



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 3, 2012

Date: April 26, 2012
Case No.: 2012.0169 C
Project Address: 345 6TH STREET
Zoning: MUR (Mixed Use Residential)
85-X Height and Bulk District
Block/Lot: 3753/081
Project Sponsor: Toby Morris
69A Water Street
San Francisco, CA 94133
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: **Approval with Conditions**

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San Francisco,
CA 94103-2479

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Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is an amendment to a previously approved Conditional Use authorization under Motion No. 17855 pursuant to Planning Code Sections 134, 145.1, 151.1, 175.6(E)(1), 261.1, 271 and 303 to modify prior conditions of approval to extend the time period to construct the project to January 19, 2014. The approved project is a 5-story, 54-foot tall mixed use building containing 36 dwelling units, 3,000 gross square feet of ground floor commercial space, 25 off-street parking spaces and six affordable housing units. No other changes to the project are proposed with this request.

SITE DESCRIPTION AND PRESENT USE

The project is located at the southeast corner of 6th and Shipley Streets, Lot 081 on Assessor's Block 3753. At the site there is a vacant one story office building constructed in 1973 with a 16 space surface parking lot. The 9,375 square foot site has 75 feet of frontage on 6th Street and 125 feet of frontage on Shipley Street. The property is located in the Mixed Used Residential District and an 85-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project is located in the South of Market Area neighborhood. The surrounding area is a mix of multi-family residential, light production/distribution, automotive gas, automotive service station and automotive wash uses. Multi-family residential uses are found in abundance along Shipley Street. Heights along Shipley Street near the proposed project are in the range of 30 feet. 6th Street displays a much broader mix of uses including multi-family residential and the automotive service uses as well as a much broader range of heights. Buildings range from one story automotive service uses to five story multi-family residential structures. Architectural styles of the residential structures along 6th Street

display contemporary influences in façade material, fenestration and massing. Zoning Districts in the vicinity of the Proposed Project include Mixed Use Residential (MUR), Mixed Use General (MUG), Neighborhood Commercial Transit (NCT) and Service/Light Industrial (SLI).

ENVIRONMENTAL REVIEW

The San Francisco Planning Department (hereinafter “Department”) adopted the Final Mitigated Negative Declaration (hereinafter “FMND”) for the Project as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31 on October 23, 2008.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 13, 2012	April 13, 2012	20 days
Posted Notice	20 days	April 13, 2012	April 13, 2012	20 days
Mailed Notice	20 days	April 13, 2012	April 13, 2012	20 days

PUBLIC COMMENT

- To date, the Department has received no opposition to the proposed extension of time.

ISSUES AND OTHER CONSIDERATIONS

- According to Project Sponsor the project has been severely impacted by the economic downturn that began in 2008 and was unable to secure financing in time to meet the performance date as stated in Motion 17855.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization pursuant to Planning Code Sections Sections 134, 145.1, 151.1, 175.6(E)(1), 261.1, 271 and 303 to extend the performance period to January 19, 2014.

BASIS FOR RECOMMENDATION

- The Project creates 36 new dwelling units and approximately 3,000 gross square feet of commercial space as an appropriate infill development within an established urban area.
- The dwelling unit mix addresses the need for two bedroom units as 14, or 40%, of the total units are two bedroom units.
- The Project will provide its required affordable housing on-site.
- The Project design is of high quality and compliments the existing residential structures along 6th Street.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Block Book Map
- Sanborn Map
- Aerial Image
- Zoning Map
- Height and Bulk Map
- Motion 17855 with MMRP

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | |
| <input type="checkbox"/> Site Photos | |

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

Planner's Initials

Parcel Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0169C
345 6th Street

Sanborn Map*



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

SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2012.0169C
 345 6th Street

Aerial Photo

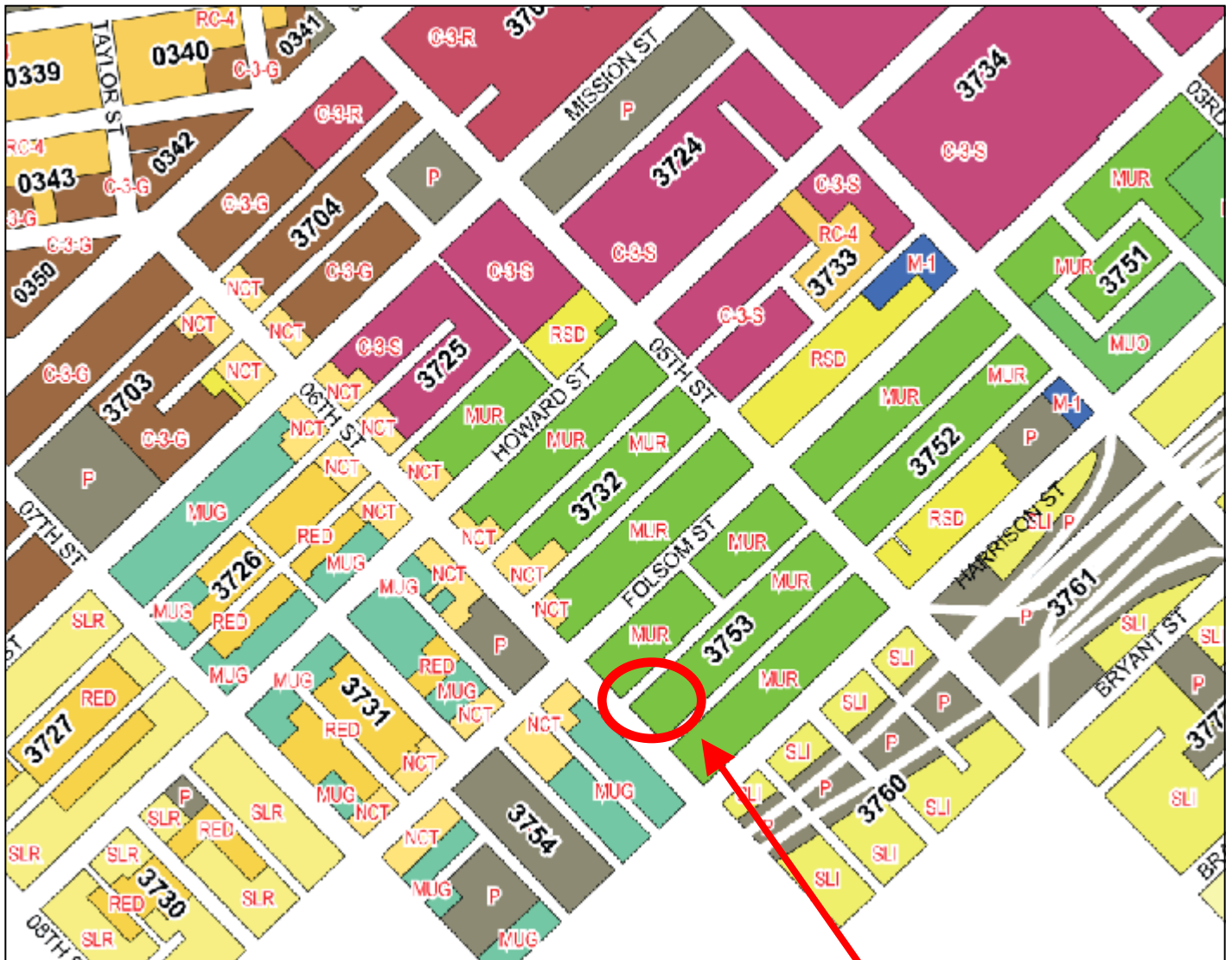


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0169C
345 6th Street

Zoning Map

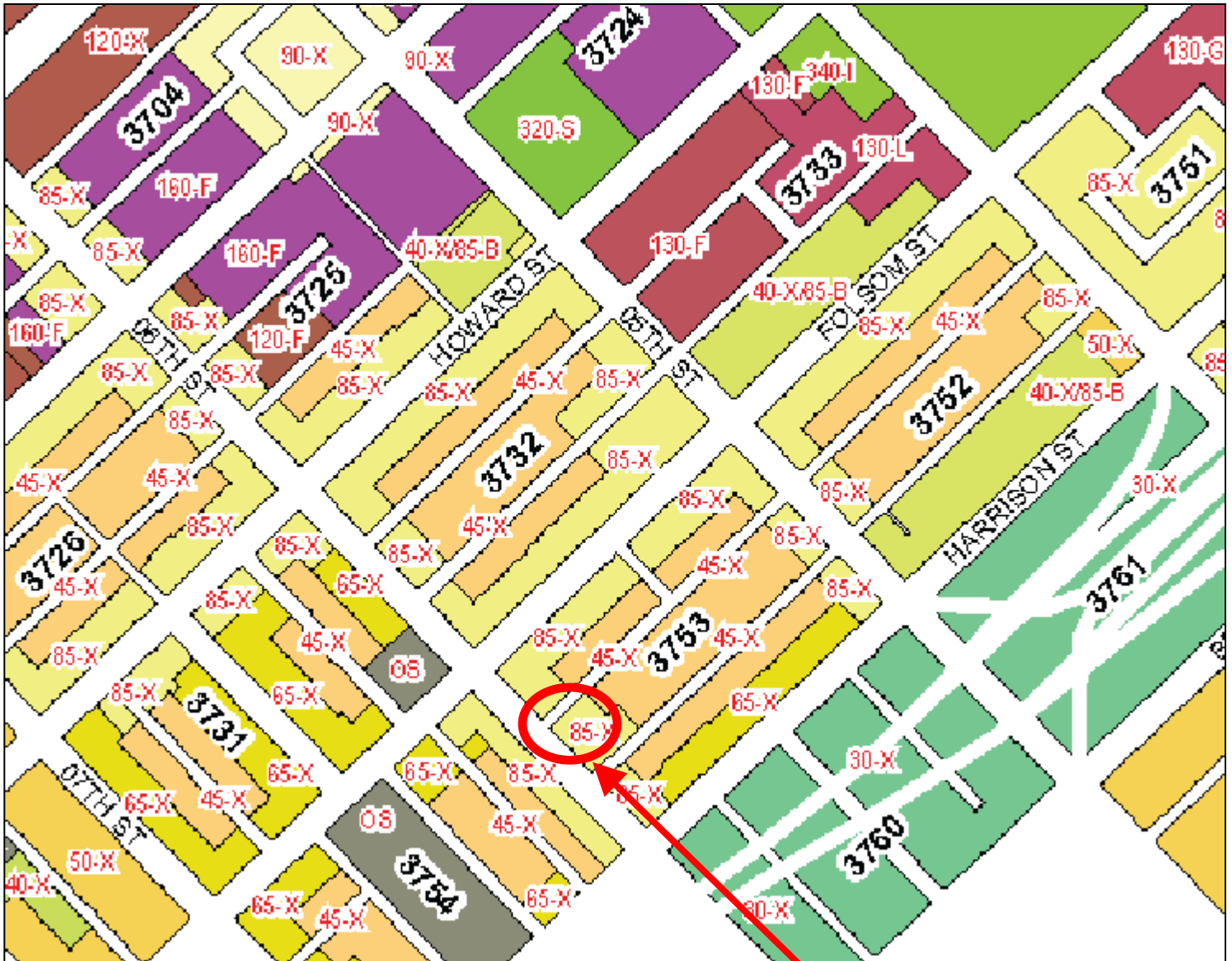


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0169C
345 6th Street

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0169C
345 6th Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: MAY 3, 2012

Date: April 26, 2012
Case No.: **2012.0169 C**
Project Address: **345 6TH STREET**
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 134, 145.1, 151.1, 175.6(E)(1), 261.1, 271 AND 303 OF THE PLANNING CODE TO MODIFY PRIOR CONDITIONS OF APPROVAL (MOTION NO. 17855) RELATED TO “MONITORING AND VIOLATION” (ITEM 16) TO EXTEND THE TIME PERIOD TO CONSTRUCT THE PROJECT TO JANUARY 19, 2014.

PREAMBLE

On February 23, 2012 Toby Morris (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) under Planning Code Section(s) 134, 145.1, 151.1, 175.6(E)(1), 261.1, 271 and 303 to modify prior conditions of approval related to “Monitoring and Violation” and extend the time to construct the project to January 19, 2014.

On May 3, 2012, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0169C.

PROJECT BACKGROUND

On September 15, 2005, Kerman Morris Architects (Project Sponsor), filed an application with the Department for Conditional Use Authorization under Planning Code Sections 134, 145.1, 151.1, 175.6(e)(1), 261.1, and 303 of the Planning Code to allow a mixed used development providing 36

dwelling units, 3,000 gross square feet of commercial space in an MUR (Mixed Use Residential) and a 85-X Height and Bulk District.

On October 23, 2008, the Planning Department reviewed, adopted and issued the Final Negative Declaration (FND) for the Project under Case 2005.0876CKV and found that the contents of said report and the procedures through which the FND was prepared, publicized, and reviewed complied with CEQA, the State CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, and they are located in the File for Case No.2005.0876 at 1650 Mission Street, Fourth Floor, San Francisco, California.

On April 2, 2009, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.0876CKV, at which time the Commission reviewed and approved Motion No. 17855 with findings and conditions. Case No. 2005.0876CKV (Motion No. 17855) was approved to construct a 5-story, 54-foot tall mixed use building containing 36 dwelling units, 3,000 gross square feet of ground floor commercial space, 25 off-street parking spaces and six affordable housing units.

On May 3, 2012, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use authorization Application No. 2012.0169C.

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. 2012.0169C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located at the southeast corner of 6th and Shipley Streets, Lot 081 on Assessor's Block 3753. At the site there is a vacant one story office building constructed in 1973 with a 16 space surface parking lot. The 9,375 square foot site has 75 feet of frontage on 6th Street and 125 feet of frontage on Shipley Street. The property is located in the Mixed Used Residential District and an 85-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The Project is located in the South of Market Area neighborhood. The surrounding area is a mix of multi-family residential, light production/distribution, automotive gas, automotive service station and automotive wash uses.

Multi-family residential uses are found in abundance along Shipley Street. Heights along Shipley Street near the proposed project are in the range of 30 feet. 6th Street displays a much broader mix of uses including multi-family residential and the automotive service uses as well as a much broader range of heights. Buildings range from one story automotive service uses to five story multi-family residential structures. Architectural styles of the residential structures along 6th Street display contemporary influences in façade material, fenestration and massing. Zoning Districts in the vicinity of the Proposed Project include Mixed Use Residential (MUR), Mixed Use General (MUG), Neighborhood Commercial Transit (NCT) and Service/Light Industrial (SLI).

4. **Project Description.** The proposal is an amendment to a previously approved Conditional Use authorization under Motion No. 17855 pursuant to Planning Code Sections 134, 145.1, 151.1, 175.6(E)(1), 261.1, 271 and 303 to modify prior conditions of approval to extend the time period to construct the project to January 19, 2014. The approved project is a 5-story, 54-foot tall mixed use building containing 36 dwelling units, 3,000 gross square feet of ground floor commercial space, 25 off-street parking spaces and six affordable housing units. No other changes to the project are proposed with this request
5. **History and Actions.** On April 2, 2009 the Planning Commission approved Motion 17855, an application with the Planning Department to construct a 5-story, 54-foot tall mixed use building containing 36 dwelling units, 3,000 gross square feet of ground floor commercial space, 25 off-street parking spaces and six affordable housing units. Condition of Approval No .16 deemed the authorization and rights vested under Motion 17855 void and canceled if within 3 years of the date of Motion 17855 a site permit or building permit for the Project had not been secured by Project Sponsor.
6. **Public Comment.** The Department has received no opposition from the public regarding this project.
7. **Planning Code Compliance:** The Commission finds that the Project is generally consistent with provisions of the Planning Code and as applicable for an entitled project under Planning Code Section 175.6.
 - A. **Rear Yard.** Planning Code Section 134(f) allows the rear yard requirement in Eastern Neighborhoods Mixed Use Districts to be modified or waived by the Planning Commission. In the case of the Proposed Project, as an Eastern Neighborhoods Pipeline project, the Planning Commission can modify or waive pursuant to Section 175.6

The Project sought relief from the Rear Yard requirements through Conditional Use authorization.
 - B. **Street Frontage.** Planning Code Section 145.1(c)(3)(A) requires off-street parking at street grade to be set back at least 25 feet on the ground floor from any façade facing a street at least 30 feet in width. Planning Code Section 145.1(c)(3)(C) requires ground floor non-residential uses in the MUR District to have a minimum floor to floor height of 14 feet, as measured from grade.

The Proposed Project sets back the off-street parking at street grade by 16 feet along Shipley Street and in excess of 25 feet along 6th Street. It also provides a 14 foot floor to floor ceiling height for the ground floor. Relief from providing the 25 foot setback along Shipley Street is being sought via Conditional Use authorization in response to the direction of the Planning Commission to augment off-street parking and reduce the setback along Shuiplely Street.

- C. **Off-Street Parking.** Planning Code Section 151.1 allows up to one car for each four dwelling units by right and up to 0.75 off-street parking spaces for each dwelling unit subject to the criteria and conditions and procedures of Section 151.1(g).
- i. Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;
 - ii. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;
 - iii. All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and
 - iv. Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements

The Project proposes 25 off-street parking spaces, or 0.69 off street parking spaces for each dwelling unit. Vehicles entrances are located away from 6th Street and therefore do not unduly impact transit service, bicycle movement or overall traffic in the area. The overall urban design is not degraded by the added parking, is screened from view, meeting the intent of the parking setback requirement, and does not diminish the quality and viability of planned streetscape improvements.

- D. **Additional Height Limits for Narrow Streets and Alleys.** Planning Code Section 261.1 requires any subject frontage upon a narrow street less than 40 feet in width to be setback at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. Section 261.1 also requires the southerly side of East-West Narrow Streets to have their upper stories set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line.

The Proposed Project sets back the upper stories along Shipley Street, a street of 35 feet in width, by 15 feet where it is required. With respect to the southerly side of Shipley Street, an East-West Narrow

Street, the top story intersects the sun access plane by 4 feet. The Project Sponsor is seeking relief from this Eastern Neighborhoods Control through Conditional Use authorization.

8. **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 necessary and desirable because it creates 36 new dwelling units and approximately 3,000 gross square feet of commercial space as an infill development within an established urban area. The dwelling unit mix addresses the need for two bedroom units as 14, or 40%, of the total units are two bedroom units. Providing four stories of residential units above the ground floor commercial uses is generally compatible with the surrounding uses and the building's mass and scale are also in general harmony with the residential buildings along 6th Street. The Proposed Project will provide its required affordable housing on-site, will provide commercial/retail opportunities for the immediate neighborhood and will create pedestrian-oriented streetscapes along 6th and Shipley Streets, all amounting to a desirable development for the area.

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

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

The Project's corner location lends to the appropriateness of a 5 story mixed used development. The Project's scale is consistent with buildings to the west of the site along 6th Street and to the north of the site along Folsom Street. The north façade along Shipley Street conforms to the Citywide Action Plan for Housing guidelines for South of Market Area Alleys. Furthermore, the structure is situated on the lot so as to provide the open area facing the existing midblock open space pattern, thereby contributing to access to light, air and views to and from the site.

- 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 will provide 25 off-street parking spaces on the ground floor. This amount is at a ratio of 0.69 off-street parking spaces per dwelling unit, an amount less than the maximum amount of 27 allowed under the Mixed Used Residential Zoning District. The project minimizes the number of curb cuts to one 10 foot curb cut on Shipley Street and eliminates an existing curb cut on 6th

Street, thereby addressing concerns of pedestrian/automobile impacts upon both 6th and Shipley Streets.

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

The Project includes residential dwelling units and ground floor commercial units, which are not anticipated to generate any noxious or offensive emissions.

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

The project provides an adequate mix of private and common usable open spaces and will address lighting and signage issues in an attractive manner. No loading areas are required or provided. A total of 11 street trees will be located along the 6th and Shipley Street frontages, softening the pedestrian experience and adding an integral "green" improvement.

- 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 or is seeking Conditional Use authorization and is consistent with objectives and policies of the General Plan. The Project Sponsor is seeking a rear yard modification.

- 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. Findings contained within Motion No. 17855 are hereby incorporated into this Motion by reference.
- 11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0169C** 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. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 3, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 3, 2012

EXHIBIT A

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 Planning Code Sections 134, 145.1, 157, 175.6(E)(1), 261.1, 271 and 303 to extend the performance period to January 19, 2014. The original proposal, which has not been changed, is to construct a 5-story, 54-foot tall mixed use building containing 36 dwelling units, 3,000 gross square feet of ground floor commercial space, 25 off-street parking spaces and six affordable housing units. All previous Conditions of Approval would remain and are attached as Exhibit C.

GENERAL CONDITIONS

1. Performance. This authorization is valid until January 19, 2014. Any subsequent request to modify the project or performance period beyond January 19, 2014 shall be subject to provisions of the Planning Code in force at the time such application is submitted.
2. Building permits for this Eastern Neighborhoods Pipeline Project must be issued no later than January 19, 2014 in order to maintain its pipeline status.
3. 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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- Market & Octavia Fee (Sec. 326)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Final Motion No. 17855

HEARING DATE: APRIL 2, 2009

Date: March 26, 2009
Case No.: **2005.0876 CVK**
Project Address: **345 6TH STREET**
Zoning: RSD (Residential/Service Mixed Used District)
 40-X / 85-B Height and Bulk District

*Eastern
 Neighborhoods
 Zoning:* MUR (Mixed Used Residential)
 85-X Height and Bulk District

Block/Lot: 3753/0081
Project Sponsor: Kerman Morris Architects
 69A Water Street
 San Francisco, CA 94133

Staff Contact: Diego R Sánchez – (415) 575-9082
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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.1, 157, 175.6(E)(1), 261.1, 263.11, 271 AND 303 OF THE PLANNING CODE TO ALLOW A MIXED-USE DEVELOPMENT PROVIDING 36 DWELLING UNITS, 3,000 GROSS SQUARE FEET OF COMMERCIAL SPACE AS AN EASTERN NEIGHBORHOODS PIPELINE PROJECT IN AN MUR (MIXED USE RESIDENTIAL) ZONING DISTRICT, FORMERLY AN RSD (RESIDENTIAL/SERVICE MIXED USED) ZONING DISTRICT, AND AN 85-X HEIGHT AND BULK DISTRICT, FORMERLY A 40-X/85-B HEIGHT AND BULK DISTRICT; AND ADOPTING FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 15, 2005, Kerman Morris Architects (Project Sponsor), filed an application with the Department for Conditional Use Authorization under Planning Code Sections 145.1, 157, 175.6(e)(1), 261.1, 263.11, 271, 815.26 and 303 of the Planning Code to allow a mixed used development providing 36

dwelling units, 3,000 gross square feet of commercial space in a MUR (Mixed Use Residential) RSD (Residential/Service Mixed Use District) and a 40-X/85-B Height and Bulk District.

On April 2, 2009, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.0876C.

The San Francisco Planning Department (hereinafter "Department") adopted the Final Mitigated Negative Declaration (hereinafter "FMND") for the Project as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31 on October 23, 2008.

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. 2005.0876C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located at the southeast corner of 6th and Shipley Streets, Lot 081 on Assessor's Block 3753. At the site there is a vacant one story office building constructed in 1973 with a 16 space surface parking lot. The 9,375 square foot site has 75 feet of frontage on 6th Street and 125 feet of frontage on Shipley Street. The property is located in the Mixed Used Residential District and an 85-X Height and Bulk District. However, because of the Project's status as an Eastern Neighborhoods Pipeline Project, the Project Sponsor has elected to conform to the controls under the former Zoning District and Height and Bulk Districts, the Residential/Service Mixed Use District and the 40-X/85-B Height and Bulk District, respectively, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles.
3. **Surrounding Properties and Neighborhood.** The Project is located in the South of Market Area neighborhood, within the South of Market Redevelopment Project Area. The surrounding area is a mix of multi-family residential, light production/distribution, automotive gas, automotive service station and automotive wash uses. Multi-family residential uses are the predominate land use pattern along Shipley Street. Heights along Shipley Street near the Proposed Project are in the range of 30 feet. 6th Street displays a much broader mix of uses including multi-family residential and the automotive service uses as well as a much broader range of heights. Buildings range from one story automotive service uses to five story multi-family residential

structures. Architectural styles of the residential structures along 6th Street display contemporary influences in façade material, fenestration and massing. Zoning Districts in the vicinity of the Proposed Project include Mixed Use Residential (MUR), Mixed Use General (MUG), Neighborhood Commercial Transit (NCT) and Service/Light Industrial (SLI).

4. **Project Description.** The Project Sponsor proposes to construct a 5-story, 54-foot tall mixed use building containing 36 dwelling units, 3,000 gross square feet of ground floor commercial space and 25 off-street parking spaces on the 9,375 square foot lot at the southeast corner of 6th and Shipley Streets. Both residential and commercial spaces are accessed from the 6th Street frontage. The Project sets back its top stories along Shipley Street in accordance with the Citywide Action Plan for Housing guidelines for South of Market Area Alleys; however the 5th story intersects the 45 degree sun access plane by approximately four feet. The Project proposes a building footprint that covers the entire lot. This lot coverage exceeds the bulk limits for the 'B' District. Vehicular access is from Shipley Street, approximately 110 feet from the corner of 6th Street. The Project Sponsor will provide 14 two bedroom units, 21 one bedroom units and one Studio unit. Of the 36 units the Project Sponsor is electing 2 two bedroom units and 4 one bedroom units as Below Market Rate Units. Usable open space is provided through interior courts, private decks and a common roof deck, all located throughout the structure. The required open area for the building does not meet the minimum requirement for rear yards and therefore the project is seeking a modification from the rear yard requirements.
5. **Public Comment.** The Department received 8 letters from the public regarding this case. In general letters are in support of the overall Project but wish to see an increase in the number of off-street parking spaces. One letter is in support but would like to see a "more inviting and softer design" to the corner at 6th and Shipley Streets. One letter is in opposition to the Proposed Project because of a perceived low amount of off-street parking.
6. **Eastern Neighborhoods Pipeline.** Planning Code Section 175.6 applies Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, and allows complete or partial relief from those requirements through the Conditional Use authorization process to Residential Code Conforming Projects that filed a first development application with the Planning Department prior to April 1, 2006.

The Project Sponsor filed a first development application with the Planning Department on September 15, 2005, has elected to be subject to the controls under the former zoning district (RSD) and is seeking partial relief from the Rear Yard and Street Frontage requirements under Article 1.2 and the Additional Height Limits for Narrow Streets and Alleys requirement under the amended Article 2.5 through the Conditional Use authorization process.

7. **Planning Code Compliance – RSD Zoning District:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Height.** In the 40-X/85-B Height and Bulk District height exemptions above the 40 foot base height to a maximum of 85 feet may be approved in accordance with the Conditional Use procedures and criteria provided in Section 303 and the following criteria and conditions:

The Project is proposing a height of 54 feet.

1. Reduction of Shadows on Certain Public, Publicly Accessible or Publicly Financed or Subsidized Private Open Space

The Shadow Analysis conducted for the Project indicates that the Project will not cast shadow upon Public, Publicly Accessible or Publicly Financed or Subsidized Private Open Space.

2. Reduction of Ground Level Wind Currents

The Final Mitigated Negative Declaration adopted October 23, 2008 concluded that the Proposed Project would have a less than significant effect on wind patterns in the Project area.

3. Construction of Live/Work Units Above the 40 Foot Base Height Limit

No Live/Work units are proposed in the project.

4. Affordability

The Project Sponsor is proposing six on site Below Market Rate (BMR) units, equaling 17% of the total number of units. The minimum requirement for this project under Planning Code Section 315 is four BMR units, equaling 12% of the total number of units. The Project Sponsor is providing six on site BMR units in accord with Planning Department recommendation to require Project Sponsors with projects filed prior to July 18, 2006 to provide BMR units equal to 17% of total units for projects seeking Conditional Use authorization under this Planning Code Section.

- B. **Bulk.** In the 40-X/85-B Height and Bulk District deviations from the bulk limits shall be permitted only upon approval by the Planning Commission according to the procedures for Conditional Use authorization in Section 303. In acting upon any application for Conditional Use authorization to exceed the bulk limits, the Planning Commission shall consider the following standards and criteria in addition to those stated under Section 303:

The Project is proposing a structure of 54 feet in height, exceeding the height limit of 40 feet under the 40-X Height and Bulk District and triggering the bulk limitations under the 'B' Bulk District. The 'B' Bulk District limits the maximum length of a structure to 110 feet and the maximum diagonal dimension to 125 feet. The Project is proposing a structure with a length of 125 feet and a diagonal dimension of 145 feet and is seeking Conditional Use authorization.

1. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

- a) Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;
- b) Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
- c) Differences in materials, colors or scales of the façade that produce separate major elements;
- d) Compensation for those portions of the building, structure or development that may exceed bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and
- e) In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.

Along Shipley Street the façade is broken down into three distinct masses at different planes. The corner element represents one mass, the first two residential floors with their bay window elements comprise the second mass and the set back top residential floors creates the third distinct mass along Shipley Street. Along 6th Street both bay window and private deck elements produce variations in planar depth. Façade materials range from cementitious panels of differing colors and sizes to multiple metal treatments (powder coated aluminum windows, corrugated siding at setback residential floors, cladding for trim and perforated metal shutters at private decks). The storefronts provide a generous amount of glazing around exposed concrete structure, adding to the well balanced variety of materials.

2. In every case the building, structure or development shall be made compatible with character and development of the surrounding area by means of all of the following factors:
 - a) A silhouette harmonious with natural land forms and building patterns, including the patterns produced by height limits;
 - b) Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of dissimilar character;
 - c) Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 - d) Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The Proposed Project follows the prevailing grade of the area and is in line with the heights of residential structures along 6th Street. At the rear the Proposed Project is scaled back in height to provide a transition to the abutting residential structure. Proposed materials and colors blend well with the residential structures along 6th Street and reference the industrial heritage of the immediate area. The pedestrian experience will improve with the Proposed Project as the addition of seven street trees, totaling 11 along both frontages, combined with generous glazing at the 14 foot floor-to-floor high ground floor commercial space act to enliven that stretch of 6th Street.

3. While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum

length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

The Proposed Project meets all standards and criteria for the authorization to exceed bulk limits. As outlined above, the Proposed Project has been designed to greatly contribute to the quality of the built environment along a stretch of 6th Street better known for its transition from a residential hotel district to a freeway entrance lined with automobile oriented uses. It should be noted that the dimensions of the lot, 125 feet in length and 75 feet in width, create a situation where the development of any structure in excess of 40 feet in height compels a project sponsor to exceed the bulk limits under a 'B' Bulk District.

- C. **Residential Density.** Planning Code Section 815.03 limits residential density to 1 dwelling unit per 200 square feet of lot area for projects less than 40 feet in height. For projects above 40 feet in height, density is to be determined as part of the Conditional Use authorization process.

The Project proposes 36 dwelling units in a 54 foot structure on a 9,375 square foot lot, resulting in a density of 1 dwelling unit per 260 square feet of lot area. The Project proposal is less dense than what Section 815.03 requires for projects less than 40 feet in height.

- D. **Rear Yard.** Planning Code Section 134 establishes minimum required rear yards in all zoning districts. The rear yard is generally a function of lot depth, with the exception of corner lots. Planning Code Section 134(e)(1) allows a Project Sponsor to elect to modify the rear yard requirement in South of Market Districts, of which the RSD is included..

The Zoning Administrator will consider the associated Rear Yard Modification at the same hearing as the request for Conditional Use authorization. The Proposed Project does provide residential uses as well as usable open space at a approximately comparable quantity as that provided by a conforming rear yard. The square footage of the open area, at 2,160 square feet, is less than the required 2,334, or 25% of lot area. Adjacent properties to the south and east, as well as the new residential structure, will benefit from access to light and air from the proposed open area.

- E. **Usable Open Space.** Usable open space is required for dwelling units in all zoning districts. Planning Code Section 135(d) requires 36 square feet of open space per unit if private and 48 square feet per unit if common for projects in the RSD.

The proposal includes two roof decks and multiple private decks. The project meets the criterion for common usable open space as it provides 2,885 square feet of usable open space, far in excess of the minimum required 1,700 square feet.

- F. **Off-Street Parking.** Planning Code Section 151 requires a minimum of one off-street parking space per four dwelling units in the RSD District.

Nine off-street parking spaces are required under Planning Code Section 151. The Project is proposing 25 off-street parking on the ground floor. This quantity of off-street parking spaces exceeds the maximum amount under accessory limits (14 off-street parking spaces is the maximum amount under accessory limits) and results in a ratio of 0.69 off-street parking spaces per dwelling unit. The Project Sponsor is seeking Conditional Use to exceed the accessory amounts.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that every dwelling unit in every use district is required to face either a public street, a public alley at least 25 feet in width, a rear yard meeting the requirements of this Code, an outer court with a width greater than 25 feet, or an open area at least 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase in five feet in every horizontal dimension at each subsequent floor.

All units in the Project face either 6th Street, Shipley Street or the code complying interior court.

- H. **Inclusionary Housing.** Projects proposing 5 or more dwelling units are required to comply with the inclusionary housing ordinance set forth in Planning Code Section 315. The specific requirement depends upon the entitlements being sought, the date the required applications were filed, and whether the Below-Market-Rate (BMR) units are being provided on-site or off-site or through the payment of an in-lieu fee. Additionally, Section 315.4(c) states that in general, affordable units shall be comparable in number of bedrooms, exterior appearance, and overall quality of construction to market-rate units in the principal project.

The on-site BMR unit requirement under Planning Code Section 315 is 12% as the first development application was submitted prior to July 18, 2006 and the project is seeking Conditional Use authorization. For the Proposed Project the minimum requirement would be four BMR units. The Project Sponsor is proposing six BMR units (17%) to meet the requirements under Planning Code Section 263.11 as well as the Department recommendation regarding Conditional Use authorization under Planning Code Section 263.11

- I. **Street Trees.** Section 143 requires a minimum of one street tree for each 20 feet of frontage along a street or alley.

Given the frontages along 6th and Shipley Streets, the Project is required to provide 10 street trees. With existing trees, the Project proposes 11 street trees, in excess of the minimum requirement.

- J. **Shadow.** Planning Code Section 295 prohibits any structure that exceeds 40 feet in height from casting any shade or shadow upon any property under the jurisdiction of, or designated for acquisition by, the Recreation and Parks Commission, with certain exceptions identified in the Sunlight Ordinance.

A Shadow Analysis was conducted based on the drawings submitted with the application to determine the shadow impact of the project on properties protected by the Sunlight Ordinance. The Analysis indicated that there is no shadow impact from the subject property on any property protected by the Ordinance.

- K. **Bicycle Parking.** Planning Code Section 155.2 requires private garages to provide at least six bicycle parking spaces, regardless of the size of the garage. Planning Code Section 155.5 requires one Class 1 bicycle parking space for every two dwelling units.

The Project includes a private garage with 25 off-street parking spaces and 36 dwelling units. It provides the minimum required 24 bicycle parking spaces in the ground floor garage that are accessible through the residential lobby on 6th Street and garage entrance on Shipley Street.

8. **Planning Code Compliance – Eastern Neighborhoods Controls, Mixed Used Residential (MUR) District:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code, Articles 1, 1.2, 1.5 and 2.5, in the following manner:

- A. **Height.** The project is within an 85-X Height and Bulk District, restricting height to no greater than 85 feet.

The Proposed Project is 54 feet in height, well within the height limits for the District.

- B. **Bulk.** The project is within an 85-X Height and Bulk District. For Projects where the height limit is 65 feet or less and where the street from which the height measurement is made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building that may be measured from a single point at the curb.

The Proposed Project satisfies the requirements under the 'X' Bulk District and is a District where the height limit is above 65 feet.

- C. **Rear Yard.** Planning Code Section 134(f) allows the rear yard requirement in Eastern Neighborhoods Mixed Use Districts to be modified or waived by the Planning Commission. In the case of the Proposed Project, as an Eastern Neighborhoods Pipeline project, the Planning Commission can modify or waive pursuant to Section 175.6.

The Project is seeking relief from the Rear Yard requirements through Conditional Use authorization.

- D. **Usable Open Space.** Usable open space is required for dwelling units in all zoning districts. Planning Code Section 135(d) requires 80 square feet of open space per unit if it is not publicly accessible and 54 square feet per unit if publicly accessible for projects in the Eastern Neighborhoods Mixed Use Districts.

The Proposed Project requires 2,880 square feet of usable open space for the 36 dwelling units as the space is not accessible to the public. The Project Sponsor is proposing 2,890 square feet of usable open space on roof decks and private decks that is not publicly accessible.

- E. **Street Frontage.** Planning Code Section 145.1(c)(3)(A) requires off-street parking at street grade to be set back at least 25 feet on the ground floor from any façade facing a street at least

30 feet in width. Planning Code Section 145.1(c)(3)(C) requires ground floor non-residential uses in the MUR District to have a minimum floor to floor height of 14 feet, as measured from grade.

The Proposed Project sets back the off-street parking at street grade by 16 feet along Shipley Street and in excess of 25 feet along 6th Street. It also provides a 14 foot floor to floor ceiling height for the ground floor. Relief from providing the 25 foot setback along Shipley Street is being sought via Conditional Use authorization in response to the direction of the Planning Commission to augment off-street parking and reduce the setback along Shuipley Street.

- F. **Off-Street Parking.** Planning Code Section 151.1 allows up to one car for each four dwelling units by right and up to 0.75 off-street parking spaces for each dwelling unit subject to the criteria and conditions and procedures of Section 151.1(f).

The Project proposes 25 off-street parking spaces, or 0.69 off street parking spaces for each dwelling unit. The Project would be subject to Planning Code Sections 151.1(f) and 329 and the subsequent Planning Commission Design Review if the Project Sponsor had not elected to invoke its Pipeline status under Planning Code Section 175.6.

- G. **Residential Density and Dwelling Unit Mix.** Planning Code Section 207.6 requires that in all Eastern Neighborhoods Mixed Use Districts projects conform to one of the following two:

1. No less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units; or
2. No less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units.

Although the Project is not subject to the Eastern Neighborhoods Controls under Article 2, the Project Sponsor has revised the Project to provide 14 two bedroom units. Under the calculations of Section 207.6, the Project would comply with providing 40% of the total number of proposed dwelling units as 40% of 36 dwelling units is 14 dwelling units.

- H. **Additional Height Limits for Narrow Streets and Alleys.** Planning Code Section 261.1 requires any subject frontage upon a narrow street less than 40 feet in width to be setback at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting narrow street. Section 261.1 also requires the southerly side of East-West Narrow Streets to have their upper stories set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line.

The Proposed Project sets back the upper stories along Shipley Street, a street of 35 feet in width, by 15 feet where it is required. With respect to the southerly side of Shipley Street, an East-West Narrow

Street, the top story intersects the sun access plane by 4 feet. The Project Sponsor is seeking relief from this Eastern Neighborhoods Control through Conditional Use authorization.

- I. **Neighborhood Notification.** In the Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use from any one land use category to another land use category shall be subject to the provisions of Subsection 312(d).

Although the Project is not subject to the Eastern Neighborhoods Controls under Article 3, the Project Sponsor has followed the notification procedures under Section 312(d).

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

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

10. **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 necessary and desirable because it creates 36 new dwelling units and approximately 3,000 gross square feet of commercial space as an infill development within an established urban area. The dwelling unit mix addresses the need for two bedroom units as 14, or 40%, of the total units are two bedroom units. Providing four stories of residential units above the ground floor commercial uses is generally compatible with the surrounding uses and the building's mass and scale are also in general harmony with the residential buildings along 6th Street. The Proposed Project will provide its required affordable housing on-site, will provide commercial/retail opportunities for the immediate neighborhood and will create pedestrian-oriented streetscapes along 6th and Shipley Streets, all amounting to a desirable development for the area.

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

that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The Project's corner location lends to the appropriateness of a 5 story mixed used development. The Project's scale is consistent with buildings to the west of the site along 6th Street and to the north of the site along Folsom Street. The north façade along Shipley Street conforms to the Citywide Action Plan for Housing guidelines for South of Market Area Alleys. Furthermore, the structure is situated on the lot so as to provide the open area facing the existing midblock open space pattern, thereby contributing to access to light, air and views to and from the site.

- 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 will provide 25 off-street parking spaces on the ground floor. This amount is at a ratio of 0.69 off-street parking spaces per dwelling unit, an amount less than the maximum amount of 27 allowed under the Mixed Used Residential Zoning District. The project minimizes the number of curb cuts to one 10 foot curb cut on Shipley Street and eliminates an existing curb cut on 6th Street, thereby addressing concerns of pedestrian/automobile impacts upon both 6th and Shipley Streets.

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

The Project includes residential dwelling units and ground floor commercial units, which are not anticipated to generate any noxious or offensive emissions.

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

The project provides an adequate mix of private and common usable open spaces and will address lighting and signage issues in an attractive manner. No loading areas are required or provided. A total of 11 street trees will be located along the 6th and Shipley Street frontages, softening the pedestrian experience and adding an integral "green" improvement.

- 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 or is seeking Conditional Use authorization and is consistent with objectives and policies of the General Plan as detailed below. The Project Sponsor is seeking a rear yard modification.

11. **Parking Exceeding Accessory Amounts.** In considering any application for Conditional Use authorization for parking where the amount of parking exceeds the amount classified as accessory parking in Planning Code Section 204.5, the Planning Commission shall apply the following criteria:

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

The Proposed Project seeks eleven off-street parking spaces in excess of the accessory amount, resulting in a ratio of 0.69 off-street parking spaces for every dwelling unit. This is an amount that is necessary for the Proposed Project given the existing transit infrastructure and urban fabric in the vicinity. The existing transit, while present but not in overwhelming amounts, is less accessible than in other central city locations due to the lengths of street blocks in the South of Market Area, creating a situation where transit users would travel greater distances than their counterparts in other central city locations. The Proposed Project utilizes mechanical car stackers as a space efficient means to provide off-street parking for 16 of the proposed 19 off-street parking spaces (of which one is a van accessible space for ADA purposes).

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

Following direction from the Planning Commission, the Proposed Project will provide two of the proposed 25 off-street parking spaces as car share spaces.

- C. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services;

No unnecessary demolition of sound structures is proposed. Owing in part to an off-street parking to dwelling unit ratio of less than 1, contribution to traffic congestion is not expected. Disruption of or conflict with transit service is not anticipated as vehicular access is along Shipley Street, a street without transit service. Access to Shipley Street would come from 6th Street, a street with only Muni Express bus service.

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

The off-street parking is proposed to serve the residents of the 36 dwelling units in the Proposed Project. The nature of the car share programs is to allow for short term use by members of the organization.

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

The off-street parking is proposed to serve the residents of the 36 dwelling units. Any off-street parking not used by the residents can be made available to the general public and the car share spaces are also available for use by members of the car share program.

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

HOUSING

Objectives and Policies – 2004 Housing Element

The Housing Element was certified in October 2004. In June 2007, the First District Court of Appeal ruled that the updated Housing Element should have been addressed in an EIR. Accordingly, this section refers to the 2004 Housing Element and the 1990 Residence Element in a subsequent section.

Housing Supply

OBJECTIVE 1:

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

Policy 1.1:

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhood support.

Policy 1.3:

Identify opportunities for housing and mixed use districts near downtown and former industrial portions of the City.

Policy 1.4:

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

The Proposed Project seeks to develop 36 dwelling units on a 9,375 square foot lot containing a vacant one story office building and a 16 space surface parking lot within the South of Market Area neighborhood. There are a number of residential and commercial/light industrial uses surrounding the project site; however in general the area is transitioning toward having more residential uses.

Housing Affordability

OBJECTIVE 4:

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.2:

Include affordable units in larger housing projects.

The Proposed Project seeks to develop 36 dwelling units. The Project Sponsor is proposing 6 of the 36 units (17%) be Below Market Rate units.

Housing Choice

OBJECTIVE 8:

ENUSRE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.4:

Include Encourage greater economic integration within housing projects and throughout San Francisco.

The Proposed Project seeks to develop 36 dwelling units. The Project Sponsor is proposing 6 of the 36 units (17%) be Below Market Rate units.

Housing Density, Design and Quality of Life

OBJECTIVE 11:

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

Policy 11.2:

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

Policy 11.3:

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

The Proposed Project is in the immediate vicinity of the Gene Friend/SOMA Recreation Center, the Victoria Manalo Draves Park and seven Muni bus lines. The Project itself will provide a generous amount of open space as well as the 3,000 gross square feet of commercial space that can serve the immediate neighborhood.

Regional and State Housing Needs

OBJECTIVE 12:

STRENGTHEN CITYWIDE AFFORDABLE HOUSING PROGRAMS THROUGH COORDINATED REGIONAL AND STATE EFFORTS.

Policy 12.2:

Support the production of well-planned housing region-wide that address regional housing needs and improve the overall quality of life in the Bay Area.

The Proposed Project will site 36 dwelling units on an infill site within an established neighborhood that is well served by mass transit, thereby meeting the goals of providing housing near employment, transportation and commercial/retail locations.

Objectives and Policies – 1990 Residence Element

The Housing Element was certified in October 2004. In June 2007, the First District Court of Appeal ruled that the updated Housing Element should have been addressed in an EIR. Accordingly, this section refers to the 1990 Residence Element.

Supply of New Housing

OBJECTIVE 1:

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

Policy 2:

Facilitate the conversion of underused industrial and commercial areas to residential use, giving preference to permanently affordable housing uses.

Policy 4:

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

The Proposed Project seeks to develop 36 dwelling units on a 9,375 square foot lot containing a vacant one story office building and a 16 space surface parking lot within the South of Market Area neighborhood. Of the 36 dwelling units, the Project Sponsor is proposing 6 units as Below Market Rate units.

Housing Density

OBJECTIVE 2:

TO INCREASE THE SUPPLY OF HOUSING WITHOUT OVER CROWDING OR ADVERSELY AFFECTING THE PREVAILING CHARACTER OF EXISTING NEIGHBORHOODS.

Policy 2.2:

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are permanently affordable to lower income households.

The Proposed Project will provide 36 dwelling units on an underutilized and vacant lot that formerly was used for commercial purposes. The Proposed Project is in the South of Market Area neighborhood, a neighborhood adjacent to the City's downtown area.

Housing Affordability

OBJECTIVE 7:

INCREASE LAND AND IMPROVE BUILDING RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING.

Policy 7.2:

Include affordable units in larger housing projects.

The Proposed Project provides 36 dwelling units, 6 of which the Project Sponsor will designate as Below Market Rate.

Neighborhood Environment

OBJECTIVE 12:

TO PROVIDE A QUALITY LIVING ENVIRONMENT.

Policy 12.2:

Allow appropriate neighborhood-serving commercial activities in residential areas.

Policy 12.4:

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

The Proposed Project provides 36 dwelling units in a five story structure designed in a contemporary architectural style. The design will complement the existing residential structures facing the project along 6th Street. The Proposed Project will also provide 3,000 gross square feet of ground floor commercial space that can serve the immediate neighborhood with needed goods and services.

State and Regional Coordination

OBJECTIVE 16:

TO ADDRESS AFFORDABLE HOUSING NEEDS THROUGH A COORDINATED STATE AND REGIONAL APPROACH.

Policy 16.2:

Encourage development of housing in the Bay Area which will meet regional housing needs and contribute to the quality of life in the region.

The Proposed Project will site 36 dwelling units on an infill site within an established neighborhood that is well served by mass transit thereby meeting the goals of providing housing near employment, transportation and commercial/retail locations.

RECREATION AND OPEN SPACE

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

The Proposed Project will provide private usable outdoor open space in the form of private decks or interior courtyards for 10 units.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Proposed Project includes the addition of seven street trees along 6th and Shipley Streets, bringing the total of street trees on those frontages to 11. While there are no existing pedestrian-oriented building frontages to preserve, the Project will replace a surface parking lot with new pedestrian-oriented building frontages on each street.

OBJECTIVE 34:

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

Policy 34.4:

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

Policy 34.3:

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

The Proposed Project will provide 25 off-street parking spaces. This is an amount that, under the Eastern Neighborhoods controls for the Mixed Used Residential zoning district is under the maximum allowable of 27 spaces with Conditional Use authorization. The Proposed Project is served by the following MUNI lines: the 9AX Bayshore 'A' Express, 9BX Bayshore 'B' Express, 12 Folsom, 14X Mission Express, 19 Polk, 27 Bryant, and the 47 Van Ness.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.2

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

Policy 3.3

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

The surrounding neighborhood is an urban area with an assortment of uses and building types and heights. Major streets, such as 6th and Folsom, are lined with mostly commercial and mixed use developments of varying heights and architectural styles. Immediately across the Proposed Project along 6th Street are a number of mixed use residential developments of 2 to 5 stories and of contemporary architectural style. The Proposed Project blends well with the immediate area as it is of comparable height, use and displays a contemporary architectural style.

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 1.2:

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

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 site is currently vacant, underutilized and provides little benefit to the surrounding neighborhood. The Project is a mixed-use development that includes 3,000 gross square feet of ground floor commercial space that can house neighborhood serving uses. Additionally, the 36 dwelling units will house new neighborhood residents to patronize existing commercial establishments in the area.

SOUTH OF MARKET AREA PLAN

Objectives and Policies

Business Activity

OBJECTIVE 1:

PROTECT EXISTING INDUSTRIAL, ARTISAN, HOME AND BUSINESS SERVICE, AND NEIGHBORHOOD-SERVING RETAIL, PERSONAL SERVICE AND COMMUNITY SERVICE ACTIVITIES AND FACILITATE THEIR EXPANSION.

Policy 1.4:

Provide sufficient land and building area to accommodate the reasonable growth and expansion of the South of Market's diverse economic activities.

Policy 1.5:

Locate uses in areas according to a generalized land use plan shown on Map 2. The proposed generalized land use plan shown on Map 2 would carry out the foregoing policies and the housing policies below and would establish coherent land use districts accommodating existing activities as well as facilitating the growth of new, compatible activities.

The Proposed Project is a mixed-use development at heights comparable to other residential and mixed use structures along 6th Street. The site is located in an area that the generalized land use map outlines as suitable for residential and retail uses.

Residential Activity

OBJECTIVE 3:

ENCOURAGE THE DEVELOPMENT OF NEW HOUSING, PARTICULARLY AFFORDABLE HOUSING.

Policy 3.1:

Increase the supply of housing without adversely affecting the scale, density, and architectural character of existing residential or mixed use neighborhoods or displacing light industrial and/or business service activities.

Policy 3.4:

Encourage high density, predominantly residential mixed-use development on vacant parcels between Stevenson, Harrison, Sixth and Fourth Streets.

The Proposed Project will add 36 dwelling units and 3,000 gross square feet of commercial space on a 9,375 square foot lot containing a vacant one story office building and a 16 space surface parking lot within the South of Market Area neighborhood. Surrounding the project site are a number of residential and commercial/light industrial uses. The Proposed Project will be of the same scale as the existing residential structures along 6th Street and will display a contemporary architectural design style, in line with the surrounding structures. The site is within the area bounded by Stevenson, Harrison, Sixth and Fourth Streets.

Area Livability

OBJECTIVE 8:

IMPROVE AREA LIVABILITY BY PROVIDING ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 8.2:

Encourage the location of neighborhood-serving retail and community service activities throughout the South of Market.

The Proposed Project will provide 3,000 gross square feet of commercial space that can become the location of neighborhood serving retail and community service activities.

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

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

No retail uses exist on the property. The Proposed Project will provide 3,000 gross square feet of commercial space that can serve as neighborhood retail and that can enhance opportunities for resident employment.

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

The Proposed Project does not remove any existing housing. Its uses, size, scale, and design are consistent with the surrounding neighborhood.

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

No housing is removed for this project. The Proposed Project will create 6 on-site affordable dwelling units.

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

The site is proposing off-street parking in amounts prescribed within the current zoning district. The 9AX Bayshore 'A' Express, 9BX Bayshore 'B' Express, 12 Folsom, 14X Mission Express, 19 Polk, 27 Bryant, and the 47 Van Ness all have stops or run within one block of the Proposed Project. It is presumable that the employees of the commercial units will commute by transit thereby mitigating possible impacts on street parking.

- 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 Proposed Project will not displace or negatively affect any currently active service or industry establishment.

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

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

- G. That landmarks and historic buildings be preserved.

No landmark or historic buildings occupy the Proposed Project site.

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

The Proposed Project will have no negative impact on existing parks and public open spaces as demonstrated by the shadow fan analysis conducted.

14. 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.

15. Findings under the California Environmental Quality Act (CEQA).

- A. October 23, 2008, the Planning Department finalized the Final Mitigated Negative Declaration (FMND) as prepared by the Planning Department (Department) in compliance with CEQA, the State CEQA Guidelines and Chapter 31.
 - B. The Planning Commission hereby adopts the FMND and finds the project will not have a significant impact on the environment with the adoption of the mitigation measures.
 - C. 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.
 - D. Any and all documents referenced in this Motion are either attached to this Motion or may be found in the files of the Planning Department, as the custodian of records, at 1660 Mission Street in San Francisco.
 - E. The proposed Project as reflected in Application No. 2005.0876CKV 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.
16. 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 C).
17. Potential Environmental Impacts Mitigated To Less Than Significant. With the implementation of the mitigation measures required in Exhibit C, environmental impacts to archeological resources, construction air quality, contaminated soil and hazards (PCB and mercury) resulting from the Project would be reduced to a less than significant level as described in the FMND.
18. The Commission finds that granting authorization for the Subject Project would promote the public welfare, convenience, and necessity for the reasons set forth above.

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. 2005.0876C** 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. 17855. 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 April 2, 2009.

Linda Avery
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: April 2, 2009

Exhibit A

Conditions of Approval

General Conditions

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 145.1, 157, 175.6, 261.1, 263.11, 271, and 303 for mixed use development providing 36 dwelling units in a structure with a height of 54 feet as an Eastern Neighborhoods Pipeline Project in a MUR (Mixed Use Residential) District, formerly an RSD (Residential Service Mixed Use District) and an 85-X Height and Bulk District, formerly a 40-X/85-B-X Height and Bulk District, in general conformance with plans filed with the Application as received on September 15, 2005, and stamped "EXHIBIT B" included in the docket for Case No. 2005.0876C, reviewed and approved by the Commission on April 2, 2009.
2. The project shall include off-street parking in an amount not to exceed 25 spaces. Of the off-street parking provided, at least two spaces shall be off street car-share parking spaces.
3. All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit. All affordable dwelling units shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space.
4. Ground level storefronts in general conformity with Exhibit A shall be maintained in an attractive manner, providing transparency into the tenancy behind. Visibility of the commercial interiors and activity through all storefront windows shall be maintained in order to ensure that the ground level of the building remains visually active, provides visual interest to pedestrians, and enhances sidewalk security. Commercial interior layouts should be designed with these requirements in mind. Generally, storefront windows should not be visually obscured with the following: blinds, shades or curtains; shelving; equipment; darkly tinted, translucent or opaque film; painted, stenciled or adhesive signage applied to individual window surfaces that has an overall transparency of less than 50%, or any signage that covers more than 1/3 of the area of any individual window; full or partial height interior partition walls placed directly against or within 10 feet from the window glazing; or any other items that significantly block the vision of pedestrians through the storefront windows into the occupiable commercial space. Solid roll-down security gates shall not be installed in storefront openings. The property owner shall ensure that this condition of approval is incorporated into all commercial leases.
5. Covenants, conditions and restrictions approved by the Planning Department shall be imposed upon the project units to restrict use to occupancy for permanent residents and to preclude time-share ownership or occupancy. No residential units shall be used as hotel units, as defined in Section 203.8 of the San Francisco Housing Code.

6. The Project Sponsor shall ensure that initial sales of more than two dwelling units to any one entity if not for owner occupancy, will be for residential rental purposes for rental periods of not less than one month.

Affordable Units

7. The Project Sponsor shall designate a total of six units (2 two bedroom units and 4 one bedroom units) as affordable (Below Market Rate (BMR)) units. These units will be constructed on-site and represent 17% of the 36 dwelling units in the project.
8. 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 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, ready for occupancy and marketed 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 Median Income for the City and County of San Francisco. 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 the lifetime of the project.
 - 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 any building permit for the Project (including any building permit issued for any partial phase of the Project), the Project Sponsor shall record a Notice of Special

Restriction on the property that records a copy of this approval and identifies the BMR units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR units, at 25 Van Ness Avenue, Suite 600, San Francisco, California, 94102.

Performance

9. Prior to the issuance of any building 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.
10. Prior to the issuance of the first certificate of occupancy for the Project, all relevant fees required by Planning Code Section 315 shall be paid.
11. 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.
12. 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.
13. 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.

Monitoring and Violation

14. 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 up to \$500 a day in accordance with Planning Code Section 176.
15. 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).
16. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date 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.

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.

17. Conditions Related to Construction Monitoring and Mitigation.

All conditions in the Mitigation Monitoring and Reporting Program, attached as Exhibit C, as developed as part of the Mitigated Negative Declaration (Case No. 2005.0876E), shall be conditions of this conditional use authorization by reference.

18. Mitigation Measure 1: Accidental Discovery of 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, supervisory personnel, etc. 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 describes 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 MEA 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.

19. Mitigation Measure 2: Construction Air Quality.

A detailed dust control plan based upon the recommendations of the Bay Area Air Quality Management District (BAAQMD) shall be prepared and implemented. Elements of the BAAQMD dust control program for project components that disturb more than 4 acres shall include, but are not necessarily limited to, the following:

Pursuant to Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, non-potable water will be used for dust control activities, which consists of watering active construction areas at least twice daily. Watering shall be sufficient to prevent airborne dust from leaving the individual construction site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water shall be used whenever possible.

Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).

Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.

Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).

Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).

Limit traffic speeds on unpaved roads to 5 miles per hour.

Limit the amount of the disturbed area at any one time, where possible.

Restore all roadways, driveways, sidewalks, etc. as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Replant vegetation in disturbed areas as quickly as possible.

Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the BAAQMD prior to the start of construction.

20. Mitigation Measure 3: Hazardous Materials.

Step 1: Determination of Presence of Contaminated Soils

Prior to approval of a building permit for the proposed project, the project sponsor shall hire a consultant to collect soil samples (borings) from areas on the site in which soil would be disturbed and test the soil samples for total lead and petroleum hydrocarbons. The consultant shall analyze the soil borings as discrete, not composite samples. The consultant shall prepare a report on the soil testing for lead that includes the results of the soil testing and a map that shows the locations of stockpiled soils from which the consultant collected the soil samples.

The project sponsor shall submit the report on the soil testing for lead and a fee of \$425 in the form of a check payable to the San Francisco Department of Public Health (SFDPH), to the Hazardous Waste Program, Department of Public Health, 101 Grove Street, Room 214, San Francisco, California 94102. The fee of \$425 shall cover five hours of soil testing report review and administrative handling. If additional review is necessary, DPH shall bill the project sponsor for each additional hour of review over the first five hours, at a rate of \$85 per hour. These fees shall be charged pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil testing report to determine to whether soils on the project site are contaminated with lead at or above potentially hazardous levels.

If DPH determines that the soils on the project site are not contaminated with lead at or above a potentially hazardous level (i.e., below 50 ppm total lead), no further mitigation measures with regard to lead-contaminated soils on the site would be necessary.

Step 2: Preparation of a Site Mitigation Plan

If based on the results of the soil tests conducted, DPH determines that the soils on the project site are contaminated with lead at or above potentially hazardous levels, the DPH shall determine if preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by the DPH, the SMP shall include a discussion of the level of lead contamination of soils on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: (1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); (2) the preferred alternative for managing

contaminated soils on the site and a brief justification; and (3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.

Step 3: Handling, Hauling, and Disposal of Contaminated Soils

(a) specific work practices: If based on the results of the soil tests conducted, DPH determines that the soils on the project site are contaminated with lead at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, state, and federal regulations, including OSHA lead-safe work practices) when such soils are encountered on the site.

(b) dust suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.

(c) surface water runoff control: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.

(d) soils replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where lead-contaminated soils have been excavated and removed, up to construction grade.

(e) hauling and disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.

Step 4: Preparation of Closure/Certification Report

After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing lead-contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
A. MITIGATION MEASURES:					
ARCHAEOLOGICAL RESOURCES					
<p>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 <i>CEQA Guidelines</i> 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, supervisory personnel, etc. 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.</p>	Project sponsor	Prior to any soil disturbing activities	Distribute Planning Department Archeological Resource "ALERT" sheet to Prime Contractor, subcontractors and utilities firms.	Project sponsor, archaeologist and Environmental Review Officer (ERO)	Prior to any soil disturbing activities.
	Project Sponsor			Submit signed affidavit of distribution to ERO.	Following distribution of "ALERT" sheet but prior to any soils disturbing activities.
<p>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.</p>	Head Foreman and/or project sponsor	Accidental discovery	Suspend any soils disturbing activity.	Notify ERO of accidental discovery.	

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>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.</p>	Project Sponsor	In case of accidental discovery	<p>If ERO determines an archeological resource may be present, services of a qualified archeological consultant to be retained.</p>	Make recommendation to the ERO	
	Archeological consultant		<p>Identify and evaluate archeological resources.</p>		
<p>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.</p>	Project Sponsor		<p>After determination by the ERO of appropriate action to be implemented following evaluation of accidental discovery.</p>	<p>Implementation of Archeological measure required by ERO.</p>	

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>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 describes 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.</p>	Project Sponsor	Following completion of any* archeological field program. (* required.)	Submittal of Draft/Final FARR to ERO.		
<p>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 MEA 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.</p>	Project Sponsor		Distribution of Final FARR.		

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURE 2: CONSTRUCTION AIR QUALITY MEASURES FOR PROJECTS NEAR SENSITIVE RECEPTORS					
<p>A detailed dust control plan based upon the recommendations of the Bay Area Air Quality Management District (BAAQMD) shall be prepared and implemented. Elements of the BAAQMD dust control program for project components that disturb more than 4 acres shall include, but are not necessarily limited to, the following:</p> <p>Pursuant to Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, non-potable water will be used for dust control activities, which consists of watering active construction areas at least twice daily. Watering shall be sufficient to prevent airborne dust from leaving the individual construction site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water shall be used whenever possible.</p> <ul style="list-style-type: none"> • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads. 	<p>Project Sponsor/ contractor</p>	<p>Prior to the start of construction; Recommendations to be followed during construction.</p>	<p>Preparation of a Dust Control Plan.</p>	<p>Project sponsor/ contractor</p>	<p>Prior to ground disturbing activities</p>
	<p>Project Sponsor/ contractor</p>	<p>During construction</p>	<p>Implementation of measures described in the Dust Control Plan.</p>	<p>Project Sponsor/ contractor</p>	

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibili ty	Monitoring Schedule
<ul style="list-style-type: none"> • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). • Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 5 miles per hour. • Limit the amount of the disturbed area at any one time, where possible. • Restore all roadways, driveways, sidewalks, etc. as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Replant vegetation in disturbed areas as quickly as possible. • Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the BAAQMD prior to the start of construction. 					

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURE 3: HAZARDS (HANDLING OF CONTAMINATED SOILS)					
<i>Step 1: Determination of Presence of Contaminated Soils</i>					
Prior to approval of a building permit for the proposed project, the project sponsor shall hire a consultant to collect soil samples (borings) from areas on the site in which soil would be disturbed and test the soil samples for total lead and petroleum hydrocarbons. The consultant shall analyze the soil borings as discrete, not composite samples. The consultant shall prepare a report on the soil testing for lead that includes the results of the soil testing and a map that shows the locations of stockpiled soils from which the consultant collected the soil samples.	Project Sponsor	Prior to approval of a building permit	Collect and analyze soil samples; prepare a soil testing report	Department of Public Health	Prior to approval of a building permit
The project sponsor shall submit the report on the soil testing for lead and a fee of \$425 in the form of a check payable to the San Francisco Department of Public Health (SFDPH), to the Hazardous Waste Program, Department of Public Health, 101 Grove Street, Room 214, San Francisco, California 94102. The fee of \$425 shall cover five hours of soil testing report review and administrative handling. If additional review is necessary, DPH shall bill the project sponsor for each additional hour of review over the first five hours, at a rate of \$85 per hour. These fees shall be charged pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil testing report to determine to whether soils on the project site are contaminated with lead at or above potentially hazardous levels.	Project Sponsor	Prior to approval of a building permit	Pay fee to DPH for review of soil testing report		
If DPH determines that the soils on the project site are not contaminated with lead at or above a potentially hazardous level (i.e., below 50 ppm total lead), no further mitigation measures with regard to lead-contaminated soils on the site would be necessary.	Department of Public Health	Prior to Approval of a building permit	Determine whether soils on the project site are contaminated	Department of Public Health	Prior to approval of a building permit

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<i>Step 2: Preparation of a Site Mitigation Plan</i>					
<p>If based on the results of the soil tests conducted, DPH determines that the soils on the project site are contaminated with lead at or above potentially hazardous levels, the DPH shall determine if preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by the DPH, the SMP shall include a discussion of the level of lead contamination of soils on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: (1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); (2) the preferred alternative for managing contaminated soils on the site and a brief justification; and (3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.</p>	Project sponsor	Prior to the start of construction	Project sponsor or contractor to prepare a Site Mitigation Plan (SMP). Submit SMP to DPH and the Planning Department	DPH to review and approve the SMP.	Considered complete with submittal of the closure certification report to DPH and San Francisco Planning Department.
<i>Step 3: Handling, Hauling, and Disposal of Contaminated Soils</i>					
<p><u>(a) specific work practices:</u> If based on the results of the soil tests conducted, DPH determines that the soils on the project site are contaminated with lead at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, state, and federal regulations, including OSHA lead-safe work practices) when such soils are encountered on the site.</p>	Project sponsor	During site grading and excavation, and site development	Handling, hauling and disposal of contaminated soils (see mitigation measure).	The contractor shall take the mitigation actions specified in the SMP and shall submit weekly monitoring reports to DPH. Project sponsor to provide DPH	Considered complete upon receipt by DPH of final monitoring plan at completion of construction.
<p><u>(b) dust suppression:</u> Soils exposed during excavation for</p>					

345 6th ST. MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING PROGRAM

Mitigation Measures Certified in Final EIR	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>(c) <u>surface water runoff control</u>: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.</p> <p>(d) <u>soils replacement</u>: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where lead-contaminated soils have been excavated and removed, up to construction grade.</p> <p>(e) <u>hauling and disposal</u>: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.</p>				with weekly reports during the construction period.	
<p><i>Step 4: Preparation of Closure/Certification Report</i></p> <p>After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing lead-contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>	Project sponsor	After removal of underground storage tanks and construction activities are complete.	Project sponsor to prepare Closure/Certification Report, if necessary. Submit report to DPH.	DPH to review Closure/Certification Report.	Considered complete with submittal of the closure certification report to DPH and San Francisco Planning Department.



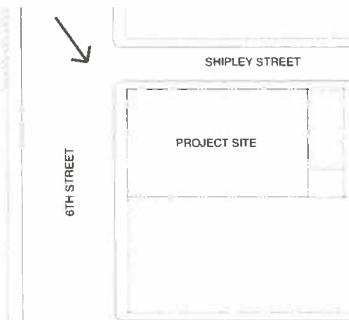
View from 6th Street, Looking South Towards 345 6th Street



View from 6th Street, Looking North Towards 345 6th Street

SUBJECT PROPERTY:
NORTH FACADE
(FACING SHIPLEY)
BLOCK 3753/ LOT 081

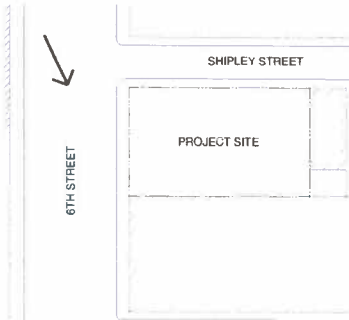
SUBJECT PROPERTY:
WEST FACADE
(FACING 6TH ST.)
BLOCK 3753/ LOT 081



SUBJECT PROPERTY: **345 6TH STREET**
FRONT FACADE OF SUBJECT BUILDING

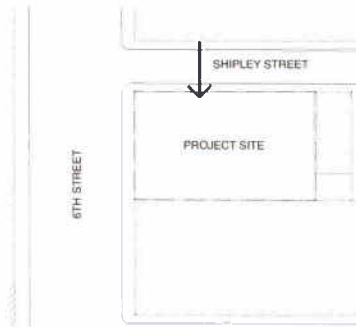
SUBJECT PROPERTY
BLOCK 3753/ LOT 081

ADJACENT BUILDING ON
6TH STREET
BLOCK 3753/ LOT 079

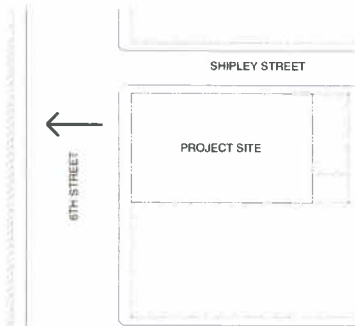


ADJACENT BUILDING TO
THE EAST ON SHIPLEY
BLOCK 3753/ LOT 082

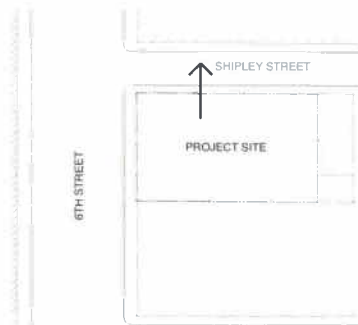
SUBJECT PROPERTY
BLOCK 3753/ LOT 081



BUILDINGS DIRECTLY ACROSS
6TH STREET FROM
SUBJECT PROPERTY



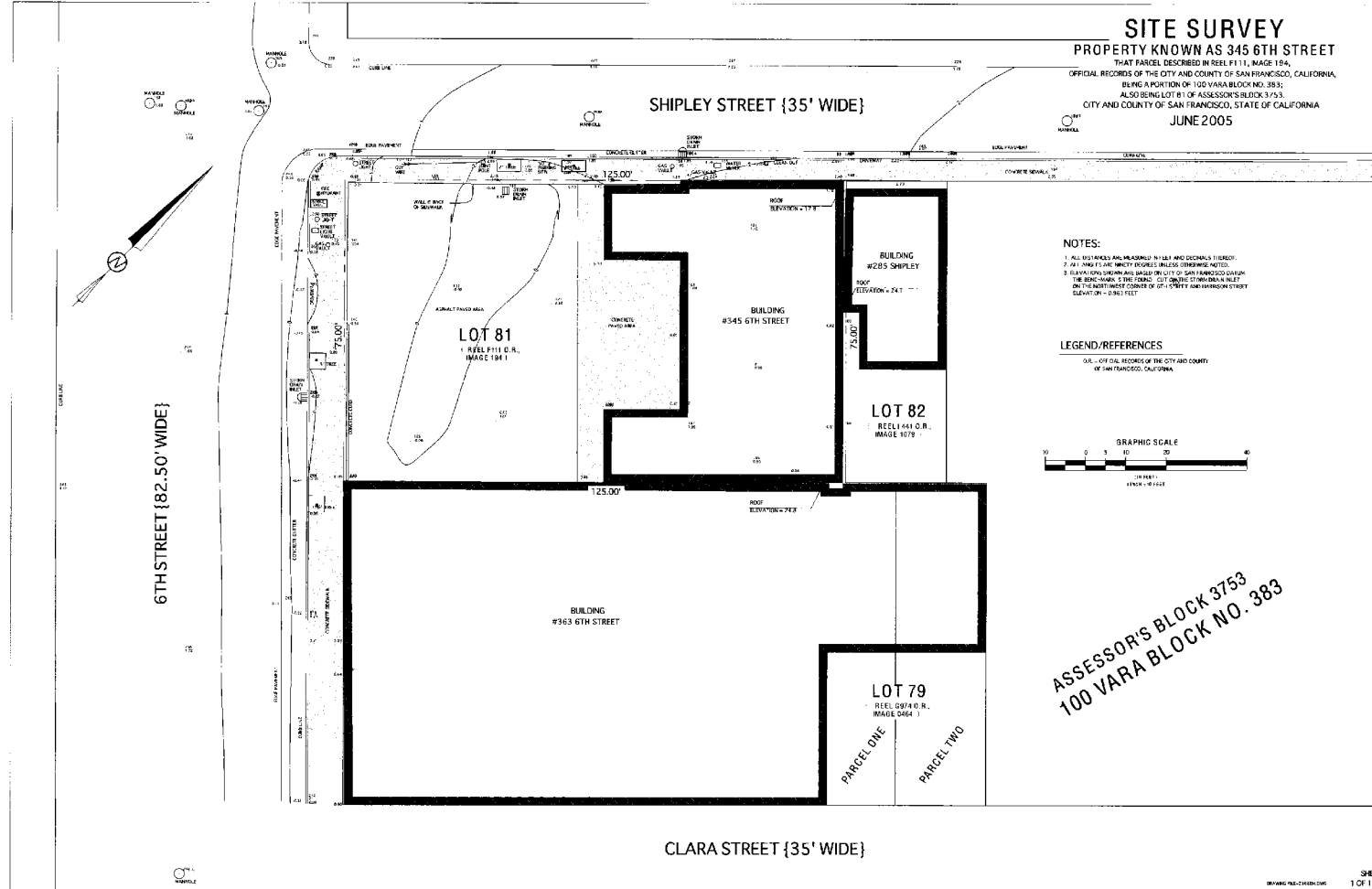
EMPTY LOT DIRECTLY ACROSS
SHIPLEY STREET FROM
SUBJECT PROPERTY



Revisions:

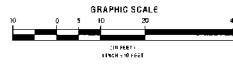
1	PLANNING DIV. #1 10/10/05
2	PLANNING DIV. #2 10/10/05
3	PLANNING DIV. #3 10/10/05
4	PLANNING DIV. #4 10/10/05
5	PLANNING DIV. #5 10/10/05
6	PLANNING DIV. #6 10/10/05
7	PLANNING DIV. #7 10/10/05

SITE SURVEY
PROPERTY KNOWN AS 345 6TH STREET
THAT PARCEL DESCRIBED IN REEL #111, IMAGE 194,
OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA,
BEING A PORTION OF 100 VARA BLOCK NO. 383;
ALSO BEING LOT 81 OF ASSESSOR'S BLOCK 3753,
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
JUNE 2005



- NOTES:**
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 2. ALL 1984 F.T.M. POINTS WERE USED UNLESS OTHERWISE NOTED.
 3. ALL VERTICAL DIMENSIONS ARE BASED ON THE CITY OF SAN FRANCISCO DATUM. THE BENCHMARK IS THE TOWER, 107' NORTH OF THE CENTER OF LOT 81 ON THE NORTHWEST CORNER OF 6TH STREET AND HARRISON STREET. ELEVATION = 108.17 FEET.

LEGEND/REFERENCES
D.L. - OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA



**ASSESSOR'S BLOCK 3753
100 VARA BLOCK NO. 383**

345 6TH STREET

NEW CONSTRUCTION CAN
MAVED USE
30 DAY RESIDENTIAL
AL OVER COMMERCIAL

BLOCK 3753 LOT 81

SURVEY

NOTICE

This drawing is a preliminary drawing and is not to be used for any purpose other than to show the general location of the proposed improvements. It is not to be used for any other purpose without the written consent of the Surveyor. The Surveyor is not responsible for any errors or omissions in this drawing. The Surveyor is not responsible for any changes or modifications to this drawing. The Surveyor is not responsible for any delays or cancellations of this drawing. The Surveyor is not responsible for any damages or losses resulting from the use of this drawing. The Surveyor is not responsible for any claims or lawsuits filed against the Surveyor or the Surveyor's firm. The Surveyor is not responsible for any claims or lawsuits filed against the Surveyor or the Surveyor's firm. The Surveyor is not responsible for any claims or lawsuits filed against the Surveyor or the Surveyor's firm. The Surveyor is not responsible for any claims or lawsuits filed against the Surveyor or the Surveyor's firm.

SHEET
1 OF 1

DRAWN
S

2 of 16 sheets

Revised:

1	PLANNING SET 01/10/09
2	CONCEPTUAL DESIGN 02/10/09
3	PERMITTED DESIGN 03/10/09
4	CONSTRUCTION SET 04/10/09
5	FINAL PROGRAM 05/10/09
6	PERMITTED DESIGN 06/10/09
7	PERMITTED DESIGN 07/10/09
8	PERMITTED DESIGN 08/10/09
9	PERMITTED DESIGN 09/10/09
10	PERMITTED DESIGN 10/10/09

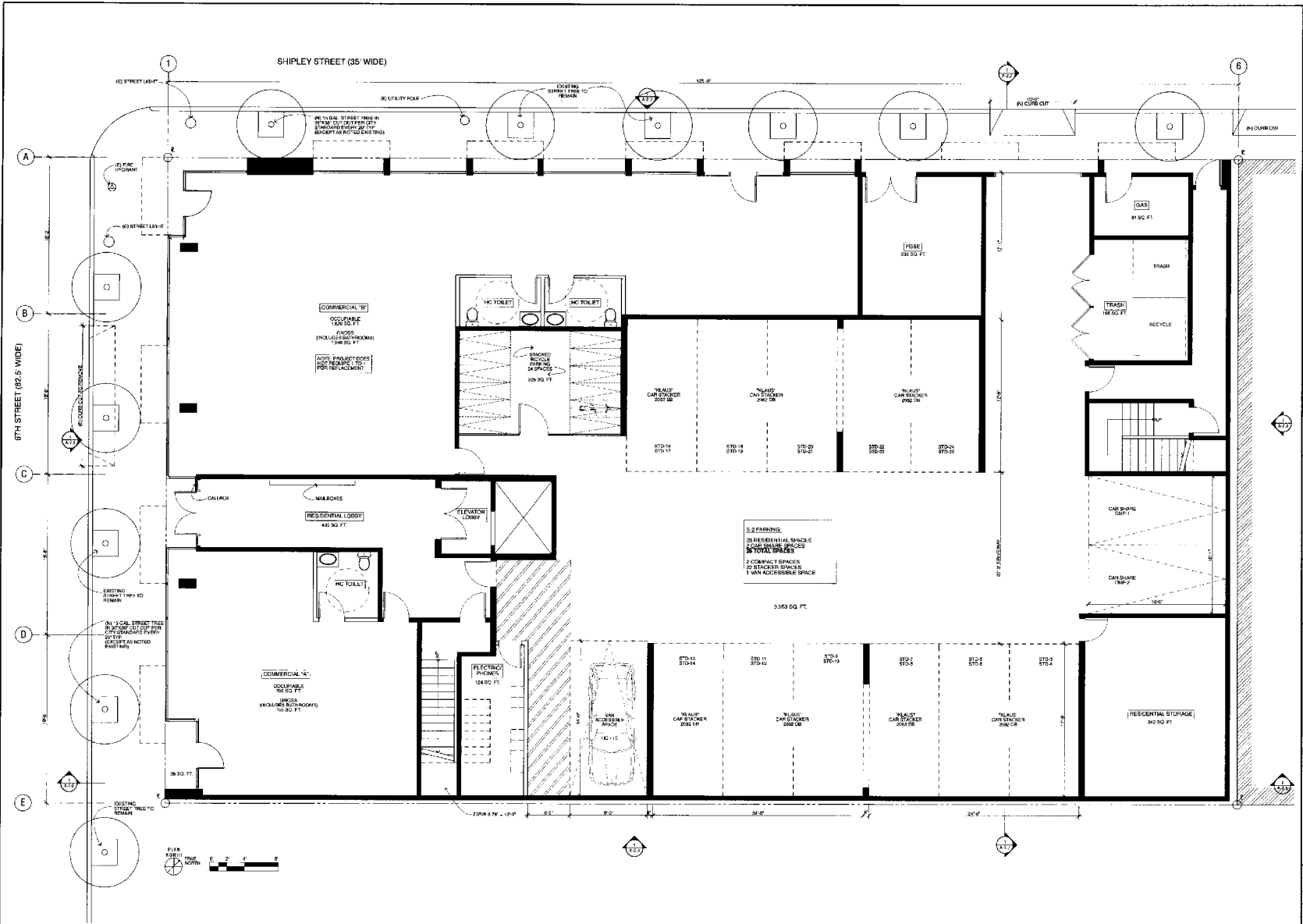


345 6TH STREET
NEW CONSTRUCTION
MOVED USE
SPLIT FROM COMMERCIAL
OVER COMMERCIAL
BLOCK SPACED ON
FIRST FLOOR PLAN

NOTES
These drawings are the property of Keeman Architects and shall remain confidential. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Keeman Architects.
The Contractor shall verify all dimensions and conditions of the site and building prior to construction. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
These drawings are intended for the use of the Contractor and are not to be used for any other purpose without the prior written permission of Keeman Architects.
All dimensions are in feet and inches unless otherwise noted. Dimensions are given to the center of the member unless otherwise noted.
All dimensions are to be confirmed by the Contractor prior to construction.

DATE	01/10/09
SCALE	1/4" = 1'-0"
DRAWN BY	AA
CHECKED BY	TK
APP. NO.	0552

A-1.1



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

- PROJECT:
1. PLANNING STUDY
 2. PRELIMINARY ARCHITECTURAL
 3. ARCHITECTURAL DESIGN
 4. PERMITS
 5. CONSTRUCTION ADMINISTRATION

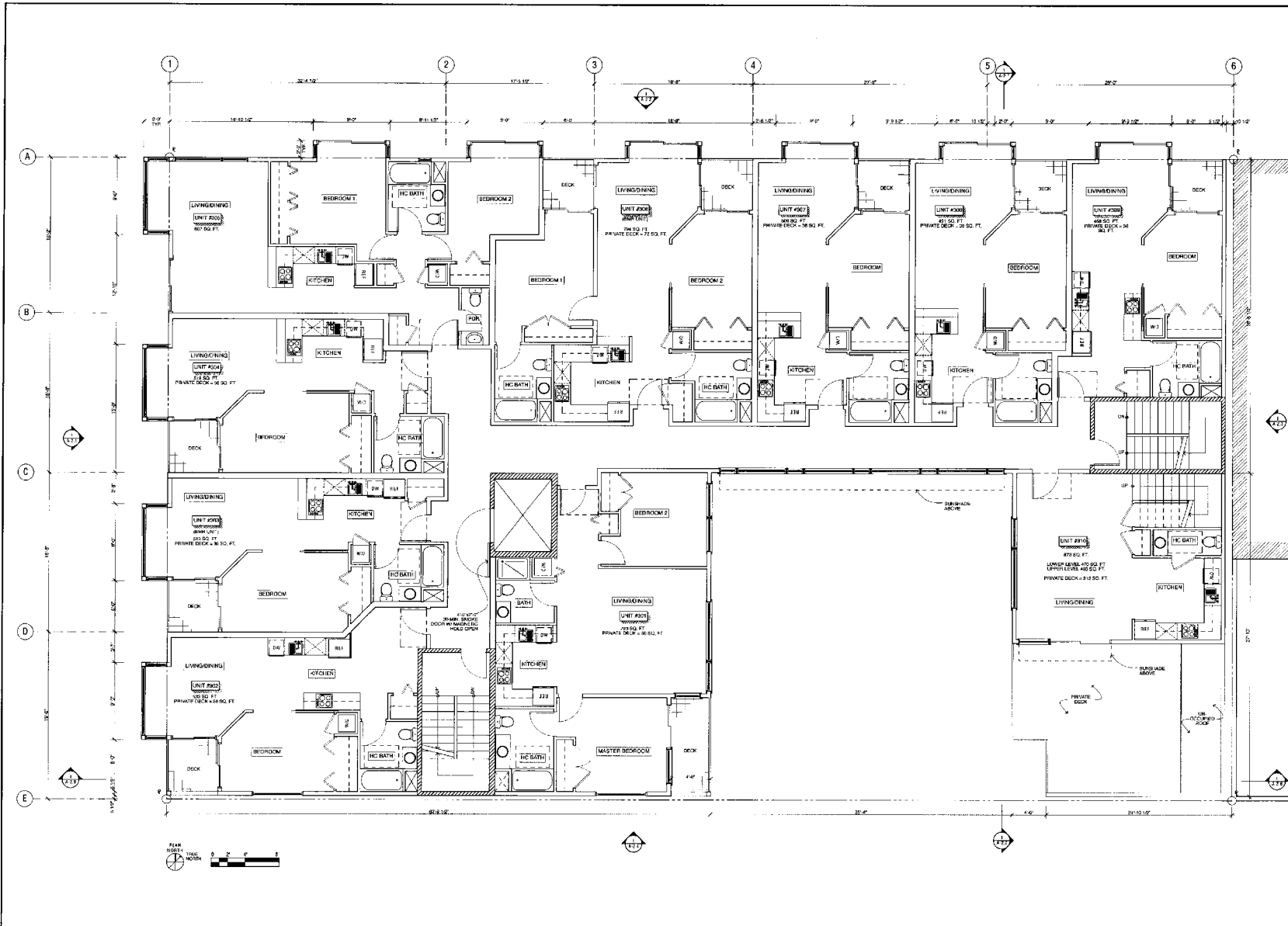


345 6TH STREET
NEW CONSTRUCTION, MIXED USE
345 UNIT RESIDENTIAL OVER COMMERCIAL
BLOCK SPESLOT 081
THIRD FLOOR PLAN

NOTICE
These drawings are the property of Kerman Architects and are to be used only for the project and site specifically identified herein. They are not to be used for any other project, site, or purpose without the written consent of Kerman Architects. The drawings are the property of Kerman Architects and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kerman Architects. All other uses are prohibited. Kerman Architects is not responsible for any errors or omissions in these drawings. The user of these drawings is advised to verify all dimensions and conditions on the ground before construction. Kerman Architects is not responsible for any construction delays or cost overruns. The user of these drawings is advised to verify all dimensions and conditions on the ground before construction. Kerman Architects is not responsible for any construction delays or cost overruns.

DATE	REVISED
BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
DATE	DATE

A-1.3



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

- Revisions
- 1. IN WORKING COPY - 01/14/15
 - 2. IN WORKING COPY - 02/04/15
 - 3. IN WORKING COPY - 02/04/15
 - 4. IN WORKING COPY - 02/04/15
 - 5. IN WORKING COPY - 02/04/15
 - 6. IN WORKING COPY - 02/04/15
 - 7. IN WORKING COPY - 02/04/15



345 6TH STREET
NEW CONSTRUCTION, MIXED USE
36 UNIT RESIDENTIAL OVER COMMERCIAL
BLOCK 3753/01/001

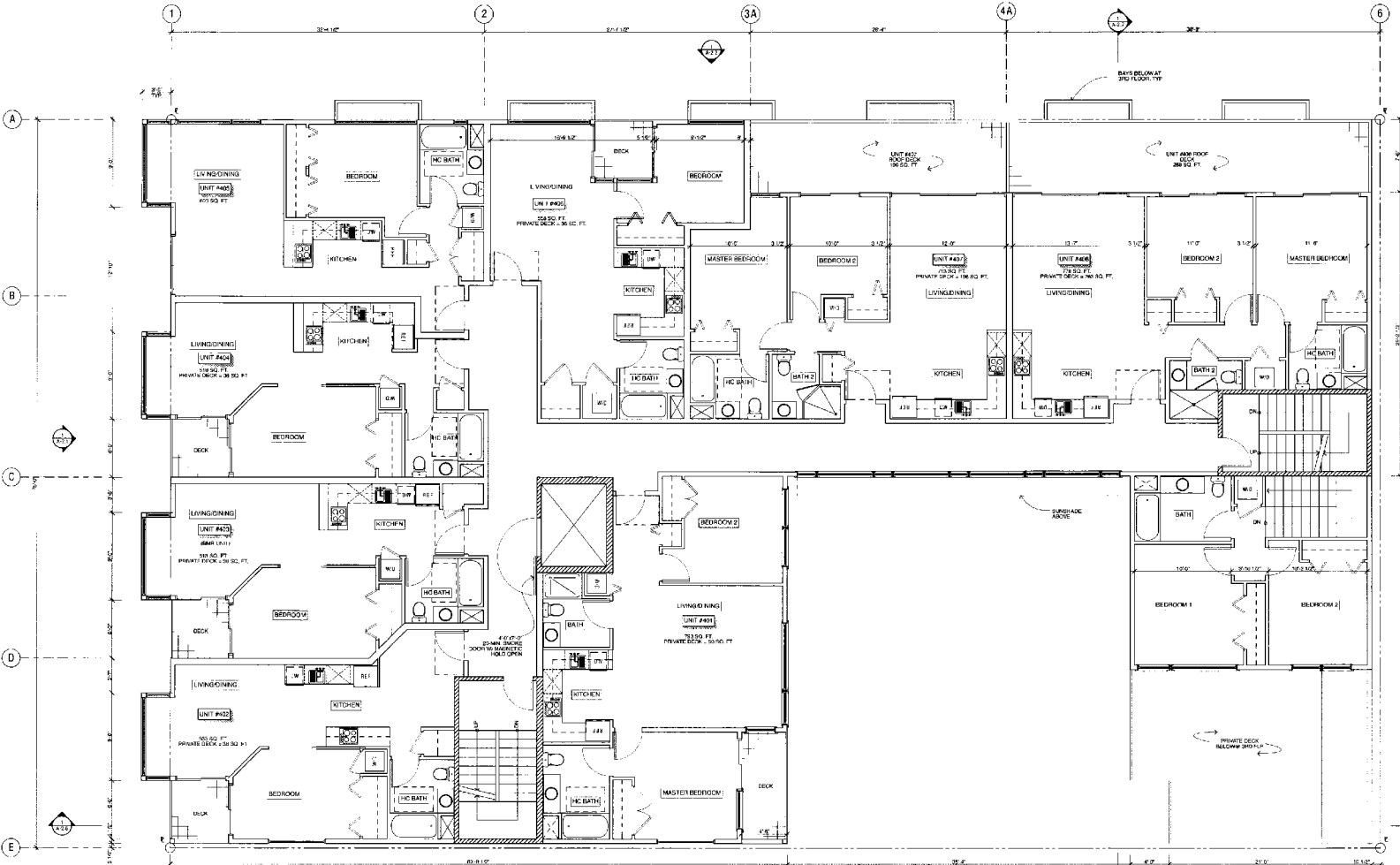
FOURTH FLOOR PLAN

NOTICE
This set of plans and specifications are to be used only for the project and location specified above. Any use of these plans for any other project or location without the written consent of Kerman Architects is strictly prohibited. Any reproduction or distribution of these plans without the written consent of Kerman Architects is strictly prohibited. Any use of these plans for any other project or location without the written consent of Kerman Architects is strictly prohibited. Any reproduction or distribution of these plans without the written consent of Kerman Architects is strictly prohibited.

DATE: 01/20/15
SCALE: 1/4" = 1'-0"
DRAWN BY: AA
CHECKED BY: TM
DATE: 06/15

DRAWING
A-1.4

7 OF 10 SHEETS



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

REVISIONS

1	IN ROOM 507, 508, 509
2	IN ROOM 507, 508, 509
3	IN ROOM 507, 508, 509
4	IN ROOM 507, 508, 509
5	IN ROOM 507, 508, 509
6	IN ROOM 507, 508, 509
7	IN ROOM 507, 508, 509
8	IN ROOM 507, 508, 509



345 5TH STREET

NEW CONSTRUCTION
MADE USE
OF EXISTING RESIDENTIAL
OVER COMMERCIAL

BLOCK 202 LOT 01

FIFTH FLOOR PLAN

NOTES

1. THESE DRAWINGS ARE TO BE USED FOR CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND ENGINEER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.

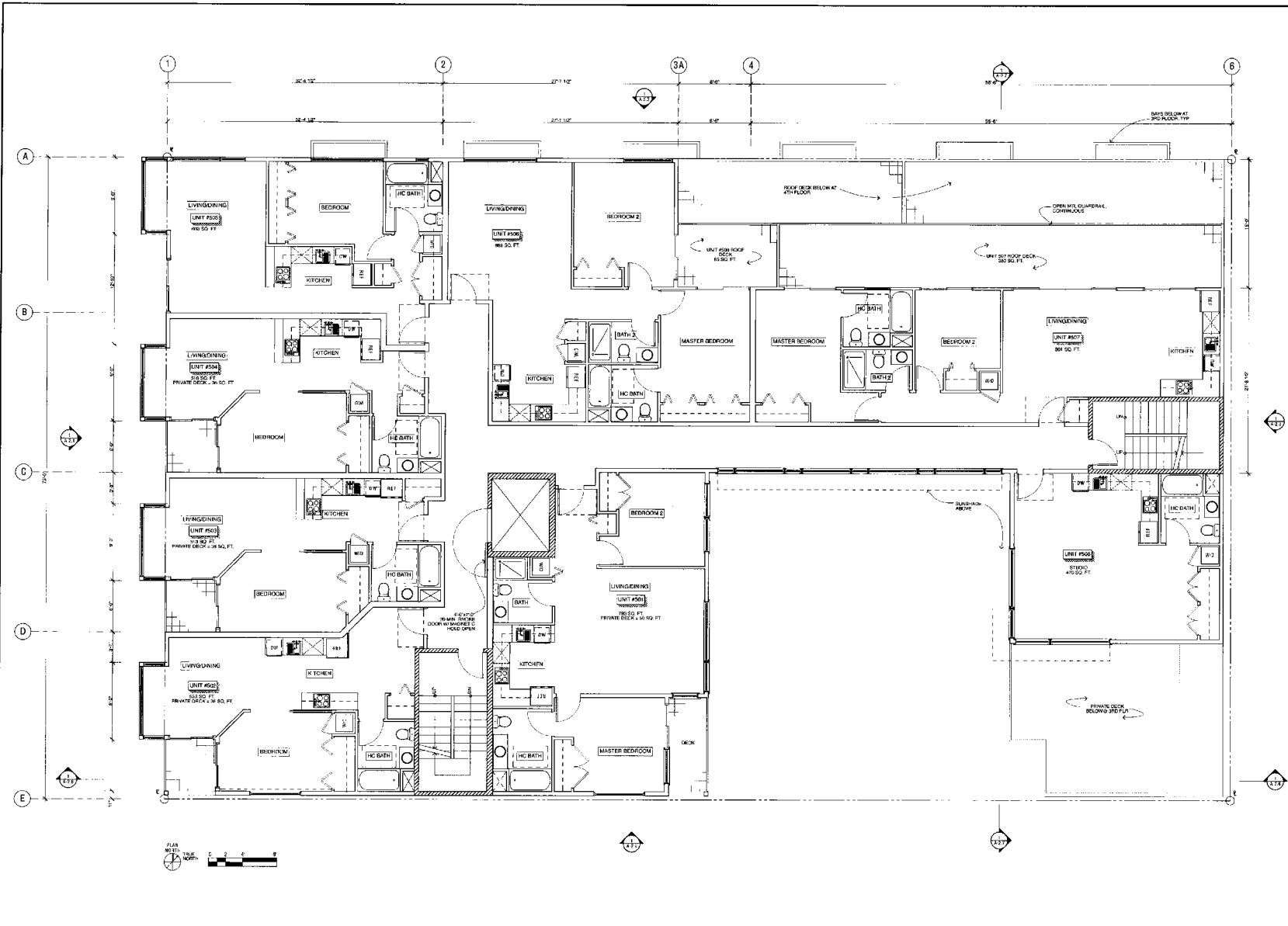
PROJECT INFORMATION

DATE	04/15/20
SCALE	1/8" = 1'-0"
DRAWN BY	JLA
CHECKED BY	TM
DATE	04/15/20

DRAWINGS

A-1.5

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

Revisions

1	PLANNING REV. #1 02/2025
2	PLANNING REV. #2 02/2025
3	PLANNING REV. #3 02/2025
4	PLANNING REV. #4 02/2025
5	PLANNING REV. #5 02/2025
6	PLANNING REV. #6 02/2025
7	PLANNING REV. #7 02/2025
8	PLANNING REV. #8 02/2025
9	PLANNING REV. #9 02/2025
10	PLANNING REV. #10 02/2025



345 6TH STREET
NEW CONSTRUCTION
MIXED USE
SECURITY RESIDENTIAL
OVER COMMERCIAL
REDCN 20251 DTT 081

ROOF PLAN

NOTES

1. These drawings and specifications are to be used only for the project and site shown on these drawings and are not to be used for any other project or site without the written consent of Kerman Architects.

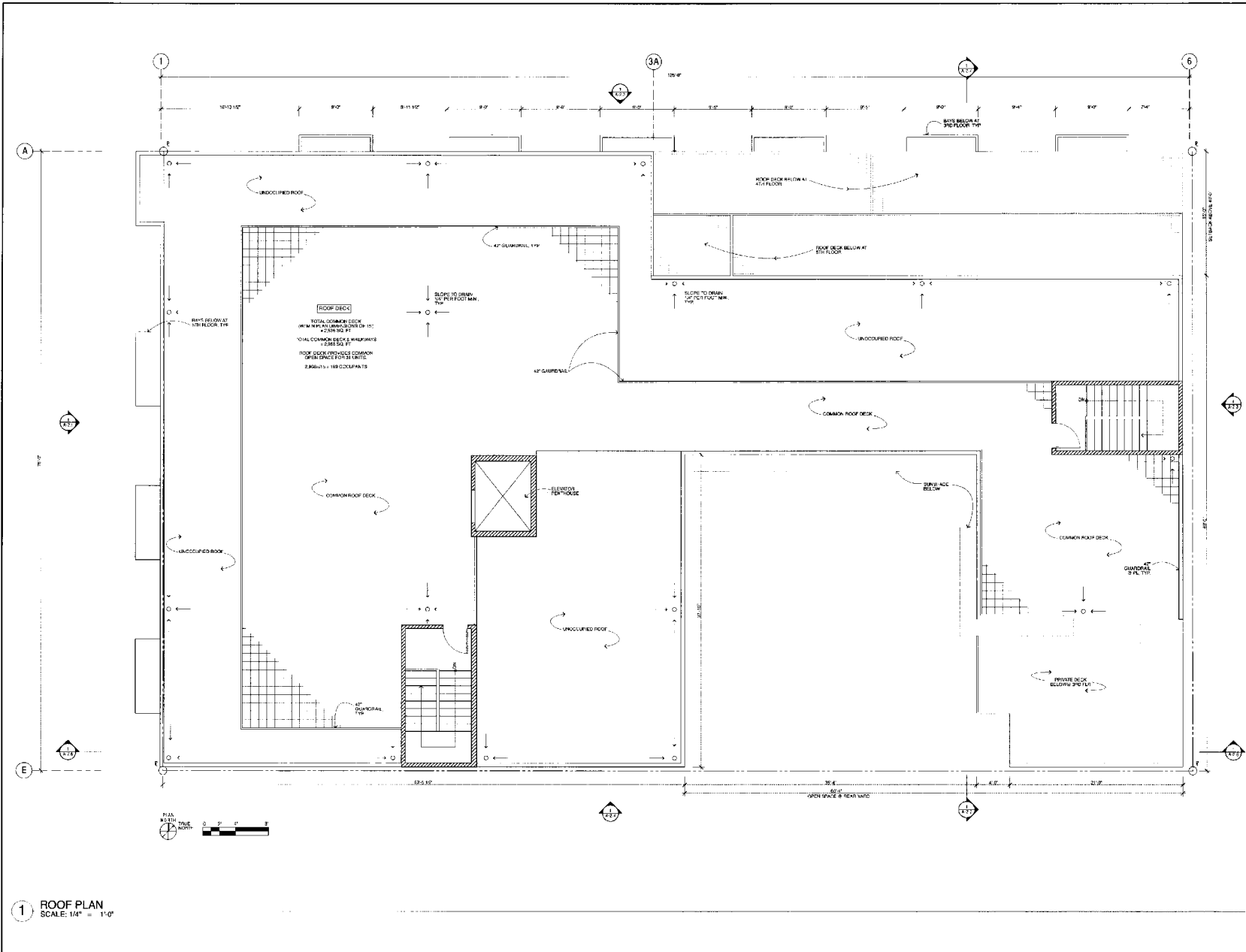
2. The owner shall provide all necessary permits, approvals, and clearances for the project and shall be responsible for obtaining all necessary permits, approvals, and clearances for the project.

3. These drawings are a preliminary design and are subject to change without notice. The owner shall be responsible for obtaining all necessary permits, approvals, and clearances for the project.

4. All dimensions are in feet and inches. Dimensions are shown in feet and inches unless otherwise noted.

NO.	01-2025
SCALE	1/4" = 1'-0"
DRAWN BY	J.L.
CHECKED BY	J.L.
DATE	06/15

DRAWINGS
A-1.6



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

ELEVATION KEY NOTES:

- ◇ EXPOSED CONCRETE
- ◇ HORIZONTAL FACTORY #10 CORRUGATED METAL ROOF
- ◇ CEMENTitious or PHENOLIC PANEL
- ◇ HORIZONTAL SLAB ON GIRDER (SOG) FIN
- ◇ DUAL GLAZED ALUMINUM WINDOWS AND DOORS W/ POWDER COAT FINISH, TYP
- ◇ BIFFOLD EXTERIOR SHUTTERS, PERFORATED METAL
- ◇ 4" HIGH SLAB QUANTRAL
- ◇ 4" HIGH 1 1/2" CORE RAIL WALL
- ◇ 1 1/2" MIN. INS. LEADING, 1 1/4"
- ◇ REDWOOD OR OAK BLIND RAIL FLYWOOD 2 CONCEALED PROPERTY LINE CONGR. ON PAINT AND FINISH 1/4" MIN. WOOD BATTENS OVER HORIZONTAL AND VERTICAL JOINTS @ EXPOSED ANGLES (TYP)
- ◇ PAINTED METAL CAP
- ◇ GALVANIZED STEEL, CHIMNEY SUNSHADE 2" HORIZONTAL PROJECTION
- ◇ 1 1/4" RATED PROPERTY LINE GFL FRAME WINDOWS

CELESTINE ARCHITECTS

400 WEST STREET
 SUITE 100
 CHICAGO, ILLINOIS 60601
 TEL: 312.786.8888
 FAX: 312.786.8889

1	PERMIT REVIEW	10/26/2016
2	PERMIT REVIEW	11/10/2016
3	PERMIT REVIEW	11/10/2016
4	PERMIT REVIEW	11/10/2016
5	PERMIT REVIEW	11/10/2016
6	PERMIT REVIEW	11/10/2016



345 8TH STREET
 NEW CONSTRUCTION
 MIXED USE
 36 UNIT RESIDENTIAL
 OVER COMMERCIAL
 (BLOCK 3750/LOT 01)

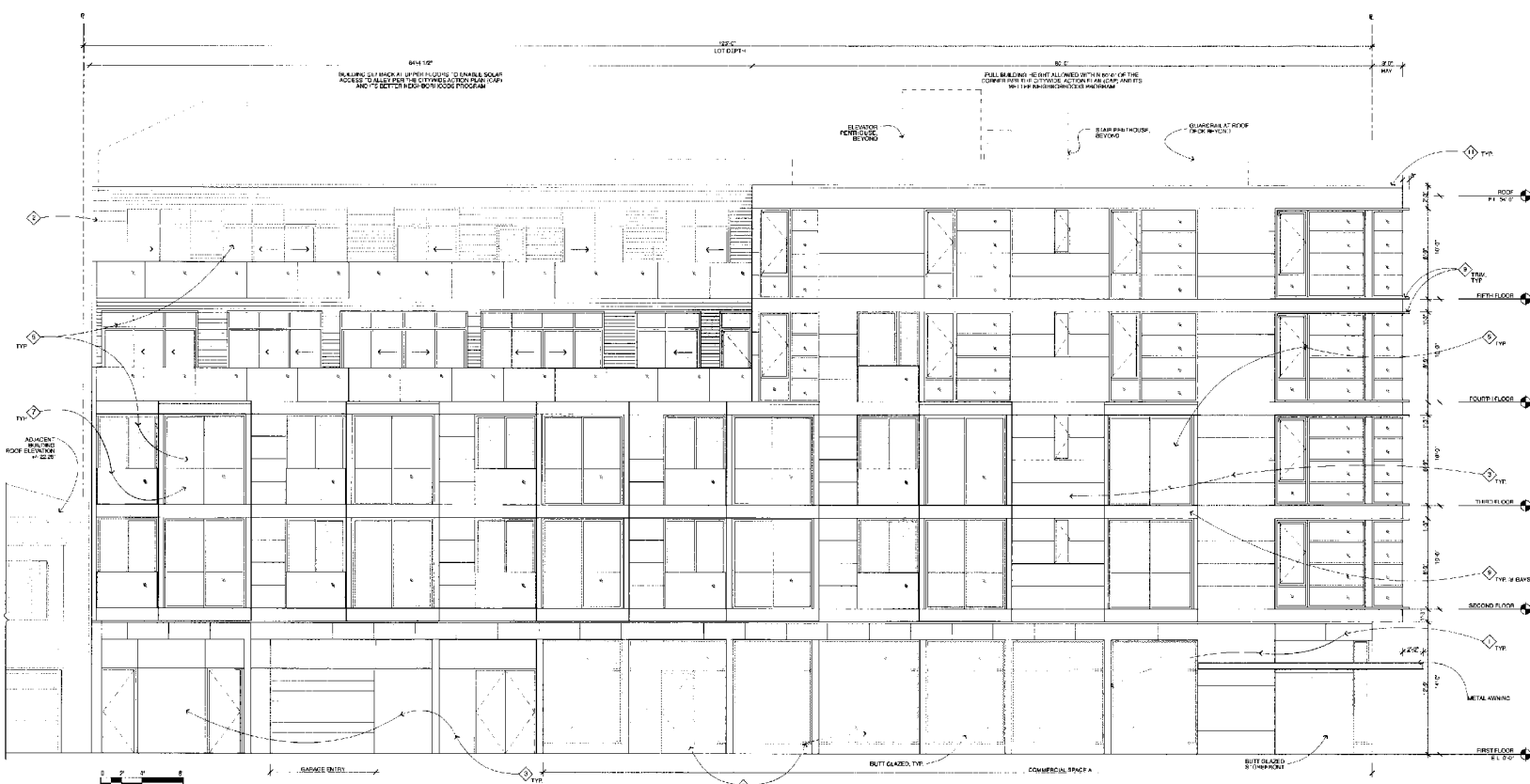
NORTH (SHARPLY) ELEVATION

NOTICE
 These drawings are the property of CELESTINE ARCHITECTS and are to be used only for the project and site described herein. Any reuse, modification, or alteration of these drawings without the written consent of CELESTINE ARCHITECTS is strictly prohibited. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. CELESTINE ARCHITECTS shall not be held responsible for any errors or omissions in these drawings, and shall not be held responsible for any consequences arising from the use of these drawings. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. CELESTINE ARCHITECTS shall not be held responsible for any errors or omissions in these drawings, and shall not be held responsible for any consequences arising from the use of these drawings.

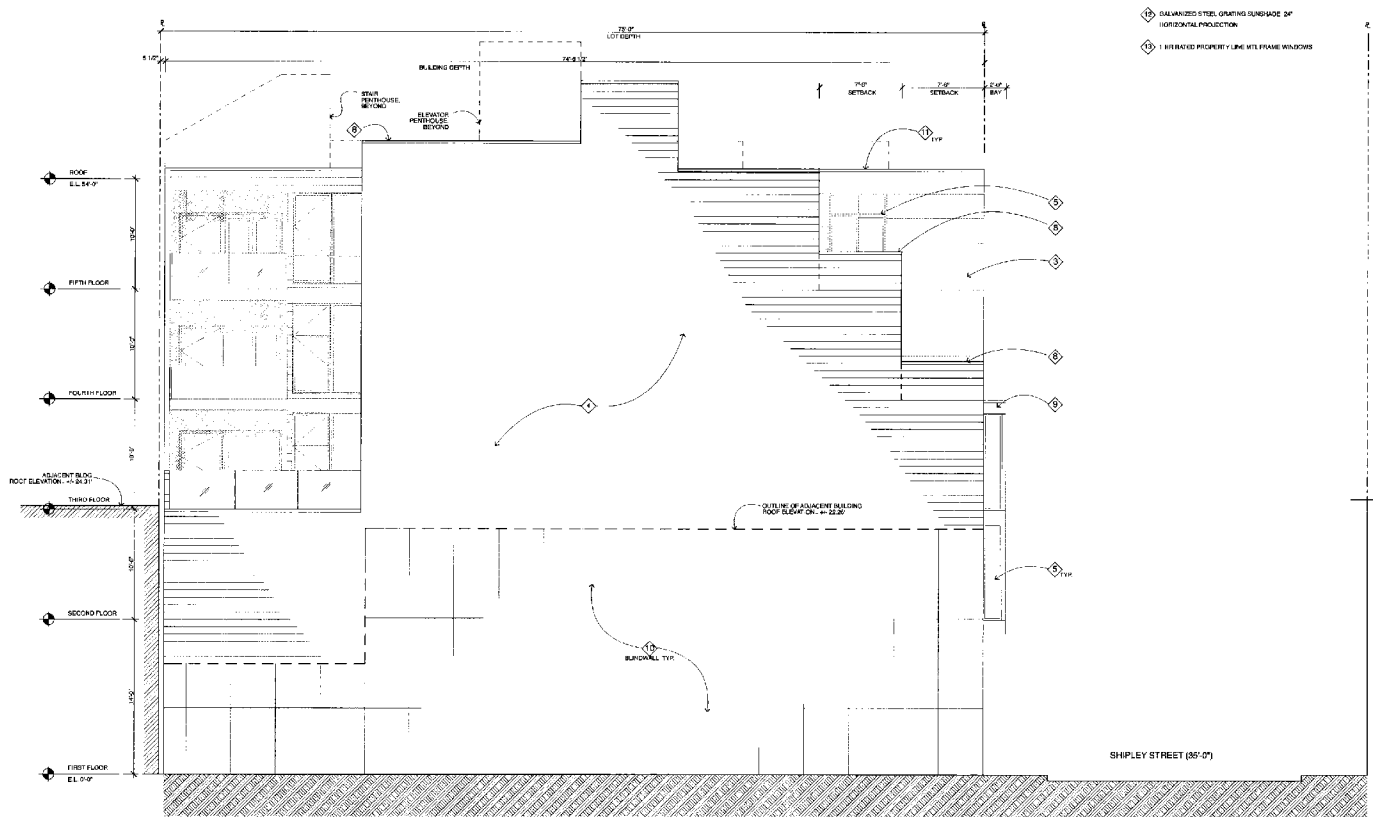
DATE	10/26/16
NAME	CELESTINE ARCHITECTS
SCALE	AS SHOWN
PROJECT	345 8TH STREET
DATE	10/26/16

A-2.2

11 of 16 sheets



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



- ELEVATION KEY NOTES:**
- ① EXPOSED CONCRETE
 - ② HORIZONTAL FACTORY PTD CORRUGATED METAL SIDING
 - ③ CERAMITIC TILE OR FIBROCLIC PANEL
 - ④ HORIZONTAL METAL PANELS, PTD
 - ⑤ EQUAL RAZED ALUMINUM WINDOWS AND DOORS W/ POWDER COAT FINISH TYP
 - ⑥ 8' FOLD EXTERIOR SHUTTERS, VENTURATED METAL
 - ⑦ 42" HIGH GLASS GUARDRAIL
 - ⑧ 42" HIGH 1" X 4" GLASS RAIL WALL
 - ⑨ PTD METAL CLADDING TRIM
 - ⑩ REDWOOD GRAB BURN WALL (LYWOOD IS CONCEALED PROPERTY LINE CONDITION. PAINT AND FINISH TO RESEMBLE BATTENS OVER HORIZONTAL AND VERTICAL JOINTS & EXPOSED AREAS (TYP)
 - ⑪ PAINTED METAL CAP
 - ⑫ GALVANIZED STEEL GRATING GUNDADE 24" HORIZONTAL PRODUCTION
 - ⑬ 1" RIBBED PROPERTY LINE METAL FRAME WINDOWS

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

**KERMAN
KERRIS
ARCHITECTS**

100 WILSON STREET
SAN FRANCISCO
CALIFORNIA 94102
TEL: 415-774-0000
FAX: 415-398-1122

Revised:

1	PLANNING REV. 10/2002
2	PLANNING REV. 10/2002
3	PLANNING REV. 10/2002
4	PLANNING REV. 10/2002
5	PLANNING REV. 10/2002
6	PLANNING REV. 10/2002
7	PLANNING REV. 10/2002
8	PLANNING REV. 10/2002
9	PLANNING REV. 10/2002
10	PLANNING REV. 10/2002



345 6TH STREET

NEW CONSTRUCTION
MIXED USE
36 UNIT RESIDENTIAL
OVER COMMERCIAL

BLOCK 373301 DR1

EAST ELEVATION

NOTES
1. These drawings are prepared for the purpose of obtaining a building permit and are not to be used for any other purpose without the consent of the architect.
2. The contractor shall verify all dimensions and conditions of the site and building before construction.
3. These drawings are subject to change without notice. The contractor shall verify all dimensions and conditions of the site and building before construction.
4. All work shall be in accordance with the applicable building codes and regulations.
5. The architect shall not be responsible for the accuracy of the information provided by others.

DATE:	01/2005
SCALE:	1/4" = 1'-0"
DRAWN BY:	JLL
CHECKED BY:	TKM
PROJECT:	7015
CRAWING:	

A-2.3

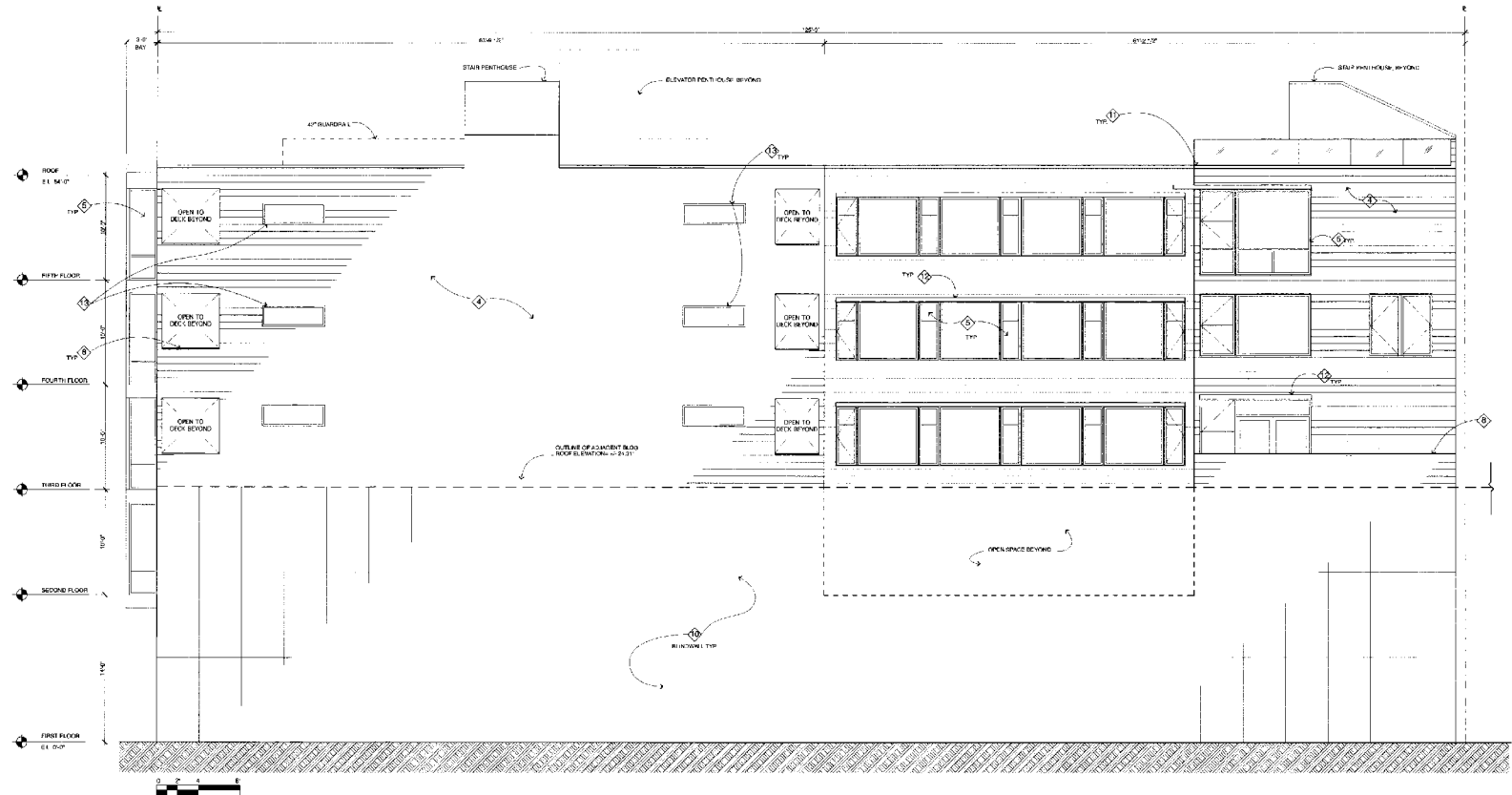
ELEVATION KEY NOTES:

- ① EXPOSED CONCRETE
- ② HORIZONTAL FACTORY PFD CORRUGATED METAL SIDING
- ③ IDENTIFICTION OR FINISHE PANEL
- ④ HORIZONTAL HARD PLUMB SIDING, PFD
- ⑤ DUAL GLAZE ALUMINUM WINDOWS AND DOORS W/ POWDER COAT FINISH, TYP
- ⑥ 6" FOLD EXTENSION FILTERS PERFORATED METAL
- ⑦ 4" HIGH GLASS GUARDRAIL
- ⑧ 4" HIGH 1-1/2" CLEARANCE RAIL WALL
- ⑨ PFD METAL GLAZING TRIM
- ⑩ REDWOOD CREAT/ALUMINUM/PLYWOOD @ 20% GRADED PROPERTY LINE CONDITION, PAINT AND PROVIDE 1/4" REDWOOD BATTERS OVER HORIZONTAL AND VERTICAL JOINTS IN EXPOSED AREAS (TYP)
- ⑪ PBR METAL CAP
- ⑫ SASHINGED STEEL GRATING SUNSHADE, 24" HORIZONTAL PROJECTION
- ⑬ 1/4" RIBBED PROPERTY LINE METAL FRAME (WINDOWS)

KERMAN
ARCHITECTS

1000 W. 11TH STREET
SANTA ANA, CA 92703
TEL: 714.241.1111
WWW.KERMANARCHITECTS.COM

System	Code
1. EXPOSED CONCRETE	101
2. HORIZONTAL FACTORY PFD CORRUGATED METAL SIDING	102
3. IDENTIFICATION OR FINISHE PANEL	103
4. HORIZONTAL HARD PLUMB SIDING, PFD	104
5. DUAL GLAZE ALUMINUM WINDOWS AND DOORS W/ POWDER COAT FINISH, TYP	105
6. 6" FOLD EXTENSION FILTERS PERFORATED METAL	106
7. 4" HIGH GLASS GUARDRAIL	107
8. 4" HIGH 1-1/2" CLEARANCE RAIL WALL	108
9. PFD METAL GLAZING TRIM	109
10. REDWOOD CREAT/ALUMINUM/PLYWOOD @ 20% GRADED PROPERTY LINE CONDITION, PAINT AND PROVIDE 1/4" REDWOOD BATTERS OVER HORIZONTAL AND VERTICAL JOINTS IN EXPOSED AREAS (TYP)	110
11. PBR METAL CAP	111
12. SASHINGED STEEL GRATING SUNSHADE, 24" HORIZONTAL PROJECTION	112
13. 1/4" RIBBED PROPERTY LINE METAL FRAME (WINDOWS)	113



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



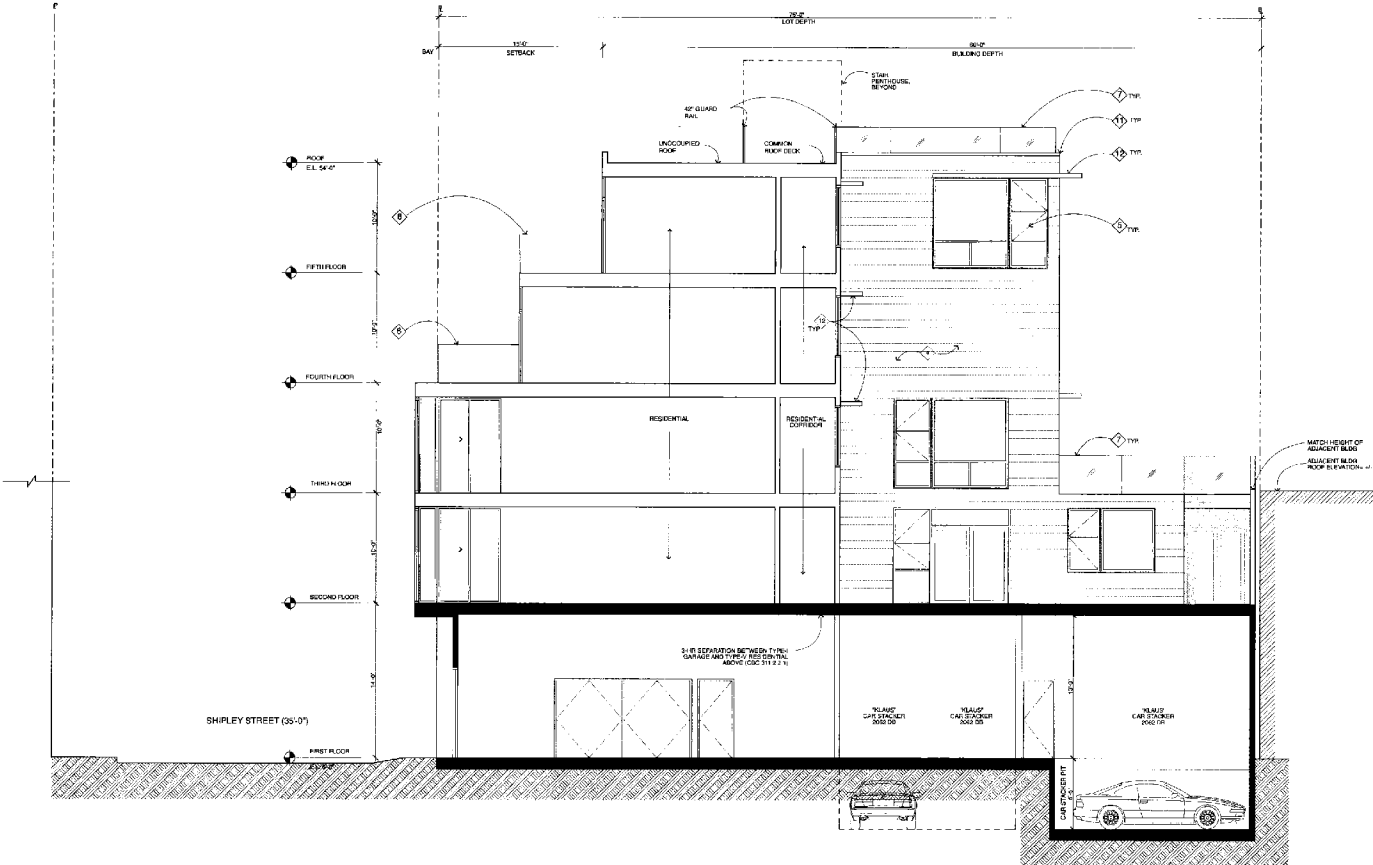
345 6TH STREET
NEW CONSTRUCTION
MERCED
SANTA ANA RESIDENTIAL OVER COMMERCIAL
BLOCK 8725/LOT 8B1

SOUTH ELEVATION

NOTES:
1. THIS ELEVATION IS TO BE CONSIDERED A PRELIMINARY DRAWING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS INFORMATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EGRESS INFORMATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY INFORMATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY INFORMATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HEALTH INFORMATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL INFORMATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC INFORMATION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL INFORMATION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POLITICAL INFORMATION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RELIGIOUS INFORMATION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNIC INFORMATION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANGUAGE INFORMATION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATION INFORMATION.

DATE:	5/2009
SCALE:	1/4" = 1'-0"
PROJECT:	345 6TH STREET
CLIENT:	345 6TH STREET
ARCHITECT:	KERMAN ARCHITECTS
PROJECT NO.:	0515
DATE PLOTTED:	5/2009

A-2.4



- ELEVATION KEY NOTES:**
- ◇ EXPOSED CONCRETE
 - ◇ HORIZONTAL FACTORY-PTD CORRUGATED METAL SHEET
 - ◇ CEMENTITIOUS OR P-CHOLC PANEL
 - ◇ HORIZONTAL WOOD PLANK S&G PTD
 - ◇ SLID GLAZED ALUMINUM WINDOWS AND DOORS W/ POWDER COAT FINISH, TYP
 - ◇ 8'-FOLD EXTERIOR SHUTTERS, PERFORATED METAL
 - ◇ 42" HIGH OR LESS (GLASS)
 - ◇ 42" HIGH OR LESS (GLASS) WALL
 - ◇ PTD METAL CLADDING TRIM
 - ◇ REPAIR/REPLACE EXISTING WOODWORK OR CONCEALED PROPERTY LINE DEMONSTRATION PAINT AND PROVIDE 1X REDWOOD BATTENS OVER HORIZONTAL AND VERTICAL JOINTS @ EXPOSED AREAS (TYP)
 - ◇ PAINTED METAL CAP
 - ◇ GALVANIZED STEEL GRATING SLING MADE 1/4" HORIZONTAL PROJECTION
 - ◇ HIR FINISHED PROPERTY LINE UTIL FRAME WINDOWS

KERMAN
ARCHITECTS

345 WEST STREET
SAN FRANCISCO
CALIFORNIA 94102
TEL: 415.398.1100
FAX: 415.398.1102

REVISED:

1	PLAN SHEET 11	1/11/16
2	PLAN SHEET 12	1/11/16
3	PLAN SHEET 13	1/11/16
4	PLAN SHEET 14	1/11/16
5	PLAN SHEET 15	1/11/16
6	PLAN SHEET 16	1/11/16
7	PLAN SHEET 17	1/11/16
8	PLAN SHEET 18	1/11/16
9	PLAN SHEET 19	1/11/16
10	PLAN SHEET 20	1/11/16



345 8TH STREET

NEW CONSTRUCTION,
MIXED USE
THREE-FLOOR RESIDENTIAL
OVER COMMERCIAL

BLOCK 3752 LOT 001

BUILDING SECTION
INNER COURT WEST
ELEVATION

NOTICE

This plan and specifications are subject to change without notice and the contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations.

The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations.

These plans are not to be used for any other project without the written consent of Kerman Architects.

As a condition of contract, the contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations.

DATE:	1/11/16
SCALE:	1/8" = 1'-0"
DRAWN BY:	ALL
CHECKED BY:	TK
DATE:	01/11/16

DRAWING
A-2.7

2 BUILDING SECTION (INNER COURT WEST ELEVATION)
SCALE: 1/8" = 1'-0"

DATE PLOTTED: 1/11/16