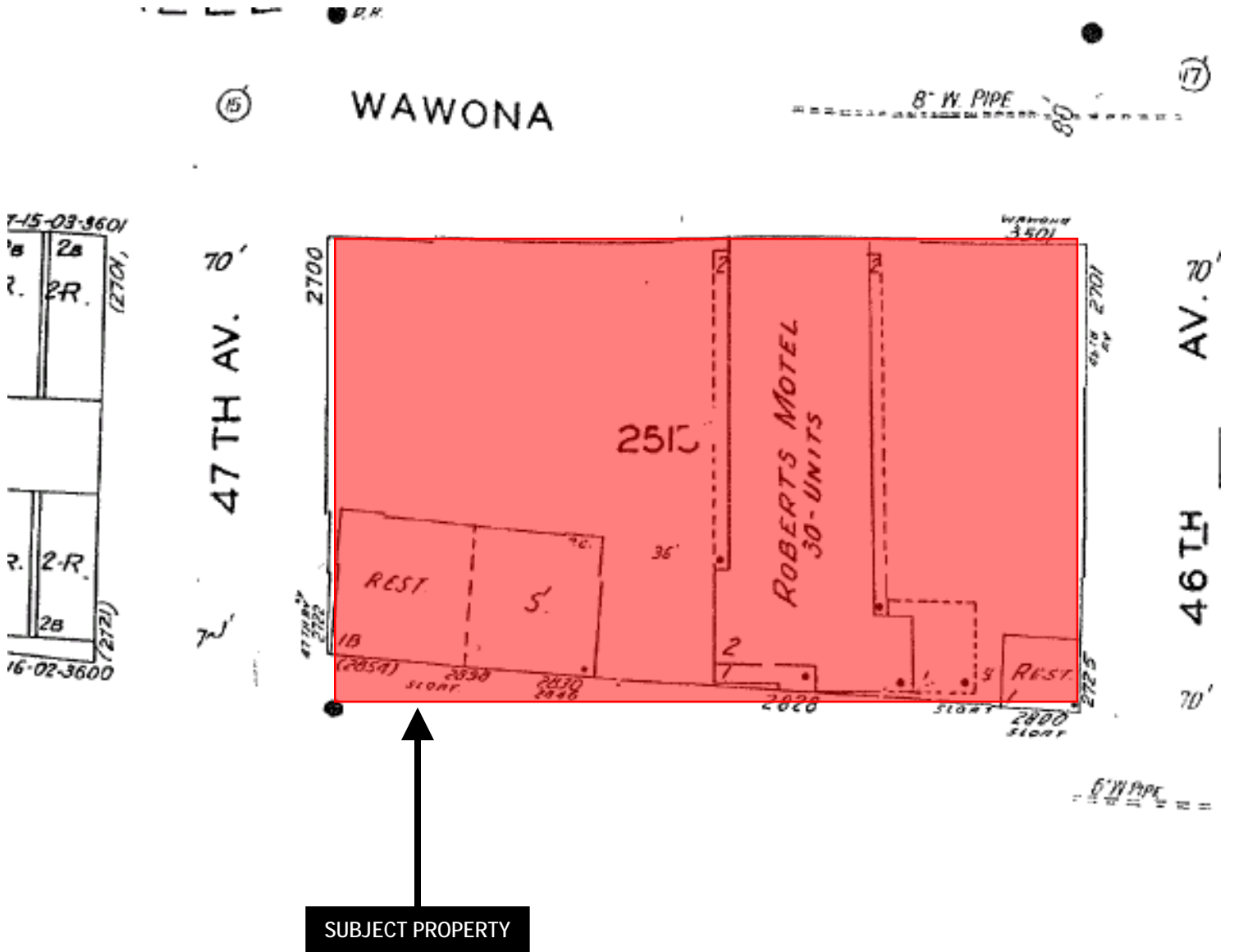


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2011.1064C
2800 Sloat Boulevard

Sanborn Map*




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



Aerial Photo

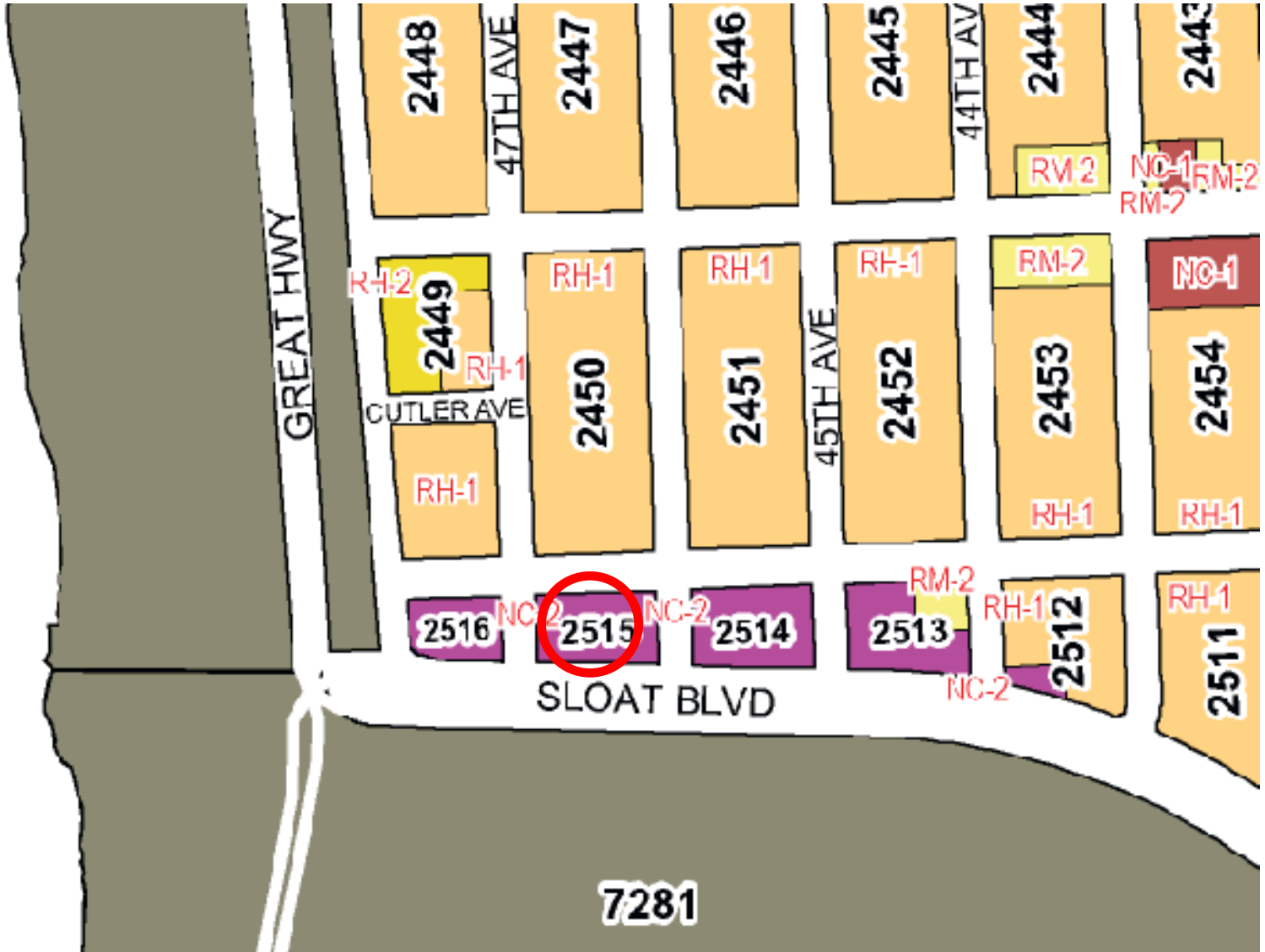



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2011.1064C
2800 Sloat Boulevard

Zoning Map



7281



Conditional Use Authorization Hearing
Case Number 2011.1064C
2800 Sloat Boulevard

Site Photo



Conditional Use Authorization Hearing
Case Number 2011.1064C
2800 Sloat Boulevard



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Inclusionary Housing (Sec. 315) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
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Planning Commission Motion No. 17760

HEARING DATE: NOVEMBER 13, 2008

Continued from the May 22, 2008 Hearing

Date: October 28, 2008
Case No.: **2005.1066 CP**
Project Address: **2800 SLOAT BOULEVARD**
Zoning: NC-2 (Neighborhood Commercial, Small-Scale)
100-A Height and Bulk District
Block/Lot: 2515/001
Project Sponsor: Rachel Hamilton
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Staff Contact: Kate Conner – (415) 575-6914
kate.conner@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 711.11, 790.56, 711.21, 790.130, 315, 330, OF THE PLANNING CODE TO ALLOW A PLANNED UNIT DEVELOPMENT PER PLANNING CODE SECTION 304, WITH AN EXCEPTION FROM PLANNING CODE SECTION 711.12, 134 (REAR YARD). INCLUDED IN THE PROPOSAL IS THE DEMOLITION OF THREE EXISTING COMMERCIAL BUILDINGS, A 34-SPACE PARKING LOT, AND THE CONSTRUCTION OF A NEW MIXED-USE, FIVE-STORY, 60-FOOT-TALL BUILDING TOTALING APPROXIMATELY 120,000 GROSS SQUARE FEET (GSF) OVER A 112-SPACE SUBTERRANEAN PARKING STRUCTURE; AND ADOPTING FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PROJECT WOULD CONTAIN 56 DWELLING UNITS, APPROXIMATELY 23,000 GSF OF GROUND-FLOOR COMMERCIAL USES INCLUDING AN OPEN-AIR MARKET. THE PROJECT SITE IS LOCATED WITHIN THE COASTAL ZONE AND IS WITHIN THE NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 100-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 15, 2005, Gretchen Parker (hereinafter Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter the "Department") for an Environmental Evaluation

Application to allow a Planned Unit Development per Planning Code Section 304, with special exceptions from Planning Code Sections 711.22, 151 (parking), 711.93, 135 (open space), 711.12, 134 (rear yard), and 711.91, 207 (residential density) within the coastal zone and is within the NC-2 (Small-Scale Neighborhood Commercial) District and a 100-A Height and Bulk District.

On July 17, 2007, Rachel Hamilton (Project Sponsor and Project Architect) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 303, 711.21, 790.130, 315, 330.1, of the Planning Code to allow a Planned Unit Development per Planning Code Section 304, with special exceptions from Planning Code Sections 711.22, 151 (parking), 711.93, 135 (open space), and 711.12, 134 (rear yard) within the coastal zone and is within the NC-2 (Small-Scale Neighborhood Commercial) District and a 100-A Height and Bulk District.

On October 15, 2008, the Project Sponsor filed modification to the applications to a Code-complying project with regard to off-street parking and open space requirements.

On October 27, 2007 the Department determined that the Project could not have a significant effect on the environment and published a Preliminary Mitigated Negative Declaration (PMND) in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code (Chapter 31).

On November 16, 2007, an appeal of the Mitigated Negative Declaration was filed with the Department.

On May 22, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.1066CP and the Appeal of the Mitigated Negative Declaration, 2005.1066E. Both items were continued indefinitely.

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On November 13, 2008, the Commission upheld the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

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. 2005.1066CP, 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 encompasses an entire City block (Assessor's Block 2515, Lot 001) measuring approximately 33,985 square feet in area and is located two blocks east of the Great Highway and the Pacific Coast, bounded by Wawona Street, Sloat Boulevard, 46th and 47th Avenues in the Outer Parkside neighborhood. The Project Site is within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and is within a 100-A Height and Bulk District. The Subject Property has approximately 240 feet of frontage on Sloat Boulevard and Wawona Street, 134 feet of frontage on 47th Avenue, and 148 feet of frontage on 46th Avenue.

Approximately 34% of the lot is covered by three existing buildings, totaling approximately 11,411 sf. The remainder of the lot is a 34-space surface parking lot. The three detached, commercial buildings on the Project Site currently include a retail shop (DBA "Aqua Surf Shop") and a restaurant/café (DBA "John's Ocean Beach Café"), a motel (DBA "Robert's Motel"), and a one-story, vacant restaurant building. Robert's Motel is a detached two-story, approximately 43-foot-tall building with a 34-space asphalt parking lot, located toward the center of the Project Site and surrounded by a chain-link fence. The building that houses John's Ocean Beach Café and Aqua Surf Shop is a one-story, approximately 36-foot-tall building located on the southwest corner of the Project Site and facing Sloat Boulevard. The vacant, one-story, approximately 26-foot-tall, commercial building is located at the corner of Sloat Boulevard and 46th Avenue on the southeast corner of the Site. The existing surface parking lot owned and operated by Robert's Motel is accessed by two driveways with curb cuts on Sloat Boulevard. The Site also includes an undeveloped open area on the corner of Wawona Street and 47th Avenue. There are no trees on the Site and very minimal, low-growing vegetation on the undeveloped areas.

The Subject Property is also located within the Coastal Zone, as determined by the California Coastal Commission.

3. **Surrounding Properties and Neighborhood.** The Site is surrounded by commercial, public, single- and multi-unit residential, and hotel uses. The terminus of the MUNI L-Taraval line is adjacent to the north side of the Site between 46th and 47th Avenues on Wawona Street, with an accessible boarding ramp and driver restroom facilities. The San Francisco Zoo is south of the Site, across Sloat Boulevard. Sloat Garden Center is located to the east of the Site across 46th Avenue. Other neighborhood commercial uses, including Ocean Park Motel (2690 46th Avenue) and VegNews Magazine (3620 Wawona Street), are among the predominantly single-family residential area to the north across Wawona Street. The residential structures generally consist of two-story building with stucco or wood siding. Three- to four-story stucco multi-family residences are directly west of the Site across 47th Avenue. Other one- to two-story commercial businesses, including the Carousel restaurant (2750 Sloat Boulevard) and the Days Inn Hotel

(2600 Sloat Boulevard) and other two- to four- story multi-unit residential developments are located along Sloat Boulevard. The Great Highway is approximately two blocks west of the Project Site with public access to Ocean Beach available across the highway.

- 4. Project Description.** The Project includes demolition of the three existing commercial buildings and construction of a new mixed-use building totaling approximately 117,000 gross square feet (gsf.) that is divided into three massing segments and connected by breezeways. In addition, there would be a one-story building dedicated to commercial space which is elliptically-shaped with a green roof in the center of the Site fronting Sloat Boulevard. The three proposed mixed-use segments will be five-stories, up to 60-feet tall, and separated by courtyards and glass atria. The building will provide approximately 23,000 gsf of commercial space on the ground and mezzanine floors, consisting of approximately 19,648 sf of retail space, and 3,271 sf of restaurant space. The building would be set back at all levels on the south side, creating an open space area along Sloat Boulevard.

The structure will have four levels of residential occupancy (approximately 59,221 sf) above the ground-floor retail space, including 56 dwelling units, consisting of 19 one-bedroom units, 24 two-bedroom units, and 13 three-bedroom units. The Project includes a below-grade parking garage with access from 46th Avenue, divided into two separated parking areas: one dedicated to 56 residential parking spaces and the other with 56 commercial spaces, for a total of 112 proposed off-street parking spaces. The residential portion of the below-grade parking garage includes a residential bicycle storage area for approximately 25 bicycles. The Project includes approximately 10,564 sf of residential open space comprised of 7,863 sf of private open space and 2,701 sf of common open space. The Project meets the Planning Code open space requirements and also includes 3,126 square feet of public open space comprised of ground floor courtyards and landscaped areas.

The Project Architect used the natural surroundings as inspiration for the architectural design of the development. The Applicant states in the submittal, “[that] the form is inspired by and related to the cliffs and ragged precipices around the Cliff House and at the south end of Ocean Beach.” The building form, the three separate mixed-use massing segments, mirrors the contours of the California Coastline. Rather than a standard commercial storefront system, the applicant decided to design a “more of a grotto-like recessed entry.” The building contains Art-Deco elements on both the western and eastern frontages, which relate well to a prominent residential architectural style of the area.

Two of the proposed commercial spaces will be occupied by independent business that are locally owned, which has been encouraged throughout San Francisco. Aqua Surf and John’s Ocean Beach Café are both being relocated within the new building. The other tenant spaces are a combination of retail and restaurant uses and, as proposed, will not be Formula Retail uses.

The Project requires a change of use. Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process. The proposed commercial tenants will be neighborhood-serving uses.

Utilizing materials that are able to withstand the damp weather and almost daily fog bank is an important consideration for structures located in this part of the City. The Project Sponsor has provided an in-depth material list that will be followed during the construction process. The applicant proposes high-quality aluminum storefronts for the commercial component. The siding includes a combination of rainscreen backed stucco, trespa rain screen cladding systems, and “green walls” at the market entries on Sloat Boulevard and Wawona Street. This choice of materials allows for water drainage behind the surface, preventing rust and water stains on the surface of the building and reducing the risk of mold. The variety of materials adds character to the building and aids to reduce the overall visual massing by further articulating the building form.

The Applicant also proposes many eco-effective design strategies. Included on the roof of the three mixed-use elements are photovoltaic panels which convert light to electricity. The landscape plan includes native plantings which are incorporated into the green market wall entries and the green roof on the top of the elliptically shaped commercial building fronting on Sloat Boulevard. The third-floor atrium contains radiant floor slab heating, capturing the sunlight from the atrium above. Glazing on the south side of the development has been optimized to gather as much sunlight as possible. Push-pull natural ventilation is incorporated into the roof materials of the building. In addition, the Site is located at the terminus of the MUNI L-Taraval Line. High density transit-oriented development is also a key component to an eco-effective design strategy.

The project will also serve users of MUNI who disembark at the terminus of the L-Taraval Line. The proximity of that line will also encourage the building’s residents to use transit to West Portal, Downtown, and other transit connectors.

5. **Public Comment.** The Department has received 17 letters and/or phone calls in opposition to the proposal. The primary concerns expressed were lack of parking and the massing of the proposal. The five-story structure is considered out of scale with the surrounding two-story residential area. The Department also received 46 letters and/or phone calls in favor of the proposal stating that the economic gain and neighborhood benefits were desirable.
6. **NC-District.** The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District. Per Section 711.1 of the Planning Code, the NC-2 District consists of primarily neighborhood-serving commercial uses interspersed with housing and other land uses. The NC-2 District is intended to provide convenience goods and services to the surrounding neighborhoods and limited comparison shopping goods for a wider market. New commercial development is permitted at the ground and second stories; however, eating, drinking, and entertainment uses are confined to the ground floor. Limits on late night activity, drive-up facilities, and other automobile uses protect the livability within and around the District.
7. **Conditional Use Authorization Required.**

- Conditional Use (CU) and Planned Unit Development (PUD) Authorization for development of a PUD per Planning Code Section 303 and 304, with an exception from Planning Code Section 711.12 and 134 (rear yard).
 - CU Authorization for commercial uses in excess of 3,999 gsf pursuant to Planning Code Section 711.21 and 790.130.
 - CU Authorization for development of a NC-2 lot of more than 10,000 sf in size, per Planning Code Sections 711.11 and 790.56.
 - CU Authorization and Planned Unit Development (PUD) pursuant by Planning Code Section 304 for an increase in density (Planning Code Sections 711.91, 207).
 - An allowable exception to the rear yard requirement pursuant to PUD review (Planning Code Sections 711.12 and 134).
8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use Size in the NC-2 District.** Planning Code Section 711.21 and 790.130 states that 3,999 sf of non residential uses are permitted without a Conditional Use Authorization. Amounts in excess of 3,999 sf require approval of a Conditional Use Authorization.

The NC-2 District permits up to 3,999 sf of non-residential uses and allows amounts in excess of 4,000 sf with CU Authorization per Planning Code Section 121.2. The Project includes approximately 23,000 sf of commercial space and therefore requires a CU Authorization for commercial space exceeding 3,999 sf.

- B. **Lot Size in the NC-2 District.** Planning Code Section 711.11 and 790.56 states that developments are permitted on lots up to 9,999 sf and permitted with approval of a CU Authorization for lots that are 10,000 sf in size and above.

The Site is approximately 34,000 sf in size. CU Authorization is required and part of this Project

- C. **Rear Yard Requirement in the NC-2 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet at the second story and above and at all residential levels.

Under Section 134(e) (1) of the Planning Code, the rear yard requirement for the Project Site is approximately 8,500 sf, which may be provided elsewhere on the lot or development. The Project does not include a rear yard of 25% or the equivalent area, and therefore requires an allowable exception pursuant to the PUD review (Planning Code Section 304).

- D. **Open Space Requirement.** Planning Code Section 135 requires at least 100 sf of private open space, 133 sf of common open space, or some equivalent combination of both, per dwelling unit.

Under Section 135 of the Planning Code, the NC-2 District requires at least 100 sf of private open space, 133 sf of common open space, or some equivalent combination of both, per dwelling unit. The Project, with 56 dwelling units, is required to provide approximately 5,600 sf of private, or 7,448 sf of common open space, or an equivalent combination of private and common open space. The Project provides approximately 7,863 sf of private deck areas, areas ranging in size from 36 to 1,200 sf, for 36 of the 56 residential units, thereby meeting the private open space requirement for those units. The Project provides 2,701 sf of common open space area which is accessible to all units, but will be used in the open space calculation for the remaining 20 units. The Project includes three areas of common open space: two third floor lounges (315 and 378 sf in area), two tenant gardens on the third floor (519 and 629 sf in area) and a residential entry garden fronting on Wawona Street (approximately 864 sf in area). The common open space requirement for the 20 remaining units is 2,660 sf. The Project includes 3,126 square feet of public open space comprised of ground floor courtyards and landscaped areas. Public open space is not a requirement in the NC-2 District, yet will definitely contribute to the neighborhood character of the development. The Project also complies with Section 140 of the Planning Code, which requires at least one room of each dwelling unit to face open areas (including public streets or open space areas).

- E. **Parking.** Planning Section 151 of the Planning Code requires a certain amount of parking spaces per residential uses, retail uses and restaurant uses.

Pursuant to Section 151 of the Planning Code the NC-2 District requires one residential off-street parking space for each dwelling unit; one commercial parking space for each 500 sf of occupied retail floor area, where the total retail area exceeds 5,000 sf; and one commercial off-street parking space for each 200 square feet of occupied restaurant floor area, where the total exceeds 5,000 sf. With 56 residential units, the residential parking requirement is 56 independently accessible off-street parking spaces. There is 19,648 square feet of retail space which requires 39 independently accessible off-street parking spaces. There is 3,271 square feet of restaurant uses which requires 16 independently accessible off-street parking spaces.

In total, the Project, with 56 residential units, approximately 19,648 sf of retail space and 3,271 sf of restaurant space require 56 residential and 56 commercial off-street parking spaces. The proposed project includes 56 residential and 56 commercial parking spaces, for a total of 112 off-street parking spaces, meeting the parking requirement.

- F. **Bicycle Parking.** Section 155(j) requires one bicycle parking space for each 20 residential off-street parking spaces.

Planning Code Section 155.5 requires that 25 bicycle spaces be provided for residential projects with 50 dwelling units, with additional spaces required at a rate of one bicycle parking space for every four additional dwelling units over 50 units. The Project requires and is proposing to provide 26 Class 1 bicycle parking spaces which are physically separated from the automobile parking or a sufficient distance away to protect bicycles from damage. Planning Code Section 155.1 states that Class 1 bicycle parking spaces are facilities which protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain.

- G. **Loading.** Planning Code Sections 152.1 and 153.1 requires one new off-street loading space for the proposed commercial uses and no loading spaces for the residential component.

The Project is expected to generate an estimated 30 daily truck trips, which equals a peak-hour (10:00 a.m. to 1:00 p.m.) loading demand of two spaces and an average-hour (8:00 a.m. to 5:00 p.m.) loading demand of one loading space. Planning Code Section 152 requires one off-street loading space for retail uses that are 10,001-60,000 gsf in size. The Project consists of approximately 23,000 gsf of commercial space. The Project will provide one off-street loading space located near the parking garage entrance on 46th Avenue and will, therefore, meet Planning Code loading space requirements.

- H. **Floor Area Ratio.** Planning Code Section 711.20 requires a minimum Floor Area Ratio (FAR) of 2.5 to 1, as defined by Planning Code Section 102.9, 102.11, and 123.

As noted in Section 124(a) of the Planning Code, a FAR of 2.5:1 is permitted in the NC-2 District. Section 124(b) of the Planning Code excludes residential uses and non-accessory (i.e., required) off-street parking from the FAR calculations, therefore the estimated remaining floor area of the proposed project would be approximately 23,000 gsf with a lot area of about 34,000 gsf, resulting in a FAR of about 0.67:1, which is within the allowable floor area in the NC-2 District.

- I. **Shadows.** Section 295 of the Planning Code was adopted in response to Planning code Section 295 (passed in November 1984) in order to protect certain public open spaces from additional shadowing by new structures. Section 295 restricts new shadow upon public parks and open spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height unless the Planning Commission, in consultation with the General Manager of the Recreation and Park Department and the Recreation and Park Commission, finds the impact to be insignificant.

The Project has a maximum building height of 60 feet. The closest Proposition K properties are to the south across Sloat Boulevard at the San Francisco Zoo and west across Pacific Coast Highway at the beach. A shadow fan analysis (2005.1066K) was conducted for the Project that determined that Project's shadows would not reach the Zoo or the beach. Therefore, the Project would not shade public areas subject to Section 295 of the Planning Code.

- J. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The subject commercial space has approximately 240 feet of frontage on Sloat Boulevard with well over 75% of the area devoted to either the restaurant or retail entrance or window space. The windows are clear and unobstructed.

- K. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department and subject to the Scenic Sign provisions of the Planning Code.
- L. **Height and Bulk District.** Planning Code Section 711.10 regulates the height and bulk for the NC-2 District.

The Project is located within a 100-A Height and Bulk District. The three proposed mixed-use buildings will be up to 60 feet in height, and therefore, within the allowable height limit. In the 'A' Bulk District, the portions of buildings above 40 feet are limited to 110 feet in length and 125 feet in diagonal dimension. Individual mechanical enclosures on top of the buildings, but not near the edges of the building, would rise an additional 5 feet, to a total height of 65 feet. Although they are within the buildable area, rooftop mechanical enclosures are exempt from height limits per Planning Code Section 260(b). Since the Project will not exceed the maximum permitted height of 100 feet and will not exceed the maximum bulk requirements above 40 feet, it complies with the 100-A Height and Bulk District limits.

- M. **Street Trees:** Section 143 requires street trees be planted in certain districts, including the NC-2 District.

In an NC Zoning District, developments are required to provide a minimum of one 15-gallon tree for each 20 feet of frontage of the property along the street. The trees must be located within a setback area on the lot or within the public right-of-way along the lot. For trees installed in the public right-of-way, the Department of Public Works must approve the species and location (Planning Code Section 143, Street Trees). The Project will provide approximately 26 street trees, with the final number and placement subject to review and approval by the Department of Public Works.

- N. **Inclusionary Housing.** Section 315 of the Planning Code sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Section 315.4, these requirements would apply to projects that consist of ten or more units.

Planning Code Section 315 sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Section 315.4, these requirements would apply to projects that consist of ten or more units, as the environmental application was applied for prior to July 18, 2006. The Project Sponsor has decided to provide the affordable housing on-site. Seven units (two one-bedroom, three two-bedroom, and two three-bedroom) of the 56 units provided will be affordable units.

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

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

The Project is a commercial catalyst; bringing 13 new commercial establishments to an NC District that does not currently provide a vital pedestrian oriented commercial corridor. The Project also supplies much needed housing to San Francisco. The Project will serve the visitors of the San Francisco Zoo by providing additional services and retail uses. The proposed mixed unit building will compliment the mix of goods and services currently available in the District and contribute to the economic vitality of the neighborhood by removing a vacant storefront (barbecue restaurant).

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

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

The 60-foot Height and Bulk of the proposed building is well within the 100-foot height limit. The Project Sponsor has worked with the community, and as a result, set back the fourth and fifth floors of the mixed-use building, from the Wawona Street frontage, considerably as an effort to relate to the lower density residential character of the neighborhood. The location on Sloat Boulevard is appropriate considering that the right-of-way is over 135 feet wide, helping to mitigate bulk and shadow impacts of the development.

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

The Project, with 56 residential units, approximately 19,648 sf of retail space and 3,271 sf of restaurant space, would require 56 residential, 39.3 retail and 16.3 restaurant off-street parking spaces. The Project will include 56 residential and 56 commercial parking spaces, for a total of 112 off-street parking spaces, thereby meeting the amount required under the Planning Code. It is anticipated that many of the visitors will arrive by public transportation or by walking from surrounding homes.

The transportation study prepared for the Preliminary Mitigated Negative Declaration concluded that upon implementation of the Project all intersections will continue to operate at level of service (LOS) C or better with no significant changes to delays. Traffic operating characteristics of intersections are described by the concept of level of service (LOS). LOS is a qualitative description of an intersection's performance based on the average delay per vehicle. Intersection LOS ranges from A, which indicates free flow or excellent conditions with short delays, to F, which indicates congested or overloaded conditions with extremely long delays. LOS A, B, C, and D are considered excellent to satisfactory service levels, while LOS E and LOS F are unacceptable. A Project resulting in LOS E or F is considered to have a significant, adverse impact. New residential and commercial uses proposed on the Project Site would add new vehicle trips to the

Project area. Residents and businesses in the area could thus experience an increase and change in vehicular activity as a result of the proposed project; however, it would not be considered a significant traffic increase relative to the existing capacity of the local street system, substantially increase vehicle delays in the area, nor alter the LOS calculations for intersections in the Project vicinity.

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

The Project is subject to the standard conditions of approval for Planned Unit Developments outlined in Exhibit A. Conditions 13 and 14 specifically obligates the Project Sponsor to mitigate odor and noise generated by the restaurant uses.

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

The Project Sponsor has included a landscaping plan that will utilize plants native to the area, thereby ensuring survival and also relating the natural context of the Project Site. All proposed signage would be subject to Planning Department review and approval and subject to the Scenic Sign provisions of the Planning Code. There is a variety of open spaces for the public to use including garden areas, soft seating outside, and an open air market.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purposed of NC-2 District in that the intended commercial uses are located at the ground floor and mezzanine level, and the Project as a whole will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours as well as providing 56 new residential units to San Francisco's housing stock.

- 10. **Planned Unit Development.** Planning Code Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. In cases of outstanding overall design, projects may merit modification of certain Code requirements. PUDs must also:

- A. The Project provides outstanding design.

The Project provides outstanding design by:

- 1. *Sculpting and modulating the mass of a block long development to respect the small-scale buildings to the south but still provide a strong, transparent presence on Sloat Boulevard.*

2. *Creating green open spaces and roofs.*
 3. *Using Stone, cement, and other finishes to relate both to the surrounding natural and built environments.*
 4. *Utilizing creative shapes and volumes to revitalize a derelict block across from a major civic institution.*
 5. *Locating a dense residential development immediately adjacent to public transit.*
- B. Affirmatively promote applicable objectives and policies of the General Plan.

This Project is consistent with the objectives and policies of the General Plan as outlined in Section 11 below.

- C. Provide off street parking adequate for the occupancy proposed.

The Traffic Study included in the Preliminary Mitigated Negative Declaration states that there are approximately 738 on-street parking spaces within an approximate two block area surrounding the Project Site. It is estimated that 37% of the spaces would be available during the mid-day peak and that 47% of the spaces are available in the evenings. The on-street parking demand is lower in the evenings and therefore it is anticipated that any unmet residential demand of the Project at night can be accommodated on the street within the Project vicinity. Although higher in demand and competition, the un-met mid-day Project parking demand can also be accommodated by on-street parking on both a typical and peak mid-day available spaces.

- D. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Code.

Under Section 135 of the Planning Code, the NC-2 District requires at least 100 sf of private open space, 133 sf of common open space, or some equivalent combination of both, per dwelling unit. The Project, with 56 dwelling units, is required to provide approximately 5,600 sf of private, or 7,448 sf of common open space, or an equivalent combination of private and common open space. . The Project provides approximately 7,863 sf of private deck areas, areas ranging in size from 36 to 1,200 sf, for 36 of the 56 residential units, thereby meeting the private open space requirement for those units. The Project provides 2,701 sf of common open space area which is accessible to all units, but will be used in the open space calculation for the remaining 20 units. The Project includes three areas of common open space: two third floor decks (315 and 378 sf in area), two third floor tenant gardens (519 and 629 sf in area, and a residential entry garden fronting on Wawona Street (approximately 864 sf is area). The common open space requirement for the 17 remaining units is 2,701 sf. The Project meets the open space requirements and also includes 3,126 square feet of public open space comprised of ground floor courtyards and landscaped areas. Public open space is not a requirement in the NC-2 District, yet will definitely contribute to the neighborhood character of the development. The Project also complies with Section 140 of the Planning Code, which requires at least one room of each dwelling unit to face open areas (including public streets or open space areas).

- E. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a District permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property.

A PUD permits a density up to one unit less than the density of a higher zoning district. The NC-3 District is the next highest zoning district and has a residential density of one unit per 600 square feet of lot size, thereby permitting 57 units on a 34,000 square foot lot. The Project Site is located within the NC-2 District and with the approval of a PUD, may permit up to 56 residential units, one less than the next higher Zoning District.

- F. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) Districts under the Code.

The Project Site is not located within an R-District.

- G. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The proposed structure is a maximum of five stories in height and measuring approximately 60-feet tall. This structure will not exceed the 100-foot height limit of the District.

- H. In NC Districts, be limited in gross floor area to that allowed under the Floor Area Ratio limit permitted for the district in Section 124 and Article 7 of this Code.

As noted in Section 124(a) of the Planning Code, a FAR of 2.5:1 is permitted in the NC-2 District. Section 124(b) of the Planning Code excludes residential uses and non-accessory (i.e., required) off-street parking from the FAR calculations, therefore the estimated remaining floor area of the proposed project would be approximately 23,000 gsf with a lot area of about 34,000 gsf, resulting in a FAR of about 0.67:1, which is within the allowable floor area in the NC-2 District.

- I. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code.

The Project requires a variety of approvals by the Planning Commission, yet as designed meets all the use limitations by story of the NC-Districts.

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

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

The Project Site is located within an existing Neighborhood Commercial District and is thought to enhance the commercial vitality of the area. With approximately 23,000 sf of ground floor retail development, the project will have a synergistic relationship with the San Francisco Zoo. Both entities will share many of the same customers. The proposal will in effect encourage the visitor to stay longer in the area, increasing the economic vitality of this neighborhood district. Of the three existing commercial uses on the Project Site ("Aqua Surf", "Roberts Motel", and "John's Ocean Beach Café"), two of the uses ("Aqua Surf" and "John's Ocean Beach Café") will have tenant spaces in the new development, preserving the existing neighborhood commercial uses. With a total of 13 commercial tenants, including the two aforementioned tenants, the Project will encourage resident employment. Although the 13 tenant leases have not been finalized, at this point none of the 13 tenants are Formula Retail Uses. Should a Formula Retail Use wish to operate within one of these spaces, they will be subject to the Formula Retail provisions of the Planning Code.

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

The Project will retain two existing commercial tenants that contribute to the neighborhood character. The overall architectural style of the Project is designed so as to mirror the natural surroundings of the California coastline and utilize Art Deco elements, inherent in the neighborhood character of the area. In addition the proposal has a high percentage of family-size units which contribute to the family oriented character of the surrounding neighborhood. The northern elevation is stepped down to provide a better transition between the two story residences on Wawona Street and the Proposal.

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

The Project is subject to the City's affordable housing policies. Planning Code Section 315 sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Section 315.4, these requirements would apply to projects that consist of ten or more units, as the environmental application was applied for prior to July 18, 2006. The Project Sponsor has decided to provide the affordable housing on-site. Seven units (two one-bedroom, three two-bedroom, and two three-bedroom) of the 56 units provided will be affordable units.

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

The Project will not impede MUNI transit service or overburden neighborhood streets or parking. The Site is well served by multiple transit lines, including Muni L Taraval line, the 18 and the 23 bus lines. The Traffic Study included in the Preliminary Mitigated Negative Declaration concluded that although the traffic may increase, it will still be manageable given the on-site parking provided, and the parking available in surrounding neighborhoods. The Wawona frontage of the Project has been designed to welcome the commuter; the terminus of the MUNI L line is directly north of the Project Site on Wawona Street. The residential parking requirement is being met and although the

commercial requirement is part of the exceptions included in the PUD, the uses are neighborhood serving and are not anticipated to attract numerous visitors that travel by car.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieves 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.

- G. That landmark and historic buildings be preserved.

The existing buildings on the Site are not landmarks or historic buildings.

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

The Project will have no negative impact on parks or open space.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The additional commercial tenants will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain existing commercial activities ("Aqua Surf" and "John's Ocean Beach Café") and will enhance the diverse economic base of the City by the addition of ten supplementary commercial tenants.

OBJECTIVE 6:

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

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the City's Neighborhood Commercial Districts, while recognizing and encouraging diversity among the Districts.

Although the "Roberts Motel" will not be provided a tenant space in the proposal, both "Aqua Surf" and "John's Ocean Beach Café" will move into the new construction. The addition of eleven new commercial tenants will not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood, but will instead enhance diversity.

Policy 6.2:

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

Two local, independently-owned businesses will be located within the Project. All of the proposed uses are neighborhood-serving uses. None of the commercial tenants have applied for a Formula Retail Use, but every new tenant and every change of use thereafter will be subject to the current Formula Retail provisions of the Planning Code.

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 11:

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

Policy 11.1:

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

The Project Site is located within an underutilized Neighborhood Commercial District. There are only ten existing businesses within a one-mile radius of the Project Site. For basic amenities, locals must drive to Lakeshore Plaza (approximately one mile away) or catch a MUNI train to the nearest shopping area. The Project not only provides new commercial development in an underutilized commercial area; but it also provides a higher density residential development.

Policy 11.2

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

Policy 11.5:

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

The Project exceeds open space requirements for the residential units. Certain non-residential uses are desirable and appropriate in residential neighborhoods. Although the density is higher than the surrounding neighborhood, the Project Site is well served by public transit. The Project furthers this policy by providing a well designed building that will conserve and enhance the character of this neighborhood street. The Project as proposed would enhance existing neighborhood character by encouraging family occupancy. In addition, the commercial component and architectural design will contribute to the neighborhood character. A large percentage of the new units are family-size units, compatible with much of the residential development in the area.

Policy 11.8:

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

This neighborhood contains buildings of various scale and size; however, many buildings in the surrounding area are two-story single-family residences. The Project at the proposed density is compatible with the prevailing neighborhood character, as it is located in a small Neighborhood Commercial District that permits residential development at a higher density.

Policy 11.10

Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.

Utilizing materials that are able to withstand the damp weather and almost daily marine layer is an important consideration for structures located in this part of the City. The Project Sponsor has provided an in-depth material list that will be followed during the construction process. The applicant proposes high-quality aluminum storefronts for the commercial component. The siding includes a combination of rainscreen backed stucco, trespas rain screen cladding systems, and "green walls" at the market entries on Sloat Boulevard and Wawona Street. This choice of materials allows for water drainage behind the surface, preventing rust and water stains on the surface of the building and eliminating the risk of mold. The variety of materials adds character to the building and aids to reduce the overall visual massing by further articulating the building form.

The Applicant also proposes many eco-effective design strategies. Included on the roof of the three mixed-use buildings are photovoltaic panels which convert light to electricity. The landscape plan includes native plantings which are incorporated into the green market wall entries and the green roof on the top of the elliptically shaped commercial building fronting on Sloat Boulevard. The third-floor atrium contains radiant floor slab heating, capturing the sunlight from the atrium above. Glazing on the south side of the development has been optimized to gather as much sunlight as possible. Push-pull natural ventilation is incorporated into the roof materials of the three mixed-use buildings. In addition, the Site is located at the terminus of the MUNI L Taraval Line. High density transit-oriented development is also an eco-effective design strategy

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

The Project proposes a well-designed structure that captures the character and vitality of the neighborhood through its use of materials, massing, scale, and details.

Policy 1.3:

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

The Project design expresses the character of the overall district and the City; it is consistent with the historical pattern of development which is dictated by larger mixed-use buildings located at intersections along major transit corridors.

Policy 1.6:

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

The bulk of the Project is consistent with the prevailing zoning for the area. The setbacks at the fourth and fifth floors relate to the surrounding single family two-story homes and the existing three and four-story structures along Sloat Boulevard

OBJECTIVE 4:

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

Policy 4.1:

Protect residential areas from the noise, pollution and physical danger of excessive traffic.

Policy 4.4:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.12:

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

Policy 4.15:

Protect the livability and character of residential properties.

The Proposal includes 3,126 square feet of public open space for the visitor to utilize. The Project provides approximately 7,863 sf of private deck areas and 2,701 sf of common open space area which is accessible to all units. The Project includes three areas of common open space: two third floor decks (315 and 378 sf in area), two third floor tenant gardens (519 and 629 sf is area) and a residential entry garden fronting on Wawona Street (approximately 864 sf is area). This meets the open space requirements and also includes 3,126 square feet of public open space comprised of ground floor courtyards and landscaped areas. Public open space is not a requirement in the NC-2 District, yet will definitely contribute to the neighborhood character of the development. The proposed landscape plan includes native plantings, which relate to the neighborhood context. The overall design of the building creates a place rather than just a structure but relating not only to the natural coastline but also the Art-Deco architectural vernacular of the area. There are recommended mitigation measures for noise caused by construction which will be included in Exhibit A. The addition of commercial spaces creates a comfort for surrounding residences while at the same time providing economic opportunity.

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

14. Findings under the California Environmental Quality Act (CEQA).
 - a. On November 16, 2007, the Preliminary Mitigated Negative Declaration (PMND) was appealed to the Planning Commission (Commission)
 - b. The FMND contains revisions since publication of the PMND. The changes do not substantially revise the negative declaration and therefore no recirculation is required under State CEQA Guidelines Section 15073.5.
 - c. May 22, 2008, following a duly noticed public hearing the Commission approved by Motion No. 17760 the issuance of the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department (Department) in compliance with CEQA, the State CEQA Guidelines and Chapter 31.
 - d. The Planning Commission hereby adopts the FMND and adopts and incorporates by reference the CEQA findings for the proposed Project as set forth in Planning Commission Motion No. 17760 (motion upholding the issuance of the FMND), a copy of which is on file with the Commission Secretary.
 - e. In accordance with the provisions of CEQA, the State CEQA Guidelines and Chapter 31, the Department and the Planning Commission have reviewed and considered the information contained in the FMND and all information pertaining to the project in the Department's case file.
 - f. Any and all documents referenced in this Motion are either attached to this Motion or may be found in the files of the City Planning Department, as the custodian of records, at 1660 Mission Street in San Francisco.
 - g. The proposed Project as reflected in Application No. 2005.1066CP is consistent with the project as described in the FMND and would not result in any significant impacts not identified in the FMND nor cause significant effects identified in the FMND to be substantially more severe.
15. Mitigation. Pursuant to CEQA, the Commission has considered the mitigation measures as described in the FMND and will include these measures and the mitigation monitoring program as conditions of Project approval (see Exhibit B).
16. Potential Environmental Impacts Mitigated To Less Than Significant. With the implementation of the mitigation measures required in Exhibit B, environmental impacts to archeological resources and air quality resulting from the Project would be reduced to a less than significant level as described in the FMND.
17. The Commission finds that granting authorization for the Subject Project would promote the public welfare, convenience, and necessity for the reasons set forth above.

Motion No. 17760
Hearing Date: November 13, 2008

CASE NO 2005.1066CP
2800 Sloat Boulevard

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. 2005.1066C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17760. 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 November 13, 2008.

Linda D. Avery
Commission Secretary

AYES: Commissioners Olague, Antonini, Lee, Moore, Borden, Miguel
and Sugaya

NAYES: None

ABSENT: None

ADOPTED: November 13, 2008

Exhibit A

Conditions of Approval

1. This Conditional Use Authorization is pursuant to Sections 303, 711.11, 790.56, 711.21, 790.130, 315, 330, of the Planning Code to allow a Planned Unit Development per Planning Code Section 304, with a special exception from Planning Code Section 711.12 and 134 (rear yard). Included in the Project is the demolition of three existing commercial buildings and a 34-space surface parking lot, and the construction of a new mixed-use, five-story, 60-foot-tall buildings totaling approximately 120,000 gross square feet (gsf) over a 112-space subterranean parking structure and a one-story commercial structure with approximately 1,000 gsf. The Project will contain 56 dwelling units, approximately 23,000 gsf of ground-floor commercial uses including an open-air market. The Project Site is located within the Coastal Zone and is within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 100-A height and bulk district, and is in general conformance with plans filed with the Application as received on July 19, 2007 and stamped "EXHIBIT B" included in the docket for Case No. 2005.1066C, reviewed and approved by the Commission on November 13, 2008.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's 2515, Lot 001), which Notice shall state that construction has been authorized by and is subject to the conditions of this Motion including the designation of the below market rate housing units. From time to time after the recordation of such Notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines of no less than \$250.00 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
6. The Project sponsor shall continue to work with staff to refine the design and assure that all building materials, including finishes, windows, entrances, storefronts, and detailing are appropriate for the Site and neighborhood.
7. All applicable City Codes and standards shall be met.

8. No general advertising signs shall be permitted anywhere on the building
9. Signs and exterior lighting for the site shall be reviewed and approved by the Planning Department before they are installed.
10. The Project Sponsor shall maintain an attractive storefront providing visibility of the commercial interior through the storefront windows. The Project Sponsor shall require that the tenants maintain storefronts that maximize the visibility of the interior through the storefront windows.
11. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
12. The Project Sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
13. The Project Sponsor shall operate the proposed commercial uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.
14. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the restaurant. The operator of the use shall be responsible for maintaining the sidewalk within a one-block radius of the site free of paper or litter generated by the restaurant.
15. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.
16. The authorization and right vested by virtue of this action shall be deemed void and canceled, if within 3 years of this Motion a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

Affordable Units

17. The Project Sponsor shall designate a total of one unit as affordable [Below Market Rate (BMR)] rental unit(s) to be constructed on the site of the principal project. This total represents 12 percent of all units in the project.
18. The subject BMR unit(s) shall reflect the unit size mix of the market rate units and shall be distributed in the following range of unit sizes: one two-bedroom unit.
19. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 315 et seq. of the Planning Code and the terms of the Affordable Housing Monitoring

Procedures Manual (hereinafter "Procedures Manual"), incorporated herein by reference, as published and adopted by Resolution No. 13405 on September 10, 1992 by the Planning Commission, and as required by Planning Code Section 315 (collectively the "Inclusionary Requirement").

- a. The BMR unit(s) shall be designated on the building plans prior to approval of any building permit. The BMR unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) shall be constructed, completed, and ready for occupancy no later than the market rate units, and (3) shall be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project.
- b. If the units in the building are offered for sale, the BMR 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 San Francisco Principal Metropolitan Statistical Area (PMSA). The initial sales price of such units shall be calculated according to the Procedures Manual based on such percentage of median income. This restriction shall apply for a fifty (50) year period from the date of the initial sale of the BMR unit.
- c. The Applicant shall administer the marketing and reporting procedures, including the payment of administrative fees to the monitoring agency if such fees are authorized by ordinance, according to the procedures established in the Procedures Manual or as otherwise provided by law.
- d. The definitions, procedures and requirements for BMR units are set forth in the Procedures Manual and are incorporated herein as Conditions of Approval. Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual.
- e. Prior to issuance of any building permit for the Project (including any building permit issued for any partial phase of the Project), the Project Sponsor shall have designated the BMR units in accordance with Items a, b and c above.
- f. Prior to issuance of the Building Permit, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval and identifies the BMR unit(s) 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 Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR unit(s).

Mitigation and Improvement Measures

The following mitigation measures, all of which are necessary to avoid potential significant effects of the Project, have been adopted by the Project Sponsor.

20. **Mitigation Measure 1: Archeological Resources.** The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Section 15064.5(a)(c). The Project

Sponsor shall distribute the Planning Department archeological resource ALERT sheet to the project prime contractor; to any Project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the Project Site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the ALERT Sheet is circulated to all field personnel, including, machine operators, field crew, pile drivers, and supervisory personnel. The Project Sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the ALERT Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project head foreman and/or Project Sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the Project Site, the Project Sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the Project Sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the Project Sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The Project archeological consultant shall submit a final archeological resources report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public

interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

21. **Mitigation Measure 2: Construction Air Quality.** The Project Sponsor shall require the contractor(s) to implement the appropriate BAAQMD dust control measures from the BAAQMD CEQA Guidelines which could include spraying the site with water during demolition, excavation, and construction activities; spraying unpaved construction areas with water at least twice per day; covering stockpiles of and trucks carrying soil, debris, sand, and other material; wheel washing of vehicles entering and exiting the construction site; and sweeping surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions. Additional measures, if required, could include installing windbreaks, limiting construction activities to one portion of the site at a time, and using electrical (instead of diesel/gasoline-powered) generators to the extent feasible.

The Project Sponsor shall also require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. Without limitation, the contractor shall be required to maintain properly tuned equipment and to prohibit idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the Project Sponsor shall require the contractor(s) to obtain reclaimed water from the Clean Water Program for this purpose. The Project Sponsor shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and to implement specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

22. **Improvement Measure 1: Transit.** The Project will not contribute significantly to ridership on local or regional transit systems. Due to its location, in communication with MTA, the proposed project sponsor will explore the possible installation of eyebolts on the proposed buildings to support the L-Line's overhead wire system.
23. **Improvement Measure 2: Pedestrian.** As part of the pre-construction meeting agreed to under **Improvement Measure 4: Construction**, below, the Project Sponsor will also discuss pedestrian safety in the area including the potential for pedestrian-crossing improvements across Sloat Boulevard at 47th Avenue and directional markings and/or crossings at Wawona Street and 47th Avenue. The Project Sponsor will consider aiding in design or cost-sharing of these measures.
24. **Improvement Measure 3: Loading.** In order to prevent any traffic impacts from loading space conflicts with multiple delivery trucks to the Project Site, the Project Sponsor and building management shall time such anticipated deliveries during non-peak hours and monitor delivery

activities in the area. If necessary, the Project Sponsor and building management would petition the DPT for a yellow curb space along 46th Avenue.

25. **Improvement Measure 4: Construction.** The Project Sponsor and construction contractor(s) will meet with the Traffic Engineering Division of the DPT, the SFFD, and the Planning Department to determine feasible traffic measures to further reduce traffic congestion and pedestrian circulation impacts during construction of the Project. In addition, to ensure that construction activities do not impact Muni bus or rail stops or routes in the area, the Project Sponsor will coordinate with MUNI's Chief Inspector prior to construction. The Project Sponsor shall incorporate these measures into its construction contracting.

26. **Improvement Measure 5: Noise.** The Project Sponsor is aware of existing, extraneous noise and activity generated by MUNI operations in the immediate vicinity, especially during operation of the L Taraval-line. The proposed project has been designed with double-glazed windows and central ventilation. Additionally, project Sponsor and management agree to notify potential residents of the nature of these surrounding activities.



2800-2898 SLOAT BOULEVARD

SLOAT PARKSIDE PROPERTIES, LLC
SAN FRANCISCO, CALIFORNIA

PLANNING DEPARTMENT
SUBMITTAL - PLANNING
COMMISSION HEARING

OCTOBER 2008

SLOAT BLVD. PERSPECTIVE

SCALE:

HAMILTON & COMPANY

ARCHITECTURE

2054 UNIVERSITY AVENUE # 200

BERKELEY, CA 94704

(510) 547-6914



These drawings constitute the original unpublished work of Hamilton & Company, and may not be duplicated or used without the consent of Hamilton & Company.

2800-2898 SLOAT BOULEVARD

SLOAT PARKSIDE PROPERTIES, LLC
SAN FRANCISCO, CALIFORNIA

PLANNING DEPARTMENT
SUBMITTAL - PLANNING
COMMISSION HEARING

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WAWONA ST. PERSPECTIVE

SCALE:

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2800-2898 SLOAT BOULEVARD
SLOAT PARKSIDE PROPERTIES, LLC
SAN FRANCISCO, CALIFORNIA

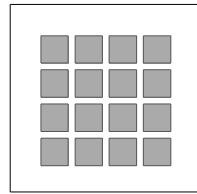
PLANNING DEPARTMENT
SUBMITTAL - PLANNING
COMMISSION HEARING

OCTOBER 2008

WAWONA ENTRY PERSPECTIVE

SCALE:

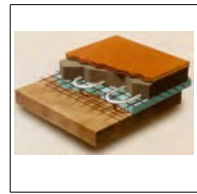
HAMILTON & COMPANY
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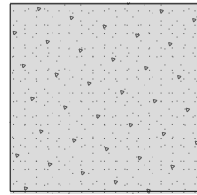
PHOTOVOLTAIC PANELS



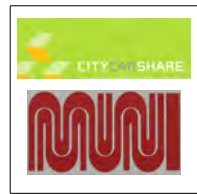
NATIVE PLANTINGS
GREEN WALL - "VERTICAL GARDEN"
GREEN ROOF - "LIVING ROOF"



UNDER FLOOR RADIANT SLAB HEATING



FLY ASH ADDITIVE CONCRETE



HIGH DENSITY TRANSIT STOP DEVELOPMENT



BROKZE CAST ANIMAL FOOTPRINTS TOWARD ZOO

PUBLIC / LOCAL ART WALL

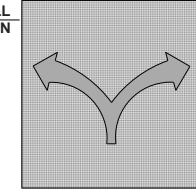
BUILDING ART WALL

WILLOW "SAUSAL" GROVE

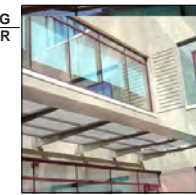
"LAGUNA"

NATIVE GRASSES & WILDFLOWERS

PUSH-PULL VENTILATION



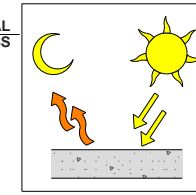
EXTERIOR SUN SHADING AND LIGHT REFLECTOR



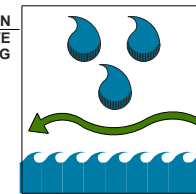
OPTIMIZED SOUTH FACING GLAZING



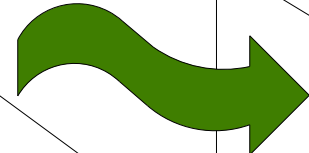
THERMAL MASS



RAIN WATER COLLECTION SYSTEM & EVAPORATIVE COOLING



PREVAILING NORTH WEST WIND



WAWONA STREET

SLOAT BLVD.

GLAZED ENTRY

2 STORY COMMERCIAL MARKETPLACE

3+ STORY ATRIUM

RESIDENTIAL UNITS

COFFEE HOUSE

PARKING GARAGE

2800-2898 SLOAT BOULEVARD
SLOAT PARKSIDE PROPERTIES, LLC
SAN FRANCISCO, CALIFORNIA

PLANNING DEPARTMENT
SUBMITTAL - PLANNING
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OCTOBER 2008

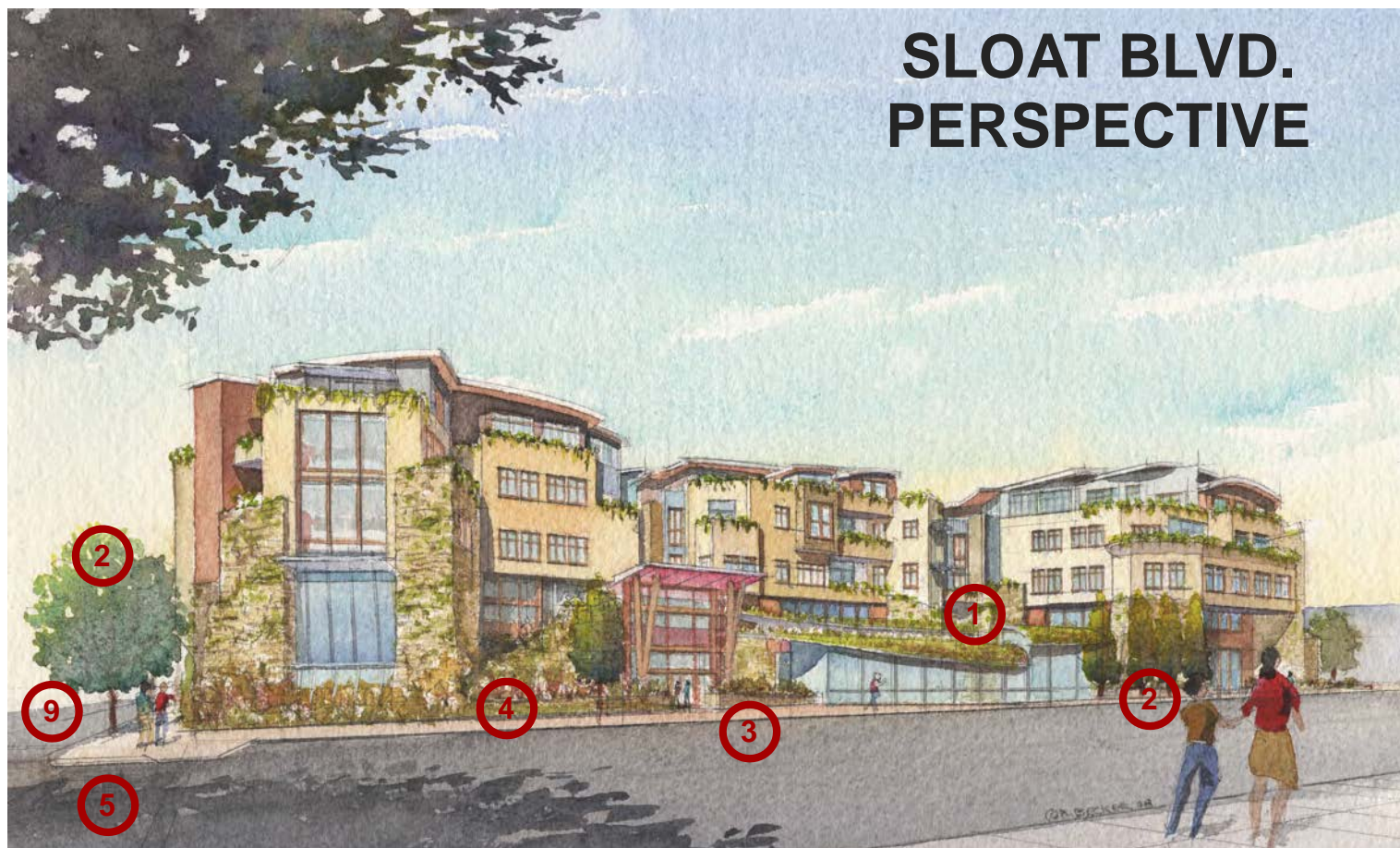
ECO EFFECTIVE DESIGN STRATEGIES and BUILDING AMENITIES

SCALE: 1"=20'

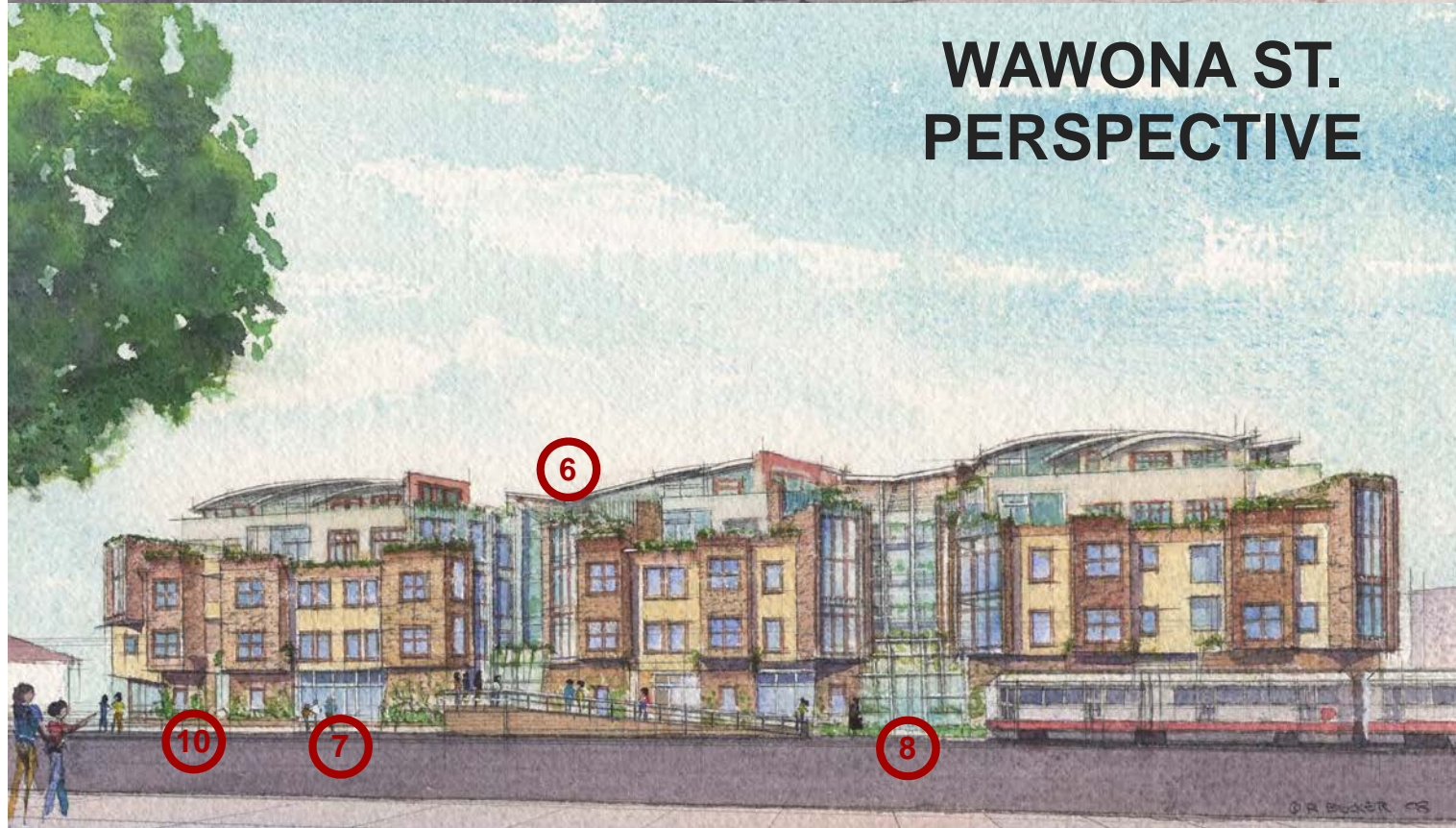
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SLOAT BLVD. PERSPECTIVE



WAWONA ST. PERSPECTIVE

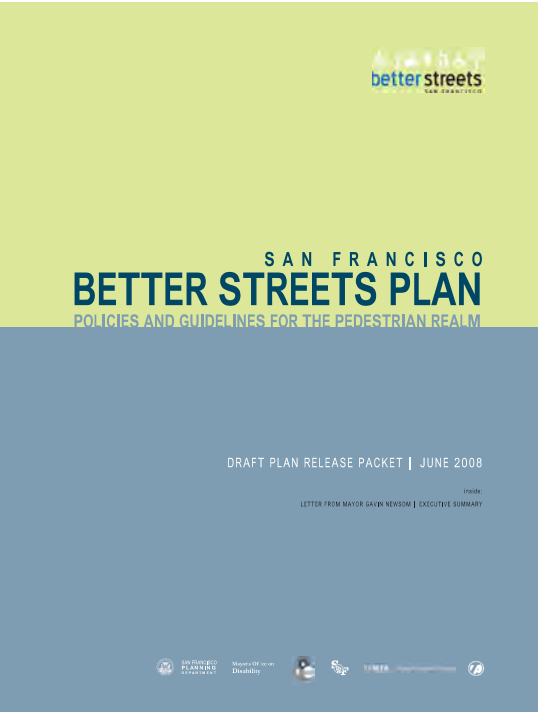


2800 Sloat Project Features

Plan Highlights

The Better Streets Plan contains a wide range of guidelines relating to streetscape and pedestrian facilities. Major themes and ideas include:

1	LIVING ROOF AT COURTYARD CAFE	Distinctive, unified streetscape design: Street trees as defining the streetscape rhythm; integrated site furnishings; regular pedestrian-oriented lighting; minimizing cluttering elements
2	STREET TREES GROUPED TO WITHSTAND THE UNIQUE SUNSET DISTRICT CLIMATE	
3	GENEROUS SOUTH FACING COURTYARD ANCHORED BY CAFE WITH YEAR-ROUND OUTDOOR SEATING	Space for public life: Safe, useable public seating for neighborhood gathering; generous curb extensions for seating and landscaping; reclaiming of excess street space for public use; space for outdoor cafe and restaurant seating and merchant displays
4	OUTDOOR WINDING STAIR FOR CASUAL SEATING	
5	NEW STOPLIGHT AT 47th AVE AND SLOAT FOR IMPROVED PEDESTRIAN SAFETY FROM MUNI TO THE S.F. ZOO	Enhanced pedestrian safety: Safe, convenient pedestrian crossings; curb radii and curb extensions that slow traffic, shorten crossing distance, and enhance visibility; pedestrian countdown signals and other pedestrian priority signals (head-start, pedestrian scramble)
6	RAINWATER COLLECTION AND STORAGE FOR LANDSCAPE WATERING	Improved street ecology: On-site stormwater management to reduce combined sewer overflows; resource-efficient elements and materials; streets as green corridors and habitat connectors Universal Design: Generous, unobstructed sidewalks, curb ramps for all users, accessible pedestrian signals
7	"GRAB-N-GO" SMALL MUNI COMMUTER RETAIL STORE	Integrating pedestrians with transit: Transit rider amenities at key stops; safe, convenient pedestrian routes to transit; mutual features that benefit pedestrian safety and comfort and transit operations, such as bus bulb-outs and boarding islands
8	REAL-TIME TRAIN LOCATION AND SCHEDULES VISUALLY DISPLAYED THROUGHOUT THE ENTIRE MARKET HALL	
9	NEW 45 PARKING ALONG 47th AVE TO SLOW CALM TRAFFIC AND EXTEND LANDSCAPE PLANTERS	Creative use of parking lanes: Permanent curb extensions with seating and landscaping; landscape planters in the parking lane; flexible, temporary use of the parking lane for restaurant seating or other uses
		Traffic calming to reduce speeding and enhance pedestrian safety: Raised crossings and speed tables; landscaped traffic circles; chicanes
10	SIDEWALK ART WITH BRONZE ANIMAL THEMES & "PAW PRINTS" TOWARD ZOO	Pedestrian-priority designs: Shared, single-surface streets on small streets and alleys; temporary or permanent street closures to vehicles; sidewalk and median pocket parks
		Extensive greening: Healthy, well-maintained urban forest; expanded sidewalk plantings; efficient utility location to provide more potential tree planting locations



Office of the Mayor
City & County of San Francisco

Gavin Newsom

June 2008

My Fellow San Franciscans:

I am pleased to present the draft Better Streets Plan for your review. This is a major milestone towards my vision of establishing a systematic, implementable program to bring about real and lasting change to San Francisco's streets.

This plan forwards a comprehensive set of guidelines to improve San Francisco's streetscapes – to make our streets more useable and attractive and universally accessible to all, to make them safer and more welcoming, to improve their ecological functioning, and to return them to their rightful place as the center of civic life in this wonderful city. I commend all those involved in the drafting of this plan for their work.

There will be significant challenges to ensuring that the kinds of improvements envisioned in the Better Streets Plan move from idea to reality. We will need to commit the resources and funding in order to re-envision and refurbish our streets over a reasonable amount of time. Integrated street improvements to the extent envisioned by the Better Streets Plan will not happen overnight. They will take a concerted effort over time on the part of all of us but will ultimately yield more efficient and attractive streetscapes for the entire city.

This draft Better Streets Plan is an excellent beginning. Please review it and make comments. In a few months, after we have heard from you, staff will revise and then seek to have the plan adopted. We hope to have your full support throughout the process and when we begin to build the kinds of streets this plan envisions. We appreciate your on-going commitment to helping us plan Better Streets in San Francisco.

Warmest personal regards,

Gavin Newsom
Mayor

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2800-2898 SLOAT BOULEVARD
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SAN FRANCISCO "BETTER STREETS PLAN" COMPLIANCE

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COURTYARD CONCEPTUAL IMAGE

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PHOTOSIMULATION MASSING STUDY: SLOAT BLVD. VIEW

SCALE: N.T.S.

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PHOTOSIMULATION MASSING STUDY: 46th AVE VIEW

SCALE: N.T.S.

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PHOTOSIMULATION MASSING STUDY: WAWONA ST. VIEW

SCALE: N.T.S.

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PHOTOSIMULATION MASSING STUDY: WAWONA ST. VIEW

SCALE: N.T.S.

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2800 SLOAT BLVD
 SAN FRANCISCO, CA
 CONCEPTUAL LANDSCAPE PLAN
 MAY 15, 2007 SCALE: 1"=8'-0"

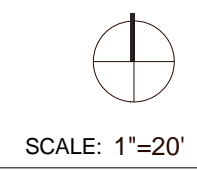


costello kennedy
 LANDSCAPE ARCHITECTURE
 RLA #4422
 16 De La Guerra Road San Rafael Ca 94903
 phone 415.479.7552
 fax 415.453.3929

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 SLOAT PARKSIDE PROPERTIES, LLC
 SAN FRANCISCO, CALIFORNIA

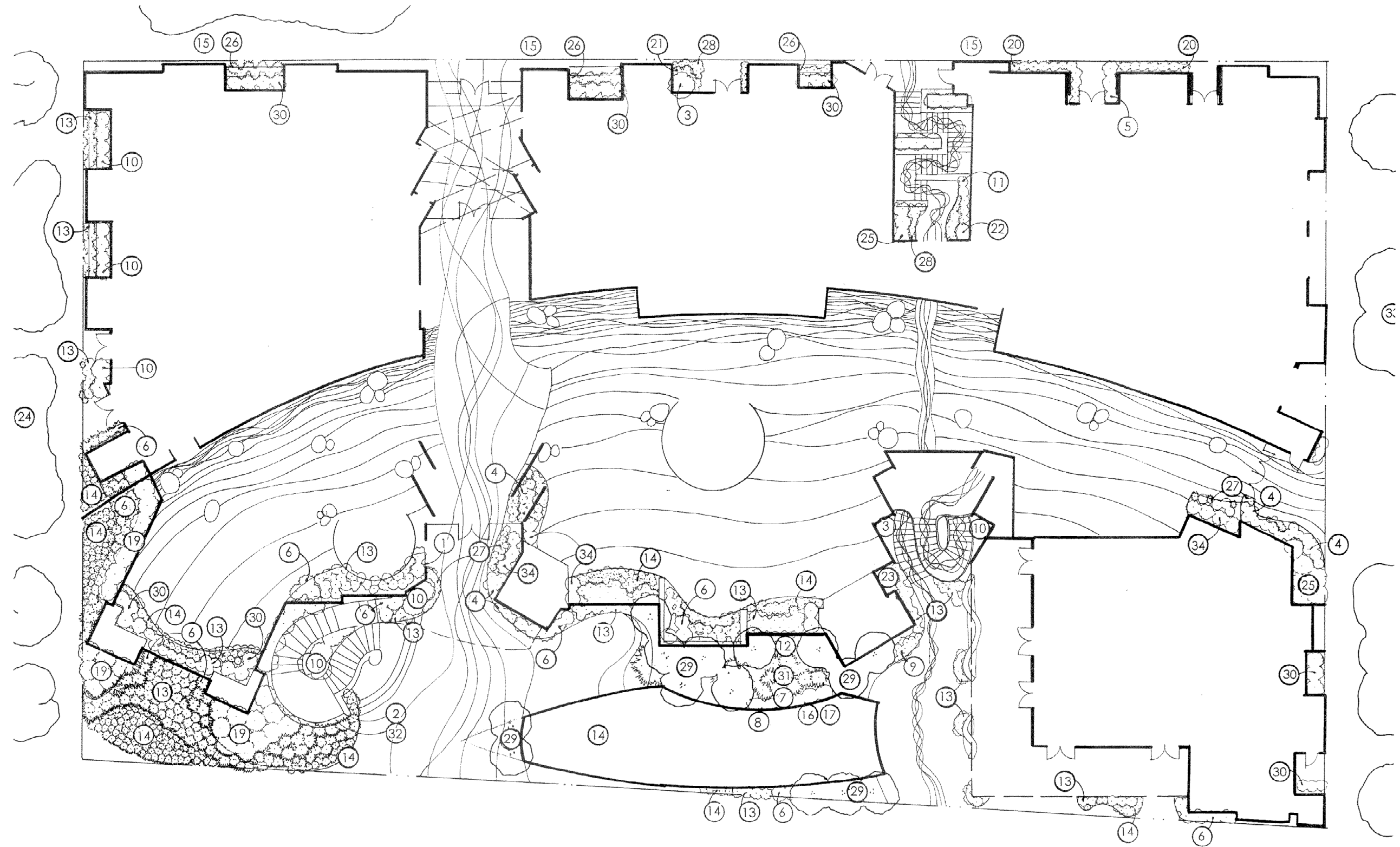
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LANDSCAPE PLAN



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LANDSCAPE SPECIES PLAN



SCALE: 1"=20'

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PLANT LIST

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
1	32	1 g	Adiantum aleuticum	Five Finger Fern	native
2	32	4"	Arabis blepharophylla	California Rock Cress	native
3	2	24" box	Arbutus unedo	Strawberry Tree	
4	35	1 g	Blechnum spicant	Deer Fern	native
5	3	5 g	Brunfelsia pauciflora	Yesterday, Today, Tomorrow	
6	60	1 g	Calamagrostis nutkaensis	Pacific Reed Grass	native
7	16	1 g	Carex nudata	Black Flowering Sedge	native
8	16	1 g	Carex Spissa	San Diego Sedge	native
9	16	1 g	Ceanothus gloriosus 'Anchor Bay'	Wild Lilac	native
10	18	5 g	Ceanothus thyrsiflorus	Wild Lilac	native
11	5	5 g	Choisya ternata	Mock Orange	
12	15	5 g	Cornus sericea occidentalis (Tomales Bay)	Western Redtwig Dogwood	native
13	162	1 g	Deschampsia cespitosa holciformis	Coastal Hairgrass	native
14	520	1 g	Festuca idahoensis	Idaho Fescue	native
15	20	5 g	Ficus pumila	Creeping Fig	
16	32	1 g	Iris douglasiana	Pacific Coast Iris	native
17	16	1 g	Juncus patens 'Elk Blue'	California Grey Rush	native
18	1	15 g	Leptospermum laevagatum	Australian Tea Tree	
19	31	15 g	Myrica californica	California Wax Myrtle	native
20	18	1 g	Nandina domestica	Heavenly Bamboo	
21	6	5 g	Phormium 'Maori Maiden'	Flax	
22	1	5 g	Phormium 'Maori Sunrise'	Flax	
23	1	5 g	Phormium 'Maori Sunset'	Flax	
24	12	24" box	Pittosporum crassifolia	Karo Tree	Prune and maintain sculpted form for zoo walk
25	15	15 g	Pittosporum tenuifolium	Pittosporum	
26	19	5 g	Pittosporum tobira 'Wheeler's Dwarf'	Pittosporum	
27	31	5 g	Polystichum munitum	Western Sword Fern	native
28	30	1 g	Rubus calycinoides 'Emerald Carpet'	Rubus	
29	14	15 g	Salix lasiolepis	Arroyo Willow	native
30	17	5 g	Sarcococca ruscifolia	Sweet Box	
31	25	1 g	Scripus californicus	Tule Grass	native
32	32	4" pot	Sedum spathulifolium	Stonecrop	native
33	7	24" box	Tristania laurina 'Elegant'	Small Leaf Tristania 'Elegant'	
34	9	5 g	Woodwardia fimbriata	Giant Chain Fern	native

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LANDSCAPE SPECIES KEY

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47TH AVE

SLOAT BOULEVARD NORTH SIDE

46TH AVE



47TH AVE

WAWONA STREET NORTH SIDE

46TH AVE



45TH AVE

WAWONA STREET SOUTH SIDE

46TH AVE



46TH AVE

SOUTHWEST CORNER 46TH AVE & WAWONA

WAWONA

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EXISTING CONDITIONS - STREETSCAPES

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PROJECT INFORMATION

ADDRESS	2800 - 2898 Sloat Boulevard San Francisco, CA	ASSESSOR'S BLOCK	2515
(E)BLDG. AREA	6011.5 AquaSurf (2 stories) & John's Ocean Beach Café	LOT SIZE	34,017 sq.ft.
	13527.56 Robert's Motel (2 stories)	ZONING	Zoning: NC-2 (small scale neighborhood commercial) zoning district and within a 100-A Height and Bulk District
	736.89 BBQ (unused)	P.U.D.	P.U.D. application to include overall massing in lieu of Rear Yard Requirement, Density Limitations, and Parking
	20275.95 total sq. ft.		

UNIT BREAKDOWN

	BASEMENT / GARAGE		GROUND FLOOR / MEZZANINE		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR	
	Parking Requirement (per Table 151)	Commercial (net area)	Proposed Use	Zoning Use per Sec 790, SFPC	Comm.	Residential	Comm.	Residential	Comm.	Residential	Public	Residential
Parking	RES. COMM. 10,150 sf 19,714 sf											
	total:	29,864 sf										
Unit 01		3035	Candy/Gifts Store (#01)	Sales & Service, Other Retail		1040		1040		758		1120
Unit 02		997	Gourmet Deli (#02)	Sales & Service, Other Retail		1360		1360		905		765
Unit 03		1338	Misc. Retail(#03)	Sales & Service, Other Retail		1159		1158		1483		778
Unit 04		887	Misc. Retail (#04)	Sales & Service, Other Retail		1115		1115		1097		1196
Unit 05		2431	Surfing Shop(#05)	Sales & Service, Retail		1042		1044		813		732
Unit 06		1264	Specialty Foods (#06)	Sales & Service, Other Retail		1113		1128		877		1282
Unit 07		1036	Specialty Foods(#07)	Sales & Service, Other Retail		865		865		1350		1050
Unit 08		3615	MarketStall/SpecialtyFood(#08)	Sales & Service, Other Retail		845		877		1349		754
Unit 09		1000	Coffee & Tea Café (#09)	Restaurant, Small Self-Service		676		1350		1031		906
Unit 10		2271	Restaurant(#10)	Restaurant, Full Service		830		1411		1003		1142
Unit 11		1030	Mezzanine (#11)	Sales & Service, Other Retail				1033		1423		827
Unit 12		2660	Market Stalls Mezz. (#12)	Sales & Service, Other Retail				1003		1333		825
Unit 13		1472	Market Stalls Mezz. (#13)	Sales & Service, Other Retail				1423		1081		1185
Unit 14								1358		1122		
Unit 15			24118 RENTABLE COMM. FLOOR AREA (NET)					1138		1058		
Unit 16								1122				
Unit 17		0	Commercial Storage #1					676				
Unit 18		66	Commercial Storage #2					830				
		79	Commercial Storage #3									
		678	Lobby									
		237	Comm./Res. Garbage #1									
		863	Entry Garden									
		187	Commercial Garbage #3									
		1351	Loading Dock									
		717	Covered Entry									
		345	Commercial Entry #1									
		400	Commercial Entry #2									
			27959	GROUND FLOOR SQUARE FOOTAGE (GROSS)								
								10045		19931		16683
								RESIDENTIAL UNIT SF TOTALS (NET)				59221
RESIDENTIAL UNIT COUNT AND TYPE												
		13	PROPOSED COMMERCIAL UNITS									
						10		18		15		13
		56	PROPOSED RESIDENTIAL UNITS									
NUMBER OF BEDROOMS PER UNIT												
	1 BEDROOM / STUDIO					4		4		4		7
	2 BEDROOM					5		9		6		4
	3 BEDROOM					1		5		5		2
	TOTALS PER FLOOR:					10		18		15		13
						19 - 1 BEDROOM UNITS / 24 - 2 BEDROOM UNITS / 13 - 3 BEDROOM UNITS						

PARKING ANALYSIS

COMMERCIAL PARKING REQUIREMENTS				TOTALS
per Table 151, SFPC - OTHER RETAIL SPACE one for each 500 sq.ft. of occupied floor area up to 20,000 sq.ft.				
2918	Candy/Gifts Store (#01)	Sales & Service, Other Retail		
1338	Misc. Retail(#03)	Sales & Service, Other Retail		
887	Misc. Retail (#04)	Sales & Service, Other Retail		
2431	Surfing Shop(#05)	Sales & Service, Retail		
1264	Specialty Foods (#06)	Sales & Service, Other Retail		
1036	Specialty Foods(#07)	Sales & Service, Other Retail		
3615	MarketStall/SpecialtyFood(#08)	Sales & Service, Other Retail		
4132	Market Stalls Mezz. (#12)	Sales & Service, Other Retail		
997	Gourmet Deli (#02)	Sales & Service, Other Retail		
1030	Mezzanine (#11)	Sales & Service, Other Retail		
TOTAL:	19648			19,648 / 500 = 39.3 spaces
per Table 151, SFPC - RESTAURANT one for each 200 sq.ft. of occupied floor area up to 5,000 sq.ft.				
1000	Coffee & Tea Café (#09)	Restaurant, Small Self-Service		
2271	Restaurant(#10)	Restaurant, Full Service		
TOTAL:	3271			3271 / 200 = 16.3 spaces
				TOTAL SPACES REQUIRED - 56 SPACES
				TOTAL SPACES PROVIDED - 56 SPACES
RESIDENTIAL PARKING REQUIREMENTS				TOTAL SPACES REQUIRED/PROVIDED - 56 SPACES
per Table 151, SFPC - "One off-street parking space required for each dwelling unit"				

MISC. INFORMATION

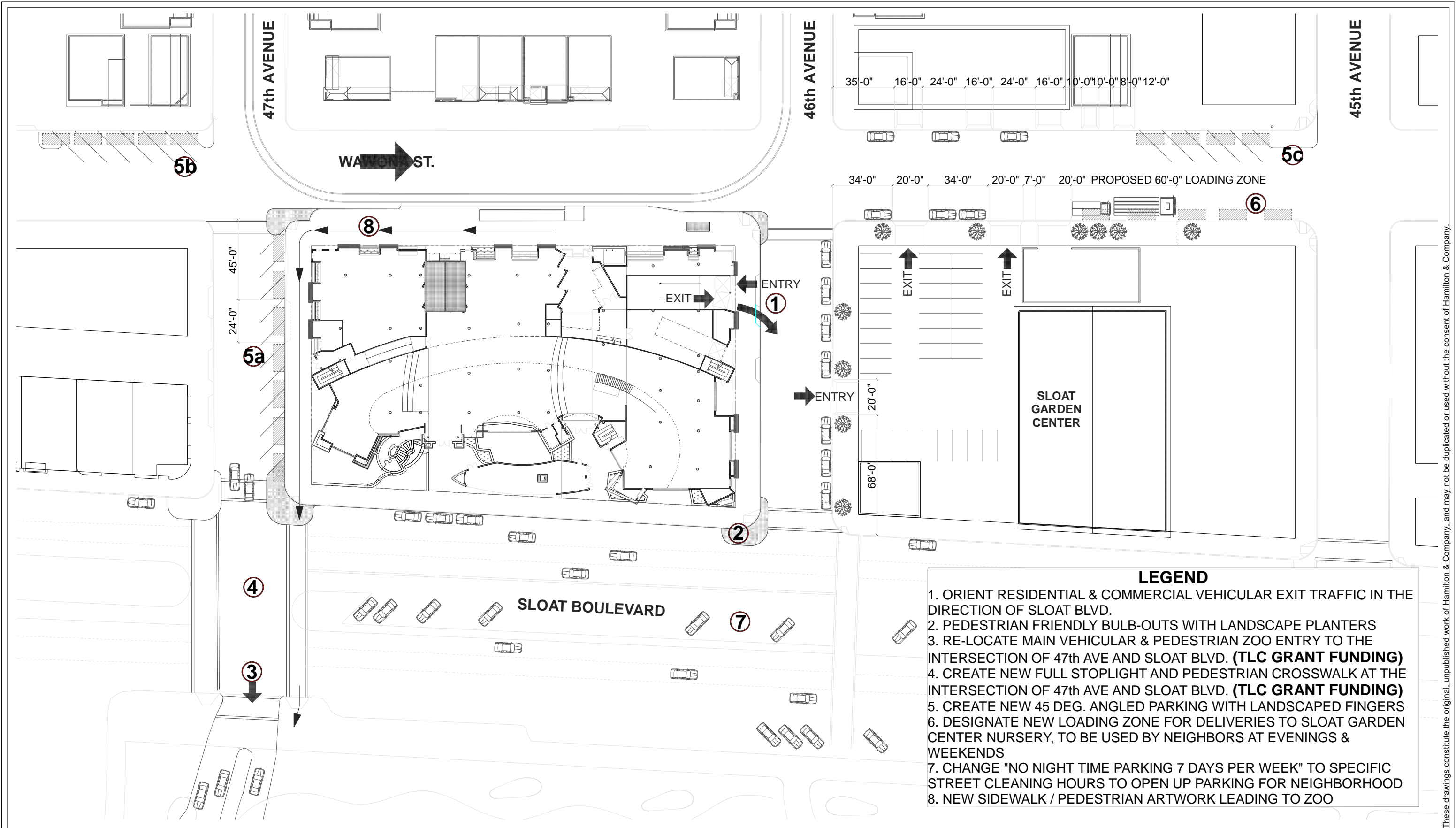
TREE REQ'S	NC-2 requirement: one 15-gal. tree required per 20 ft. of street frontage 522 ft. / 20 ft. = 26 trees (Note: SF Planning Dept and DPW to approve final spacing and grouping of trees)		
OPEN SPACE REQUIREMENT	Total Tenant Open Space - per Section 135.f.1 (per Sec 135.g.1 at least 15'-0" in every horizontal dimension & a minimum area of 300 sq. ft.)	864 sq. ft.	Ground Floor Entry Garden
	Total Private Open Space, Floors 2 through 5 - per Section 135.f.1 (per Sec. 135.f.1 a minimum horizontal dimension of six feet and a minimum area of 36 sq. ft.)	1837 sq. ft.	Third Floor Atrium & Gardens
	Total Open Space	2701 total sq. ft.	
	Open Space Requirement - NC-2 requirement for 65 Units per Table 135, Column 3 36 units with Private Open Space x 100 sq. ft. 20 units without Private Open Space x 1.33 x 100 sq. ft. =	7863 sq. ft.	
	Required Open Space	10564 sq. ft.	
	Ground Floor Common Open Space	3600 2660	
		6260 sq. ft.	
		3126 sq. ft.	Public Ground Flr. Space (NOT REQUIRED/NOT INCLUDED)
BICYCLE PKNG	Per Section 155.2 SFPC "garages offering between 120-500 spaces: 1 bicycle space per every 20 auto spaces"	25 spaces provided	
ADA PARKING	Per CBC Section 1103.1.9.3 Group R/Div. 1 apartment occupancies greater than 20 dwelling units: at least 2%	4 (2 commercial / 2 residential)	

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PLANNING DEPARTMENT
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PLANNING SUMMARY & INFORMATION
OCTOBER 2008 SCALE: N.T.S.

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- LEGEND**
1. ORIENT RESIDENTIAL & COMMERCIAL VEHICULAR EXIT TRAFFIC IN THE DIRECTION OF SLOAT BLVD.
 2. PEDESTRIAN FRIENDLY BULB-OUTS WITH LANDSCAPE PLANTERS
 3. RE-LOCATE MAIN VEHICULAR & PEDESTRIAN ZOO ENTRY TO THE INTERSECTION OF 47th AVE AND SLOAT BLVD. **(TLC GRANT FUNDING)**
 4. CREATE NEW FULL STOPLIGHT AND PEDESTRIAN CROSSWALK AT THE INTERSECTION OF 47th AVE AND SLOAT BLVD. **(TLC GRANT FUNDING)**
 5. CREATE NEW 45 DEG. ANGLED PARKING WITH LANDSCAPED FINGERS
 6. DESIGNATE NEW LOADING ZONE FOR DELIVERIES TO SLOAT GARDEN CENTER NURSERY, TO BE USED BY NEIGHBORS AT EVENINGS & WEEKENDS
 7. CHANGE "NO NIGHT TIME PARKING 7 DAYS PER WEEK" TO SPECIFIC STREET CLEANING HOURS TO OPEN UP PARKING FOR NEIGHBORHOOD
 8. NEW SIDEWALK / PEDESTRIAN ARTWORK LEADING TO ZOO

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 OCTOBER 2008

**TLC GRANT PROPOSAL / SCOPE OF WORK
 FOR ZONING BLOCK 2515 DEVELOPMENT**

SCALE: 1" = 50'-0"

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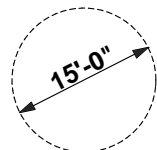
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LEGEND

¹Required Usable Open Space
 NC-2: 36 Units with Private Open Space x 100 sq. ft. = 3600 sq. ft.; 20 Units without Private Open Space x 1.33 x 100 sq. ft. = 2,660 sq. ft.; Total Required Open Space = 6,260 sq. ft. (Table 135 Column 3 SFPC)

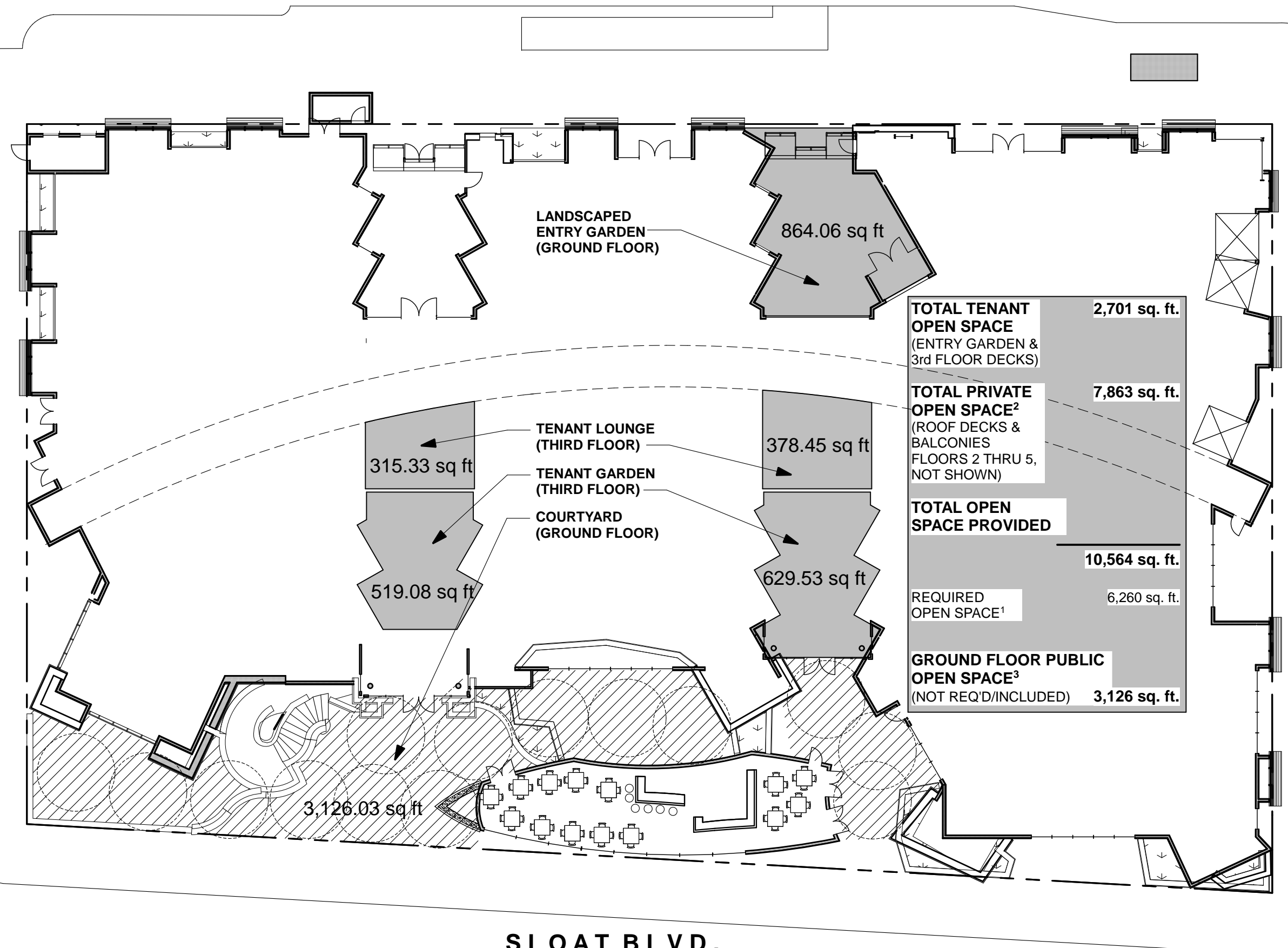
²Private Common Residential Open Spaces
 shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq. ft. (Sec. 135.f.1).

³Public Useable Open Space
 (Ground Floor) are at least fifteen feet in every horizontal dimension and have a minimum area of 300 sq. ft. (Sec. 135.g.1)



TENANT OPEN SPACE 

PUBLIC OPEN SPACE 



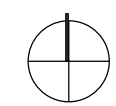
TOTAL TENANT OPEN SPACE (ENTRY GARDEN & 3rd FLOOR DECKS)	2,701 sq. ft.
TOTAL PRIVATE OPEN SPACE² (ROOF DECKS & BALCONIES FLOORS 2 THRU 5, NOT SHOWN)	7,863 sq. ft.
TOTAL OPEN SPACE PROVIDED	10,564 sq. ft.
REQUIRED OPEN SPACE ¹	6,260 sq. ft.
GROUND FLOOR PUBLIC OPEN SPACE³ (NOT REQ'D/INCLUDED)	3,126 sq. ft.

SLOAT BLVD.

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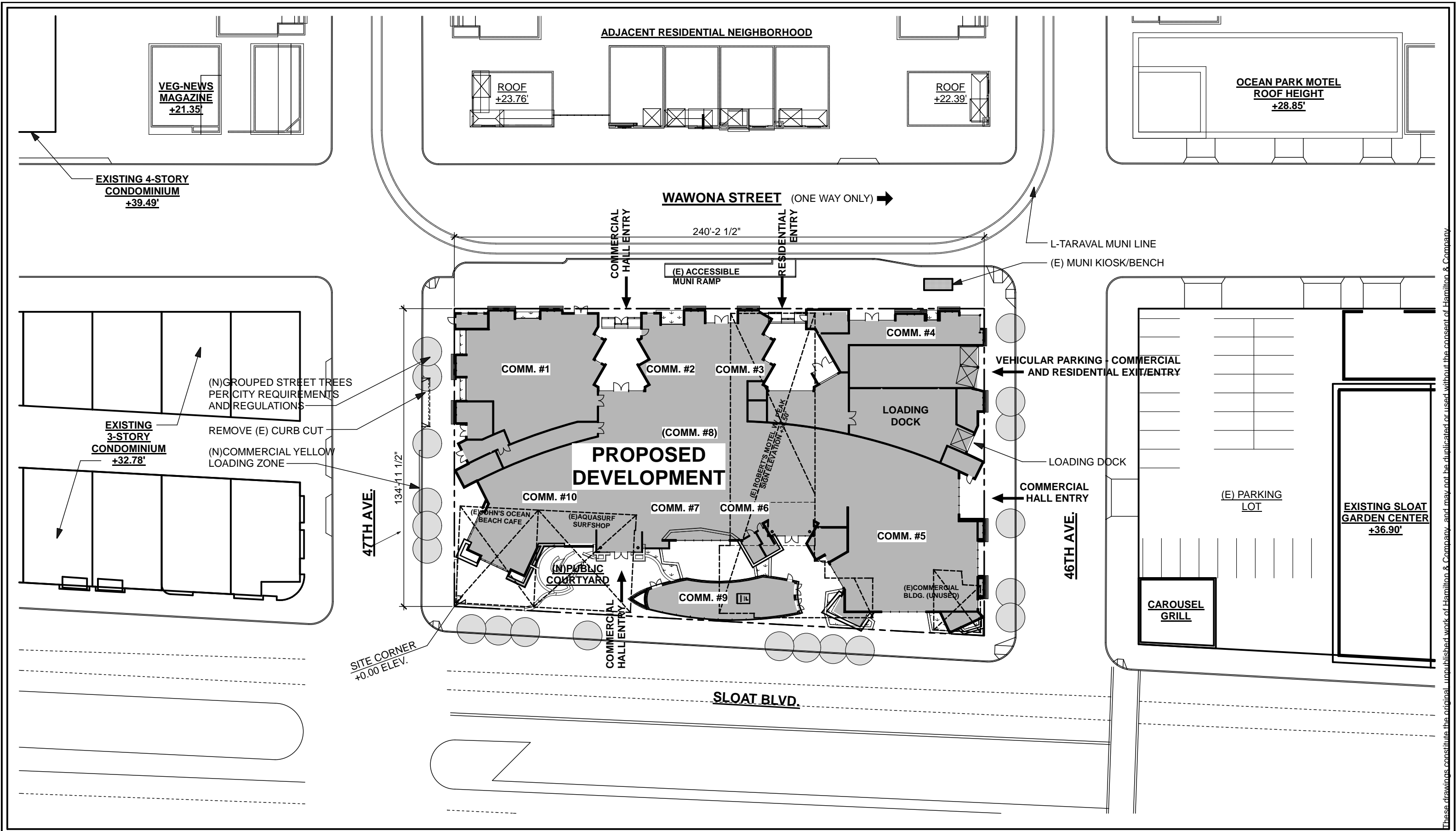
OPEN SPACE DIAGRAM



SCALE: 1"=20'

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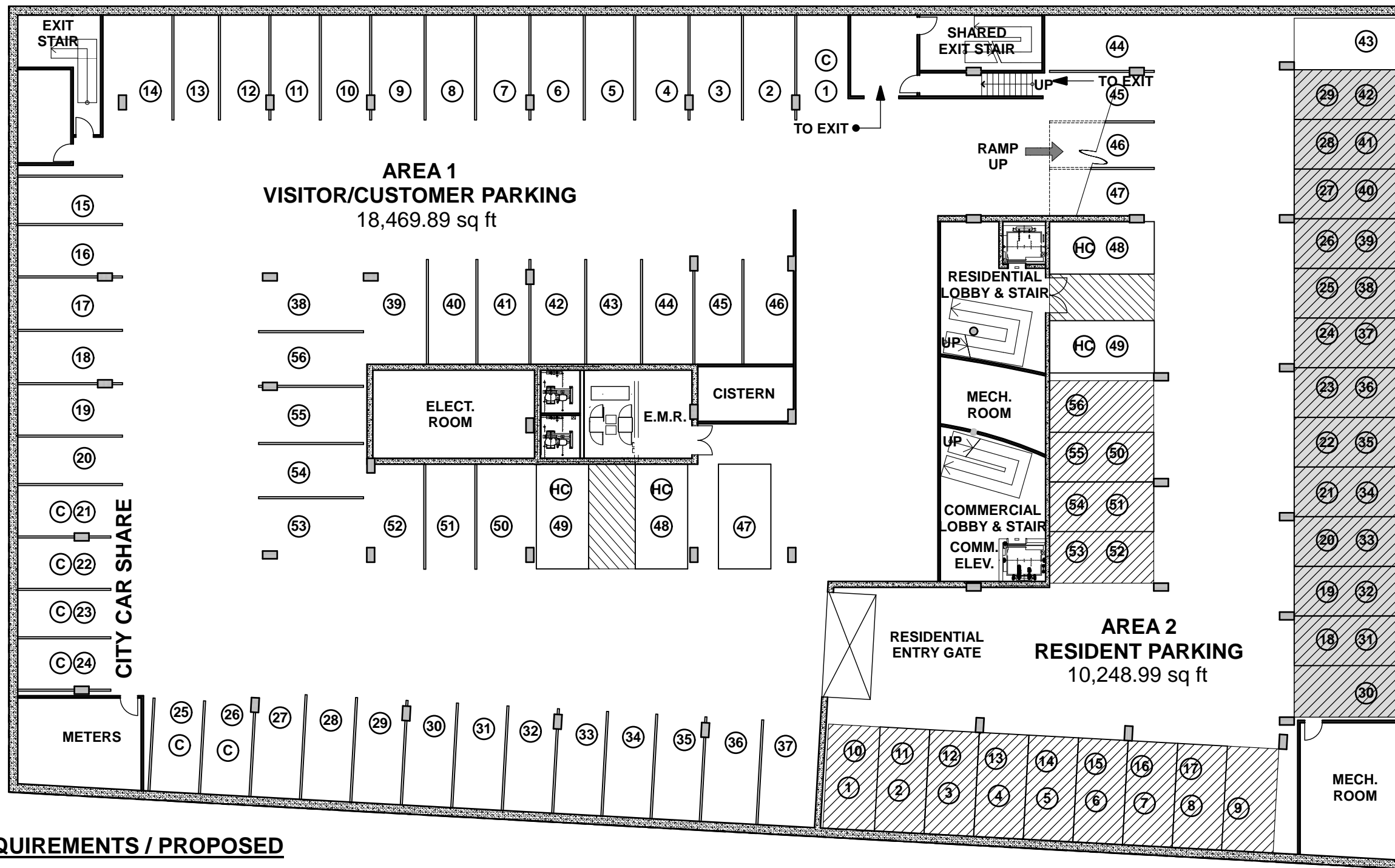
SITE PLAN



SCALE: 1"=40'

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PROJECT REQUIREMENTS / PROPOSED

56 RESIDENTIAL SPACES
 56 COMMERCIAL SPACES

112 total spaces

PARKING LIFTS
 manufacturer: KLAUS MULTI-PARKING, INC
 model #: P210

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OCTOBER 2008

GARAGE PLAN



SCALE: 1"=20'

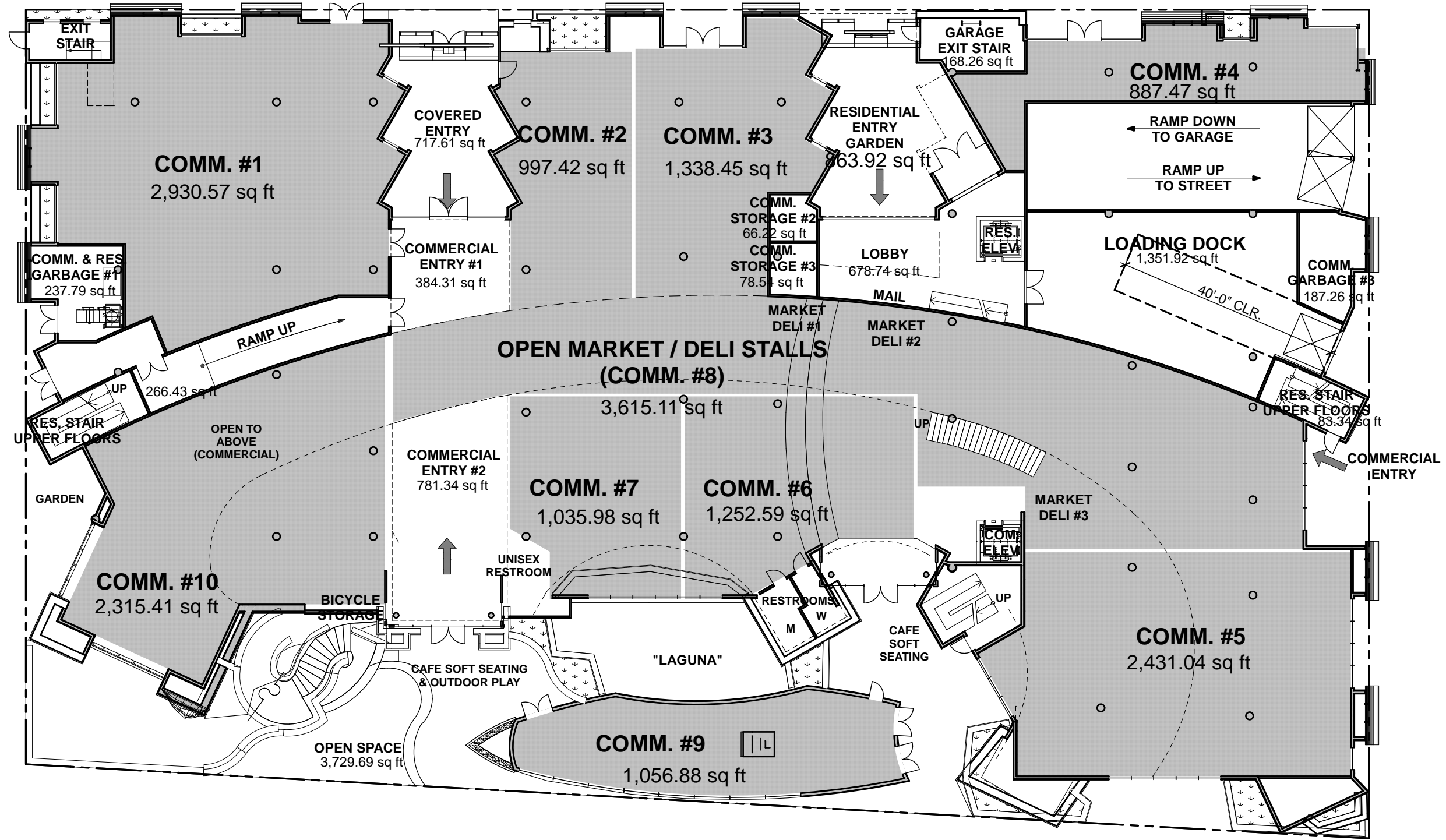
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WAWONA ST.

47TH AVE.

46TH AVE.



SLOAT BLVD.

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OCTOBER 2008

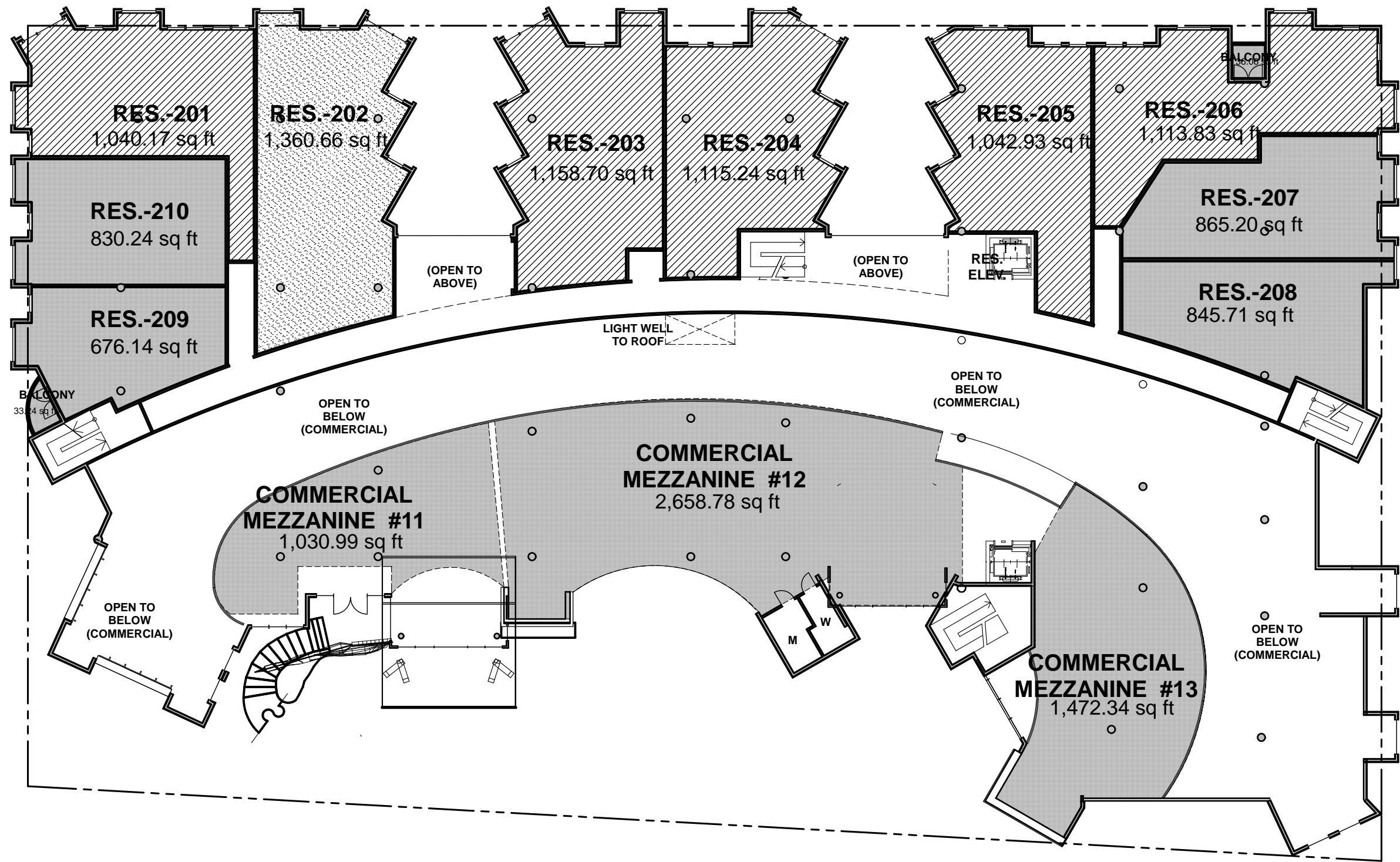
GROUND FLOOR PLAN



SCALE: 1"=20'

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UNIT COUNT	
4	1 BEDROOM & STUDIO UNITS
5	2 BEDROOM UNITS
1	3 BEDROOM UNITS
10	SECOND FLOOR RESIDENTIAL UNITS

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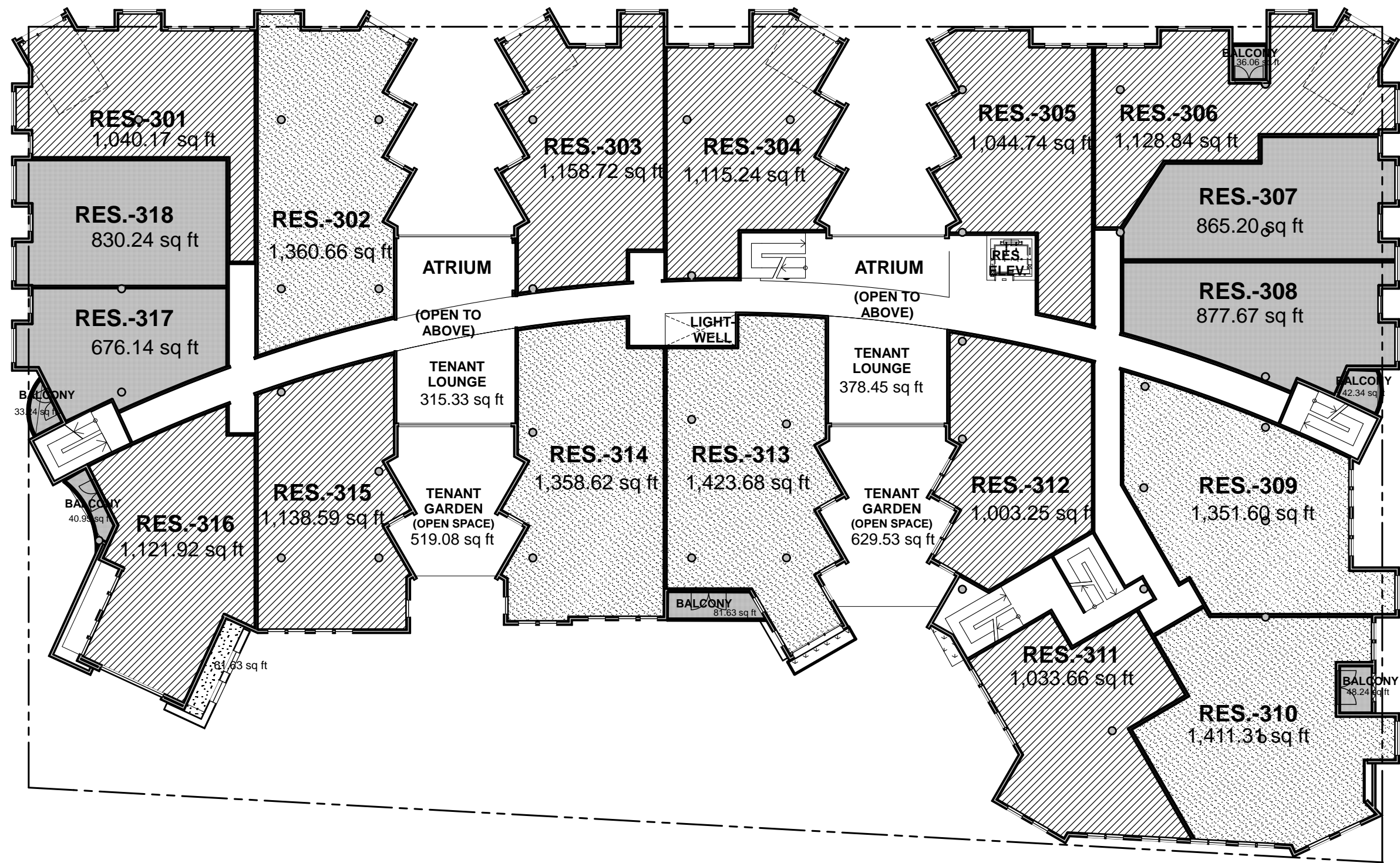
SECOND FLOOR PLAN



SCALE: 1"=20'

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UNIT COUNT	
4	1 BEDROOM & STUDIO UNITS
9	2 BEDROOM UNITS
5	3 BEDROOM UNITS
18	THIRD FLOOR RESIDENTIAL UNITS

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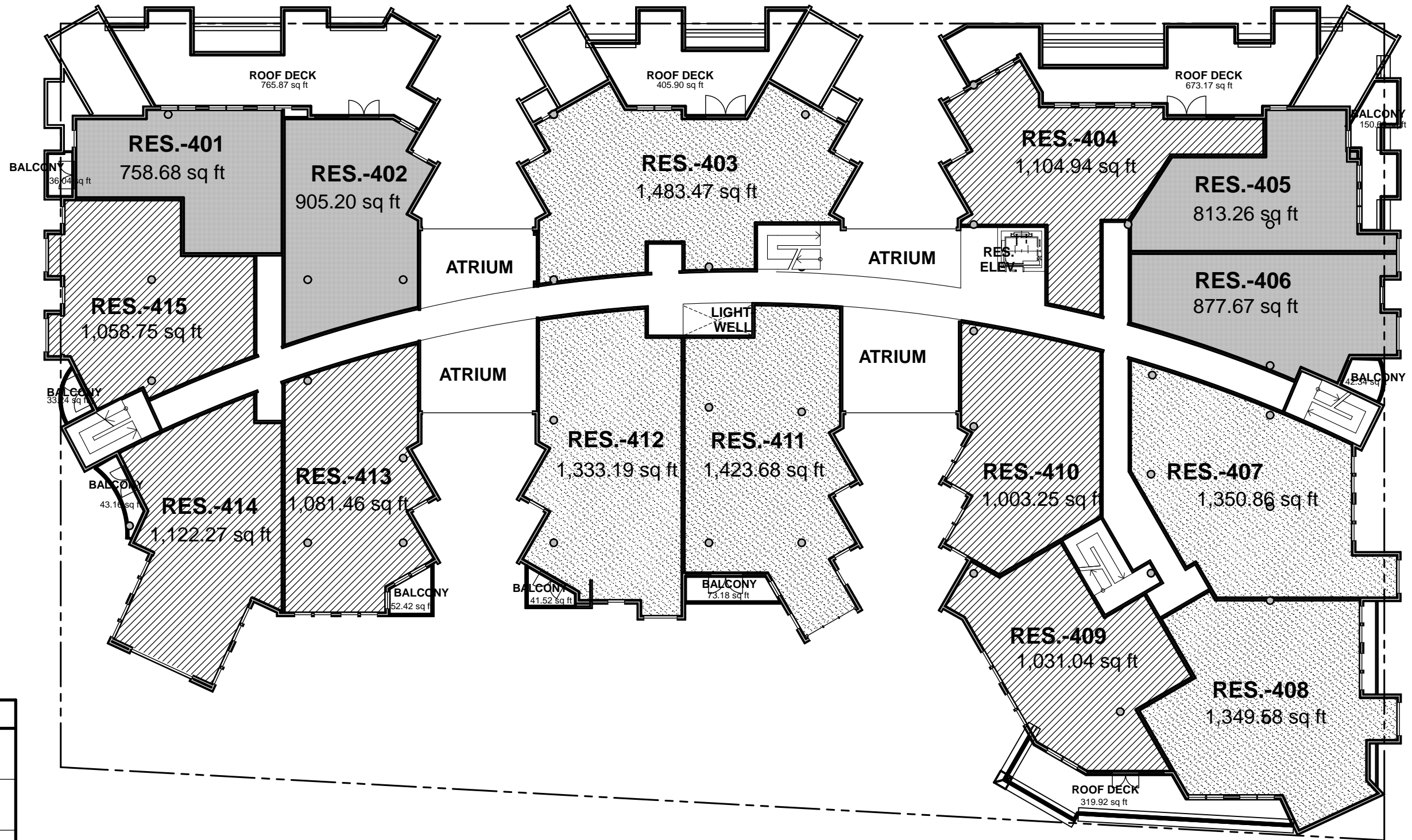
THIRD FLOOR PLAN



SCALE: 1"=20'

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UNIT COUNT	
4	1 BEDROOM & STUDIO UNITS
6	2 BEDROOM UNITS
5	3 BEDROOM UNITS
15	FOURTH FLOOR RESIDENTIAL UNITS

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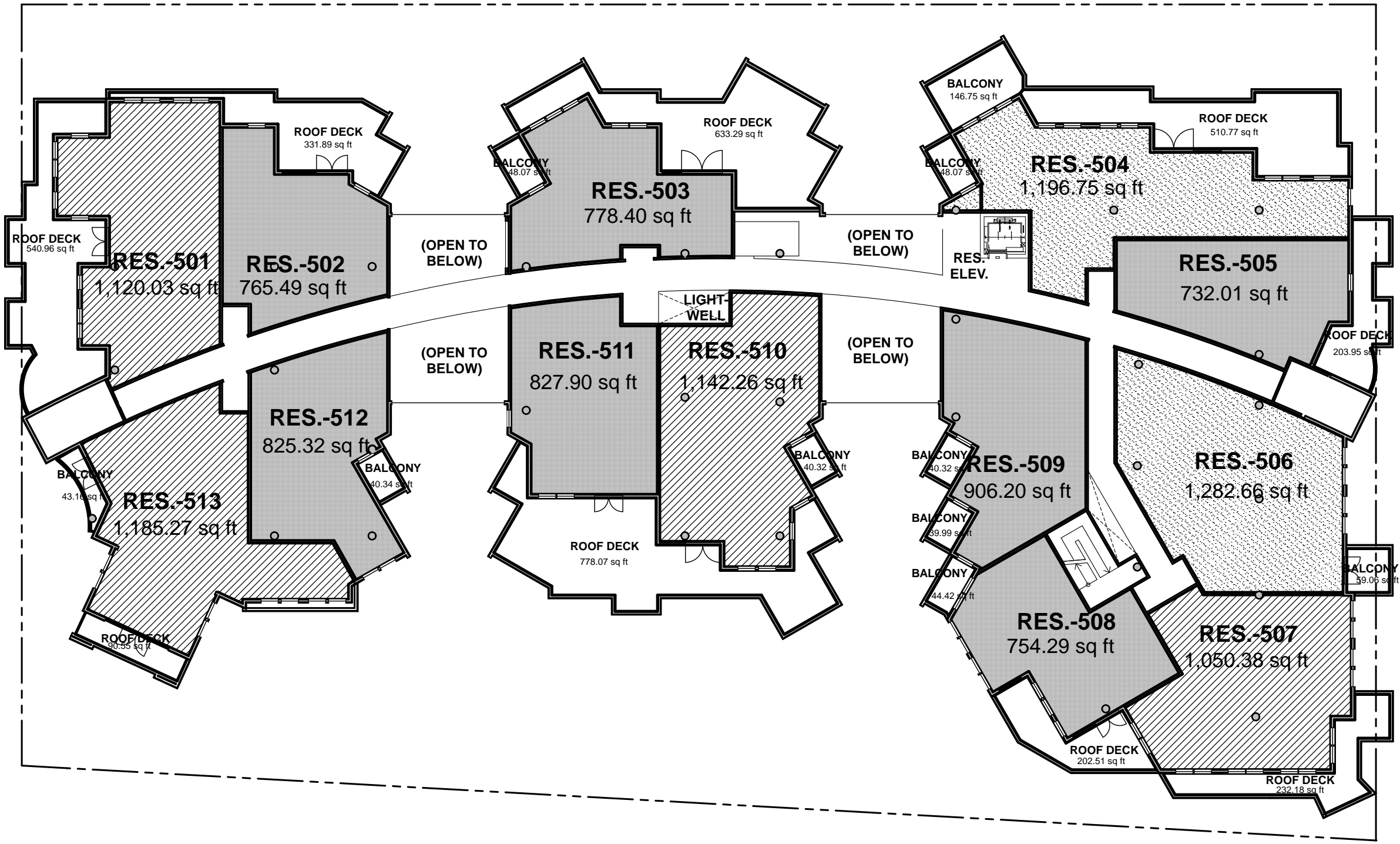
FOURTH FLOOR PLAN



SCALE: 1"=20'

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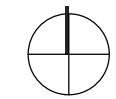


UNIT COUNT	
7	1 BEDROOM & STUDIO UNITS
4	2 BEDROOM UNITS
2	3 BEDROOM UNITS
13	FIFTH FLOOR RESIDENTIAL UNITS

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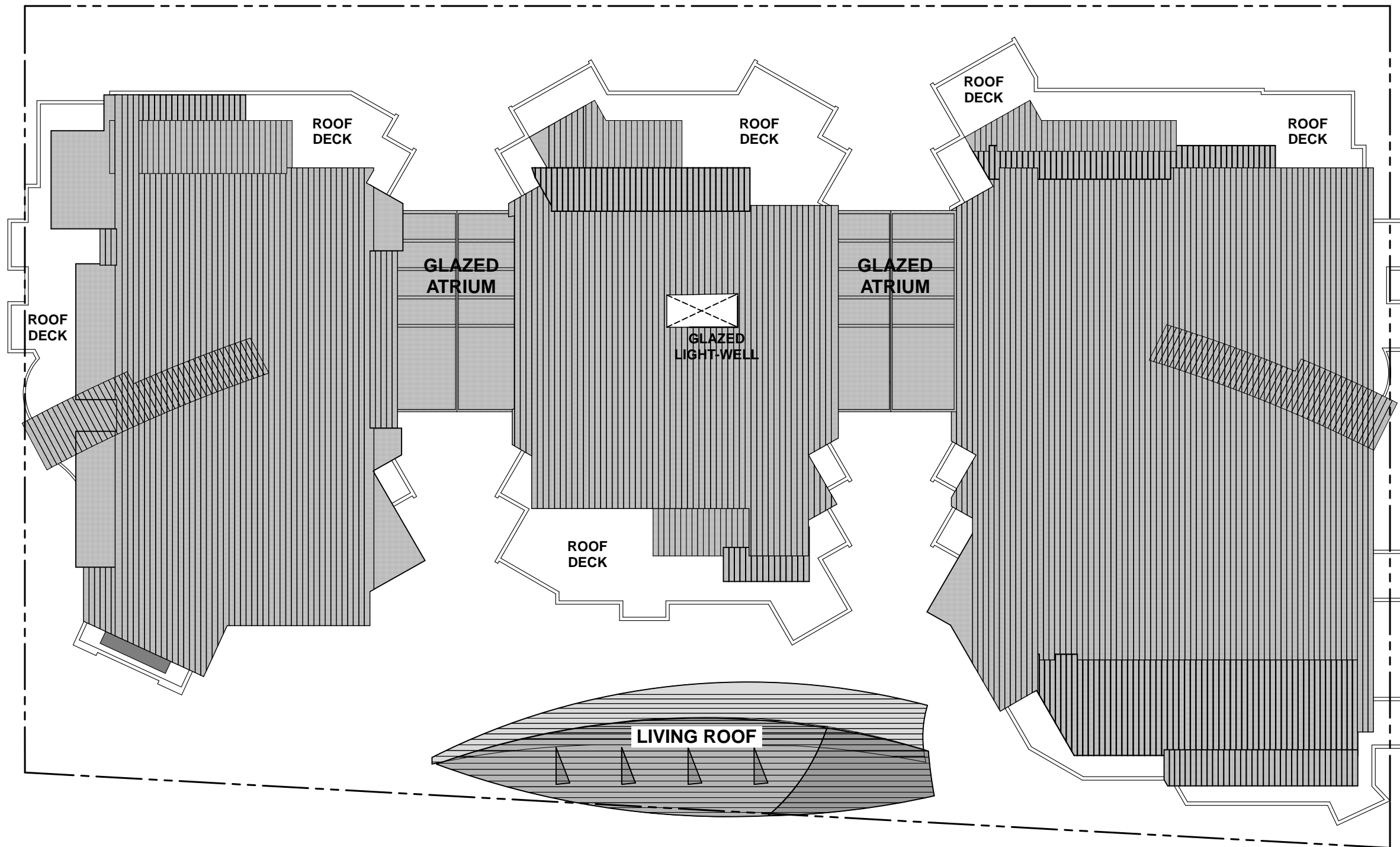
FIFTH FLOOR PLAN



SCALE: 1"=20'

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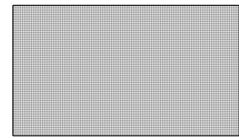
ROOF PLAN



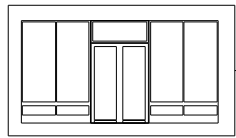
SCALE: 1"=20'

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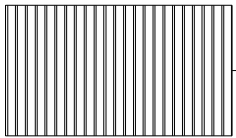
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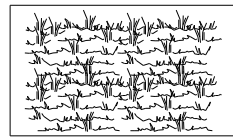
material:
**RAINSCREEN BACKED
STUCCO**
color:
MEDIUM SANDSTONE



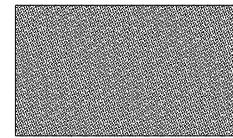
material:
ALUMINUM STOREFRONT
color:
-



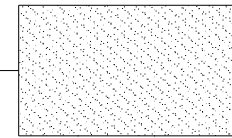
material:
**CORRUGATED/RIBBED
METAL PANEL**
color:
-



material:
**MARKET ENTRY
"GREEN WALL"**
color:
-



material:
**TRESPA RAIN SCREEN
CLADDING SYSTEMS**
color:
METEON NATURALS



material:
**TRESPA RAIN SCREEN
CLADDING SYSTEMS**
color:
**"WOOD DECORS"
MONTREUX AMBER
"MIDTONES"
AGAVE GREEN**



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NORTH ELEVATION

SCALE: 1"=20'

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BERKELEY, CA 94704
(510) 547-6914

- +60.00'
T.O. Tower
- +48.00'
T.O. Parapet
- +45.00'
5th Floor
- +35.00'
4th Floor
- +25.00'
3rd Floor
- +15.00'
2nd Floor
- +00.00'
Ground Level



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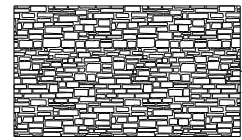
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WEST ELEVATION

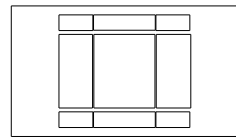
SCALE: 1"=20'

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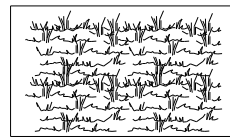
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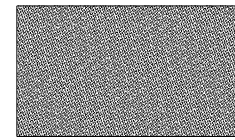
material:
**GLASS FIBER REINFORCED
CONCRETE (GFRC) / CAST
STONE**
color:
**BUFF AND RUST OXIDE RED
TO MATCH FT. FUNSTON
OUTCROPPINGS**



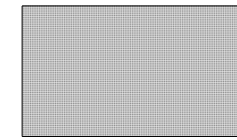
material:
CURTAIN WALL
color:
-



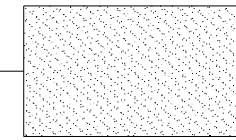
material:
CAFE "LIVING ROOF"
color:
NATURAL DUNE GRASSES



material:
**TRESPA RAIN SCREEN
CLADDING SYSTEMS**
color:
METEON NATURALS



material:
**RAINSCREEN BACKED
STUCCO**
color:
MEDIUM SANDSTONE



material:
**TRESPA RAIN SCREEN
CLADDING SYSTEMS**
color:
**"WOOD DECORS"
MONTREUX AMBER
"MIDTONES"
AGAVE GREEN**



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SOUTH ELEVATION

SCALE: 1"=20'

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- +60.00'
T.O. Tower
- +48.00'
T.O. Parapet
- +45.00'
5th Floor
- +35.00'
4th Floor
- +25.00'
3rd Floor
- +15.00'
2nd Floor
- +03.00'
Ground Level



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EAST ELEVATION

SCALE: 1"=20'

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NORTH - SOUTH SITE SECTION

SCALE: 1"=20'

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