



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JUNE 17, 2010

*Date:* June 10, 2010  
*Case No.:* **2006.1348EKC**  
*Project Address:* **246 RITCH STREET**  
*Zoning:* SLI (Service/Light Industrial)  
55-X Height and Bulk District  
*Block/Lot:* 3776/092  
*Project Sponsor:* Bruce Baumann  
1221 Harrison Street  
San Francisco, CA 94103  
*Staff Contact:* Corey Teague – (415) 575-9081  
[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed project includes demolition of the existing 4,130 square-foot building on the project site, and construction of a new five-story, 50-foot tall building with 19 market-rate Single Room Occupancy (SRO) residential units totaling approximately 16,442 gross square feet. Each SRO unit would be about 350 square feet with 8,690 gross square feet dedicated to common areas, circulation, garage and storage. The project includes a ground floor parking garage for four off-street parking spaces and ten bicycle spaces. Floors two through five contain 19 SRO units. The project includes planting three street trees along the Ritch Street frontage.

The project is an Eastern Neighborhoods pipeline project that originally submitted its environmental review application in November 2006. As such, this project must meet the current physical controls of the Planning Code (i.e. rear yard, parking, open space, etc.), but must meet the original land use and height controls that were in place when the first development application was filed. Additionally, due to this project's pipeline status, it is not subject to the Eastern Neighborhoods community impact fee.

### SITE DESCRIPTION AND PRESENT USE

The approximately 4,130 square foot project site is located mid-block along Ritch Street, between Bryant and Brannan Streets within the East South of Market (East SoMa) neighborhood, the SLI (Service/Light Industrial) Zoning District, and a 55-X height and bulk district. The project site contains a 4,130 square foot vacant building that was built in 1929, but is in very poor structural condition and does not contain a roof or north-facing wall. The existing building was determined not to be an historical resource.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The proposed building fronts on Ritch Street mid-block between Bryant and Brannan Streets. Ritch Street within the project area between Bryant and Brannan Streets is a one-way southbound street. The lots directly north of the project site are occupied by five and eight unit buildings. Parking is available on the west side of Ritch Street, although cars also park on the east side of the street as well. There are two parking lots in close vicinity to the project site: one located just south of the adjacent Victorian buildings, and one located across from the project site, extending from Ritch Street to Third Street. The buildings directly south of the project site are occupied by two two-story Victorian buildings, each with two residential dwelling units. The lot directly west of the project site at 49 Zoe Street is a three story live/work building with 15 units. South Park, a 550 square foot oval grassy park, is located one block east of the project site.

## **ENVIRONMENTAL REVIEW**

The Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31")

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	May 28, 2010	May 28, 2010	20 days
Posted Notice	20 days	May 28, 2010	May 28, 2010	20 days
Mailed Notice	20 days	May 28, 2010	May 28, 2010	20 days

## **PUBLIC COMMENT**

- The Department received seven letters of support for the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The SLI zoning district does not currently permit market-rate residential development, and 100 percent affordable housing projects require conditional use authorization. However, market-rate SRO projects were permitted when the project's first development application was submitted. The Planning Department determined that as long as the project met all other Planning Code requirements (EN Pipeline Type 4), including new Eastern Neighborhood physical controls, then market-rate housing would be supported.

- The project will provide 15 percent of the total units as on-site BMR units, resulting in three on-site affordable units.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow for an SRO project in the SLI Zoning District per Planning Code Section 817.

### **BASIS FOR RECOMMENDATION**

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

- The project will create new residential units in the East SoMa plan area.
- The new units will be more “affordable by design” due to their small size and lack of parking for most units.
- The project will provide three BMR units on-site.
- The project will create a moderate amount of units in an area that is very walkable and near to good bicycle and transit, which advances the City’s “Transit First” policy.
- The proposed Project meets all applicable requirements of the Planning Code and is generally consistent with the General Plan

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

- Draft Motion
- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Environmental Determination
- Declaration of Intent (BMR Units)
- First Source Hiring Agreement
- Sponsor-Submitted Materials (Including Reduced Plans)

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Declaration of Intent (BMR)   |
| <input checked="" type="checkbox"/> Draft Motion                | <input checked="" type="checkbox"/> First Source Hiring Agreement |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Project sponsor submittal     |
| <input type="checkbox"/> Zoning District Map                    | Drawings: <u>Existing Conditions</u>                              |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility          |
| <input checked="" type="checkbox"/> Parcel Map                  | Drawings: <u>Proposed Project</u>                                 |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Check for legibility          |
| <input checked="" type="checkbox"/> Aerial Photo                |   |

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

\_\_\_\_\_  
Planner's Initials

*CT: C:\Documents\CI\2006\246 Ritch St\Executive Summary.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: JUNE 17, 2010

*Date:* June 10, 2010  
*Case No.:* **2006.1348EKC**  
*Project Address:* **246 RITCH STREET**  
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**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 175.6, 303, 817 AND 890.88(C) OF THE PLANNING CODE TO CONSTRUCT A FIVE-STORY RESIDENTIAL BUILDING WITH 19 SINGLE ROOM OCCUPANCY (SRO) UNITS AND FOUR GROUND FLOOR PARKING SPACES IN THE SLI (SERVICE/LIGHT INDUSTRIAL) DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On August 13, 2009, Bruce Baumann (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 817 and 890.88(c) of the Planning Code to construct a five-story, 50-foot residential building with 19 market-rate Single Room Occupancy (SRO) units and four ground floor parking spaces in the SLI (Service/Light Industrial) District, and 55-X Height and Bulk District.

On June 17, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2006.1348C.

On August 19, 2009, Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until September 8, 2009; and

On June 17, 2010, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Planning Department and the Planning Commission, [and that the summary of comments and responses contained no significant revisions to the Draft IS/MND] and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2006.1348E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

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. 2006.1348EK, 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 approximately 4,130 square foot project site is located mid-block along Ritch Street, between Bryant and Brannan Streets within the East South of Market (East SoMa) neighborhood, the SLI (Service/Light Industrial) Zoning District, and a 55-X height and bulk district. The project site contains a 4,130 square foot vacant building that is in very poor structural condition and does not contain a roof or north-facing wall.
3. **Surrounding Properties and Neighborhood.** The proposed building fronts on Ritch Street with development to the north, south, and west of the project site's property lines. The lot directly

north of the project site at 234-236 Ritch Street is occupied by a two-story live/work building. The buildings directly south of the project site are occupied by two two-story Victorian buildings, each with two residential dwelling units. The lots directly north of the project site are occupied by five and eight unit buildings. The lot directly west of the project site at 49 Zoe Street is a three story live/work building with 15 units. Ritch Street within the project area between Bryant and Brannan Streets is a one-way southbound street. Parking is available on the west side of Ritch Street, although cars also park on the east side of the street as well. There are two parking lots in close vicinity to the project site: one located just south of the adjacent Victorian buildings, and one located across from the project site, extending from Ritch Street to Third Street. South Park, a 550 square foot oval grassy park, is located one block east of the project site.

4. **Project Description.** The proposed project includes demolition of the existing 4,130 square-foot building on the project site, and construction of a new five-story, 50-foot tall building with 19 market-rate Single Room Occupancy (SRO) residential units totaling approximately 16,442 gross square feet. Each SRO unit would be about 350 square feet with 8,690 gross square feet dedicated to common areas, circulation, garage and storage. The project includes a ground floor parking garage for four off-street parking spaces and ten bicycle spaces. Floors two through five contain 19 SRO units. The project includes planting three street trees along the Ritch Street frontage.
5. **Public Comment.** The Department received seven letters of support for the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** As of the date of this motion, Planning Code Section 817 permits SROs Dwelling units in the SLI District as a conditional use pursuant to Sections 303, 316, 817.14, and 817.16 provided that such dwellings units are provided as affordable units. However, any SRO project in the Eastern Neighborhoods plan area that filed its first development application before January 19, 2007, is subject to the land use controls in place at the time of filing, per Planning Code Section 175.6.

*The Project filed its Environmental Review application on November 8, 2006. Therefore, it is subject to the land use controls in place at the time of filing. At that time, market-rate SRO developments were permitted as a conditional use in the SLI District.*
  - B. **Rear Yard.** Planning Code Section 134 requires SRO buildings less than 65 feet in height to provide a rear yard of no less than 15 feet.

*The Project is less than 65 feet in height and provides a 15-foot rear yard.*
  - C. **Residential Open Space.** Planning Code Section 135 requires at least 36 square feet of usable private open space per dwelling unit, 48 square feet of common useable open space per dwelling unit, or an adequate combination of the two. Additionally, SRO units are only required to provide one-third of the required open space of Section 135.

*The Project includes 4 private decks that meet the minimum open space requirements for their respective units. A roof deck of approximately 285 square feet meets the minimum requirement for common open space for the remainder of the units.*

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

*The Project sit has 55 feet of frontage on Ritch Street, requiring three new street trees. The Project will provide three new street trees.*

- E. **Shadow.** Planning Code Section 147 requires reduction of substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Planning Code Section 295. Section 295 restricts new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission.

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

- F. **Parking.** Planning Section 151 does not require any parking for SRO buildings. However, up to four parking spaces may be provided per Section 204.5.

*The Project provides four off-street parking spaces on the ground floor.*

- G. **Bicycle parking.** Planning Code Section 155.5 requires projects with up to 50 dwelling units to provide at least one bicycle parking for every two dwelling units. Therefore, the Project requires ten bicycle parking spaces.

*The Project meets this requirement by providing ten bicycle spaces on the ground floor.*

- H. **Height.** The Project site is currently within a 55-X height and bulk district. However, it fell within a 50-X height and bulk district when the first development application was submitted in 2006. Per Planning Code Section 175.6, the Project is required to stay within the original height district. Planning Code Section 260(b) permits certain height exemptions for rooftop features like parapets, stair and elevator penthouses, mechanical equipment, and other features.

*The Project proposed a building height of 50 feet, which meets the original 50-foot height district. Additionally, the Project includes rooftop features (parapet and stair and elevator penthouses) that are within the controls of Section 260(b).*

- I. **Residential Inclusionary Affordable Housing Program.** Planning Code Section 315 sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Planning Code Section 315.3, these requirements apply to projects that consist of five or more units, where the first application was applied for on or after July 18,



2006. Pursuant to Planning Code Section 315.4, the Project has elected to provide 15 percent of the total units as on-site affordable units.

*The Project Sponsor filed an EE application on November 8, 2006. As such, the current controls of Section 315.3 apply. A Declaration of Intent to satisfy the requirements of the Residential Inclusionary Housing Ordinance was submitted and indicates that the affordable housing requirements will be met by providing 15 percent of the total dwelling units as Below Market Rate units on-site.*

- J. **Eastern Neighborhoods Public Benefit Fund.** The first development application for the project was filed on November 8, 2006. Therefore, per Planning Code Section 175.6, the Project is not subject to the Eastern Neighborhoods Public Benefit Fund provisions of Planning Code Section 327.
7. **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 existing neighborhood is quite mixed in terms of land uses, housing density, building types, and building sizes. The area was recently part of the Eastern Neighborhood rezoning, and while this are of SLI zoning was not rezoned, the height district for the Project site was increased from 50 to 55 feet. Even though the Project can not take advantage of the height increase due to its Eastern Neighborhood pipeline status, this demonstrates that 55 feet is considered an appropriate height for new development on the Project site. Additionally, the proposed density and scale of the Project falls well within the existing range found in 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 height and bulk of the proposal is compatible with the mixed nature of the area, which ranges from surface parking lots to 60-foot tall commercial buildings.*
- 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 Planning Code does not require parking or loading for the Project, but it is providing four off-street parking spaces and ten bicycle spaces. The area is well served by transit and very walkable, resulting in fewer vehicle trips.*

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

*The proposed residential project will not produce 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 does not include a front setback, and so no visible landscaping is included. The off-street parking is screened and set back from the front façade. All possible utilities are located inside the garage, with the exception of the PG&E transformer room, which was required by PG&E to be accessible from the street.*

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

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

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

*The Project does not fall within a Neighborhood Commercial District.*

- 8. **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**

#### **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.

**Policy 1.3:**

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

**Housing Choice**

**OBJECTIVE 8:**

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

**Policy 8.9:**

Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.

*The Project falls within a transitioning industrial area near downtown that includes a mix of uses and building types. The small nature of the units, and the lack of parking for most units, makes the units more "affordable by design."*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

**Policy 28.1:**

Provide secure bicycle parking in new governmental, commercial, and residential developments.

**Policy 28.3:**

Provide parking facilities which are safe, secure, and convenient.

*The Project includes ten bicycle parking spaces in a secure, convenient location on the ground floor.*

**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 34.1:**

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.

**Policy 34.5:**

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

*The Project will provide only four off-street parking spaces for the 19 units, for a ratio of .2 parking spaces per unit, without creating a new curb cut. Additionally, the Project includes ten bicycle parking spaces.*

## **EAST SOMA PLAN**

### **Objectives and Policies**

**OBJECTIVE 1.2:**

MAXIMIZE HOUSING DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

**Policy 1.2.1:**

Encourage development of new housing throughout East SoMa.

**OBJECTIVE 2.1**

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE EAST SOMA IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

**Policy 2.1.2**

Allow single-resident occupancy hotels (SROs) and “efficiency” units to continue to be an affordable type of dwelling option and recognize their role as an appropriate source of housing for small households.

**OBJECTIVE 2.4**

LOWER THE COST OF THE PRODUCTION OF HOUSING

“There are a number of design and construction techniques that can make housing “affordable by design” – efficiently designed, less costly to construct, and therefore less costly to rent or purchase. For example, forgoing structured parking can significantly reduce construction costs. Thus, as part of this Plan, parking requirements will be revised to allow, but not require parking. This provision will allow developers to build a reasonable amount of parking if desired, and if feasible, while meeting the Plan’s built form guidelines. Small in-fill projects, senior housing projects or other projects that may desire to provide fewer parking spaces would have the flexibility to do so.”

**Policy 2.4.3**

Encourage construction of units that are “affordable by design.”

*The Project will provide 19 dwelling units in the East SoMa Plan area. The fact that the East SoMa Area Plan recognizes and encourages the option for SRO and/or "efficiency" units supports the concept of market-rate SRO development. Additionally, the project is required to provide 3 Below Market Rate (BMR) units on-site. A non-SRO development at this site has a maximum density of 20 units, which would also require 3 BMR units if provided on-site. A "reasonable" amount of off-street parking is also recognized.*

**OBJECTIVE 3.1:**

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

**Policy 3.1.3:**

Relate the prevailing heights of buildings to street and alley width throughout the plan area.

**Policy 3.1.11:**

Establish and require height limits along alleyways to create the intimate feeling of an urban room.

*The proposed building is actually five feet shorter than the permitted height. Additionally, the building has a ten-foot front setback at the fifth floor to ensure adequate light into the street, as called for in the East SoMa Area Plan.*

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

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

*The Project will not remove or create any retail uses.*

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

*The Project falls in an area of SLI zoning that has a mixed housing and neighborhood character. The 19-unit development will fall within the range of other developments in the area.*

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

*The Project will not remove any housing and will result in three BMR units on-site, or the appropriate affordable housing in-lieu fee.*

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

*The Project's moderate size will not significantly impact MUNI or neighboring streets.*

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

*The Project will not displace or create any service or industry establishment.*

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

*The Project will be constructed to meet all seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*The existing building proposed for demolition is in extreme disrepair and was found to not be a historical resource.*

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

*The project will have no negative impact on existing parks and open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the 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. 2006.1348C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on June 7, 2010 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 17, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 17, 2010

# Exhibit A

## Conditions of Approval

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

### General Conditions

1. This authorization is for a Conditional Use Authorization under Planning Code Section 175.6, 303, 817 and 890.88(c) to demolition of the existing 4,130 square-foot building on the project site, and construction of a new five-story, 50-foot tall building with 19 market-rate Single Room Occupancy (SRO) residential units at 246 Ritch Street within the SLI (Service/Light Industrial) District and a 55-X Height and Bulk District, in general conformance with plans filed with the Application as received on June 7, 2010, and stamped "EXHIBIT B" included in the docket for **Case No. 2006.1348C**, reviewed and approved by the Commission on June 17, 2010.
2. The Project approved by this Motion is in general conformity with the plans dated June 7, 2010, on file with the Department in the docket for Case No. 2006.1348EKC (labeled EXHIBIT B), reviewed and approved by the Commission on June 17, 2010.
3. Space for the collection and storage of garbage shall be provided within enclosed areas on the property. Garbage containers shall be kept inside buildings, and placed outside only when being serviced by the disposal company. Space for the collection and storage of recyclable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program, shall be provided at the ground level of the building.
4. The Project shall comply with the provision of street trees as required by Planning Code Section 143.

### Housing

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.

### Below Market Rate Units (BMR Units)

6. **Number of Required Units.** Pursuant to Planning Code Section 315.6, the Project is required to provide 15% of the proposed dwelling units as affordable to qualifying households ("BMR Units").
7. **Unit Mix.** The Project contains 19 SRO units; therefore, the required BMR unit mix is 3 SRO units. If the market-rate unit mix changes, the BMR unit mix will be modified accordingly.



8. **Unit Location.** The BMR units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the Property prior to the issuance of the first site or building permit.
9. **Phasing.** If any building permit is issued for any partial phase of the Project, the Project Sponsor shall have designated not less than fifteen percent (15%) of the each phase's total number of dwelling units as on-site BMR units.
10. **Duration.** Under Planning Code Section 315.7, all units constructed pursuant to Sections 315.6 must remain affordable to qualifying households for the life of the project.
11. **Other Conditions.** The Project is subject to the requirements of the Affordable Housing Ordinance under Section 315 et seq. of the Planning Code and the terms of the Residential Inclusionary Affordable Housing Monitoring and Procedures Manual (hereinafter "Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 315 (collectively the "Inclusionary Housing Ordinance"). Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Affordable Housing Ordinance, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.
  - a. The BMR units shall be designated on the building plans prior to the issuance of the first site or building permit by the Department of Building Inspection (DBI). The BMR units 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. Unless the Project Sponsor has entered into an agreement with the City, the units in the building must be offered for sale, and 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 City and County of San Francisco as defined in the Affordable Housing Ordinance, Section 315.1. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) marketing; (ii) renting; (iii) recouping capital improvements, and (iv) procedures for inheritance apply and are set forth in the Affordable Housing Ordinance and the Procedures Manual.
  - c. If the Project Sponsor has entered into an agreement with the City permitting the on-site units to be rental, the BMR unit(s) shall be rented to a household of low income, as defined in the Affordable Housing Ordinance and as further defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed sixty (60) percent of the median income for the City and County of San Francisco as defined in the Affordable Housing

Ordinance, Section 315.1. The qualifying household income limits and maximum monthly rent for BMR units shall be calculated by Mayor's Office of Housing (MOH.).

- d. The Applicant is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. The Mayor's Office of Housing shall be responsible for overseeing and monitoring the marketing of affordable units.
- e. Required parking spaces shall be made available to initial buyers or renters of BMR units according to the Procedures Manual.
- f. Prior to the issuance of the first site or building permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the Property that contains these conditions of approval and a reduced set of plans that identify the 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 unit(s).
- g. The Project Sponsor has demonstrated that it is eligible for the on-site alternative under Planning Code Section 315.4(e) instead of payment of the Affordable Housing Fee, and shall submit an affidavit to the Planning Department within 30 days of the date of this Authorization stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- h. If project applicant fails to comply with the Affordable Housing requirement, the Director of Building Inspection shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A project sponsor's failure to comply with the requirements of Planning Code Sections 315 to 315.10 shall constitute cause for the City to record a lien against the development project.
- i. If the Project becomes ineligible at any time for the on-site alternative, the Project Sponsor or its successor in interest shall pay the Affordable Housing Fee prior to issuance of the first site or building permit. If the Project becomes ineligible after issuance of its first site or building permit, the Project Sponsor shall pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code (as amended by Ordinance No. \_\_\_\_.)
- j. **Future Applicable Controls.** Interim Controls contained in Board of Supervisors Resolution No. 100047 approved by the Board on February 02, 2010, entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" apply to this Project. The Board of Supervisors is currently considering permanent controls in Ordinance No. 100046 entitled "Planning Code – Amending Inclusionary Housing Ordinance" proposing amendments to Planning Code Section 315 et seq. ("applicable future controls"). If Ordinance No. 100046 is approved by the Board prior to issuance of the first certificate of occupancy for the Project, the Project shall be subject to the applicable future controls and not the current Interim Controls.

### **Parking**

12. 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 units. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space.
13. The parking spaces must be marketed and sold or leased as an addition to, not a subtraction from, the base purchase or rental price of a dwelling unit, and units may not be marketed or offered as a bundled package that includes parking without clear accompanying language that the parking is available only at additional cost. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

### **Performance**

14. The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to the owners and occupants of nearby properties at all times during Project construction. Prior to the commencement of Project construction, the Project Sponsor shall give the Zoning Administrator and the owners of properties within 300 feet of the Project site boundaries written notice of the name, business address and telephone number of the community liaison.
15. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor’s Block 3776, Lot 092), which notice shall state that construction 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.
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 Measures**

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

### **Monitoring and Violation**

18. Violation of the conditions noted above or any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Code Section 176.

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<p><b>MITIGATION MEASURE 1</b> <i>Archeological Resources (Archeological Testing)</i></p>					
<p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could</p>	<p>Project sponsor/ archeological consultant at the direction of the Environmental Review Officer (ERO).</p>	<p>Prior to any soil-disturbing activities on the project site</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.</p>	<p>Complete when Project Sponsor retains qualified archaeological consultant.</p>	<p>Date Archeological consultant retained: _____</p>

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<p>suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>					
<p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to any soil-disturbing activities on the project site.</p>	<p>Archeologist shall prepare and submit draft ATP to the ERO. ATP to be submitted and reviewed by the ERO prior to any soils disturbing activities on the project site.</p>	<p>After consultation with and approval by ERO of ATP.  Considered complete on finding by ERO that ATP implemented.</p>	<p>Date ATP submitted to the ERO: _____  Date ATP approved by the ERO: _____  Date of initial soil disturbing activities: _____</p>

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<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>a. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>b. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the Archeological Testing Program.</p>	<p>Archeological consultant shall submit report of the findings of the ATP to the ERO.</p>	<p>Archaeological consultant and Environmental Review Officer (ERO).</p>	<p>Date archeological findings report submitted to the ERO: _____</p> <p>ERO determination of significant archeological resource present? Y N</p> <p>Would resource be adversely affected? Y N</p> <p>Additional mitigation to be undertaken by project sponsor? Y N</p>
<p><i>Archeological Monitoring Program.</i> If the ERO in</p>	<p>Project sponsor/</p>	<p>ERO &amp;</p>	<p>Project sponsor/</p>	<p>Considered</p>	<p>AMP required?</p>

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<p>consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> <li>The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;</li> <li>The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;</li> </ul>	<p>archeological consultant/ archeological monitor/ contractor(s), at the direction of the ERO.</p>	<p>Archeological Consultant meet prior to commencement of soil-disturbing activity. If ERO determines that an Archeological Monitoring Program is necessary, monitor throughout all soil-disturbing activities.</p>	<p>archeological consultant/ archeological monitor/ contractor(s) shall implement the AMP, if required by the ERO.</p>	<p>complete on finding by ERO that AMP implemented.</p>	<p>Y N Date: _____  Date AMP submitted to the ERO: _____  Date AMP approved by the ERO: _____  Date AMP implementation complete: _____</p>

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<ul style="list-style-type: none"> <li>• The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</li> <li>• The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;</li> <li>• If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered</li> </ul>					



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<p>archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p>					
<p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>	<p>Project Sponsor/Archeological Consultant.</p>	<p>If ERO determines that an Archeological Monitoring Program is necessary, submit after completion of the Archeological Monitoring Program.</p>	<p>Archeological consultant to submit a report of findings of the Archeological Monitoring Program to the ERO.</p>	<p>Considered complete on submittal to ERO of the Archeological Monitoring Program.</p>	<p>Date written report regarding findings of the AMP received: _____</p>
<p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>If there is a determination that an ADRP program is required</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s)</p>	<p>If ADRP is required, considered complete upon date of implementatio</p>	<p>ADRP required? Y N Date: _____  Date of scoping</p>

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<p>preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations.</li> <li>• <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures.</li> <li>• <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field</li> </ul>			shall prepare an ADRP if required by the ERO.	n of ARDP.	<p>meeting for ARDP: _____</p> <p>Date Draft ARDP submitted to the ERO: _____</p> <p>Date ARDP approved by the ERO: _____</p> <p>Date ARDP implementation complete: _____</p>

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<p>discard and deaccession policies.</p> <ul style="list-style-type: none"> <li>• <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.</li> <li>• <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report.</i> Description of proposed report format and distribution of results.</li> <li>• <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul>					

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<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>Project sponsor / archeological consultant in consultation with the San Francisco Coroner, NAHC, and MDL.</p>	<p>In the event human remains and/or funerary objects are found.</p>	<p>Project sponsor/ archeological consultant to monitor (throughout all soil disturbing activities) for human remains and associated or unassociated funerary objects and, if found, contact the San Francisco Coroner/ NAHC/ MDL.</p>	<p>Considered complete on notification of the San Francisco County Coroner and NAHC, if necessary.</p>	<p>Human remains and associated or unassociated funerary objects found? Y N Date: _____</p> <p>Persons contacted:</p> <p>(1) _____ _____</p> <p>date: _____</p> <p>(2) _____ _____</p> <p>date: _____</p> <p>(3) _____ _____</p> <p>date: _____</p>
<p><i>Final Archeological Resources Report.</i> The</p>	<p>Project sponsor/</p>	<p>After</p>	<p>Project sponsor/</p>	<p>Considered</p>	<p>Date Draft FARR</p>

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<p>archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	<p>archeological consultant at the direction of the ERO</p>	<p>completion of the archeological data recovery, inventorying, analysis and interpretation.</p>	<p>archeological consultant</p>	<p>complete on submittal of FARR.</p>	<p>submitted to ERO: _____  Date FARR approved by ERO: _____</p>
<p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Archeological Consultant at the direction of the ERO.</p>	<p>Written certification submitted to ERO that required FARR distribution has been completed</p>	<p>Archaeological consultant to distribute FARR</p>	<p>Considered complete on distribution of FARR.</p>	<p>Date of submittal of Final FARR to information center: _____</p>



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<ul style="list-style-type: none"> <li>Impact tools used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, which could achieve a reduction of 4 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</li> <li>Stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, insulation barriers, or other measures shall be incorporated to the extent feasible.</li> </ul>	<p>Project sponsor and contractor.</p> <p>Project sponsor and contractor.</p>	<p>During construction activities.</p> <p>During construction activities.</p>	<p>equipment prior to commencement of construction activities.</p> <p>Project sponsor/ contractor to provide list of impact tools anticipated to be used during construction and whether they can be powered hydraulically or electrically, or whether other noise control technologies can be used.</p> <p>Project sponsor/ contractor to provide construction staging plan showing location</p>	<p>Prior to the start of construction.</p> <p>Prior to the start of construction.</p>	<p>Date list of impact tool control techniques received by ERO: _____</p> <p>Date construction staging plan received by ERO: _____</p>

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<ul style="list-style-type: none"> <li>Ground clearing, excavation, foundation, building erection and exterior finishing activities shall be limited to Monday through Friday between the hours of 7:00 AM to 8:00 PM. All other work occurring on Saturday and Sunday shall be limited to the hours of 9:00 AM to 6:00 PM.</li> </ul>	Project sponsor and contractor.	During construction activities	of stationary noise sources, closest sensitive receptors and description of noise insulation features to be installed during construction.  Limit construction activities to specified times.	During Construction.	Date construction activities completed:  _____
<b>MITIGATION MEASURE 3</b>  <b>Preconstruction Surveys for Nesting Birds</b>					
The project sponsor shall implement the following protective measures to ensure implementation of the Migratory Bird Treaty Act and compliance with State regulations during construction. To the extent	Project sponsor and contractor	Prior to construction activities.	Should vegetation removal or construction	Prior to construction activities.	Date of vegetation removal:  _____



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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule	Status / Date Completed
<p>feasible, the project sponsor and/or the construction contractor(s) shall trim/remove all vegetation/tree limbs necessary for project construction between September 1, December 31. Should construction activities or vegetation removal commence between January 1 to August 31, pre-construction surveys for nesting birds shall be conducted for the two street trees located within the public right of way north of the project site, in front of 234-236 Ritch Street, by a qualified ornithologist or wildlife biologist to ensure that no nests would be disturbed during project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (January through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the qualified person shall inspect the two street trees located within the public right of way north of the project site, in front of 234-246 Ritch Street, and in areas immediately adjacent to the project site for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the ornithologist, in consultation with the California Department of Fish and Game (CDFG), shall determine the extent of a construction-free buffer</p>			<p>activities commence during the breeding season, the project sponsor's qualified biologist/ornithologist shall conduct a pre-construction survey for nesting birds in accordance with this mitigation measure. Results of preconstruction survey shall be submitted to the ERO.</p>		<p>Pre-construction bird survey required? Y or N</p> <p>Consultation with CDFG required? Y or N</p>

**EXHIBIT C  
Mitigation Monitoring and Reporting Program**

**EXHIBIT 1**

**DRAFT MITIGATION MONITORING  
AND REPORTING PROGRAM**

Case File No.: 2006.1348E  
Project Title: 246 Ritch Street

Motion No.:  
Page 15

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule	Status / Date Completed
zone to be established around the nest until the young have fledged.					
<p><b>MITIGATION MEASURE 4</b></p> <p><b>Hazardous Materials (Contaminated Soil)</b></p>					
<p><i>Step 1: Preparation of Site Mitigation Plan:</i></p> <p>DPH has determined that the soils on the project site are contaminated with lead at or above potentially hazardous levels, and DPH has determined that preparation of a Site Mitigation Plan (SMP) is warranted. The SMP shall include a discussion of the level of lead 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 excavation.	The project sponsor to prepare an SMP, subject to approval by the DPH.	Prior to excavation. Considered complete upon receipt of final SMP by ERO.	<p>Date SMP submitted to DPH: _____</p> <p>Date SMP approved by DPH: _____</p> <p>Date Final SMP received by ERO: _____</p>
<i>Step 2: Handling, Hauling, and Disposal of</i>	Project sponsor and	Prior to any soil	Contractor shall	Considered	DPH determination

**EXHIBIT C  
Mitigation Monitoring and Reporting Program**

**EXHIBIT 1**

**DRAFT MITIGATION MONITORING  
AND REPORTING PROGRAM**

Case File No.: 2006.1348E  
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Page 16

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule	Status / Date Completed
<p><i>Contaminated Soils</i></p> <p>(a) <u>specific work practices</u>: 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 metal, or petroleum hydrocarbon, or volatile organic compounds, safe work practices) when such soils are encountered on the site.</p> <p>(b) <u>dust suppression</u>: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>(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 metal, or</p>	<p>construction contractor</p>	<p>disturbing activities.</p>	<p>take the indicated mitigation action, and shall provide DPH weekly reports during the construction period. The sponsor shall forward copies of these reports to the ERO.</p>	<p>complete if DPH determines the absence of contaminates or receipt of final weekly monitoring reports.</p>	<p>that contaminates are present: Y N Date: _____</p> <p>Date final monitoring reports received: _____</p>

**EXHIBIT C  
Mitigation Monitoring and Reporting Program**

**EXHIBIT 1**

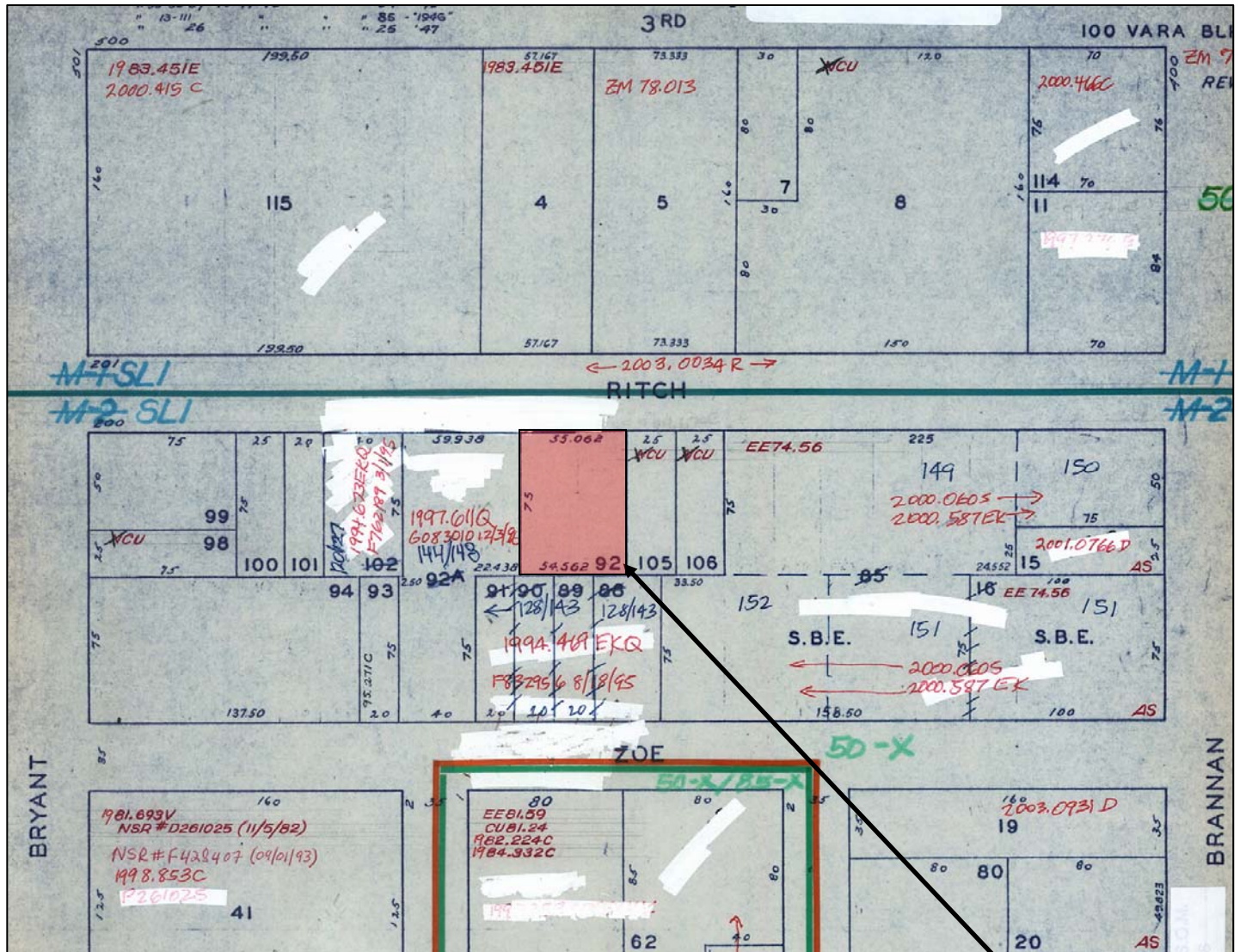
**DRAFT MITIGATION MONITORING  
AND REPORTING PROGRAM**

Case File No.: 2006.1348E  
Project Title: 246 Ritch Street

Motion No.:  
Page 17

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Monitoring Schedule	Status / Date Completed
<p>petroleum hydrocarbon, or volatile organic compound-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>					
<p><i>Step 3: 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 from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>	<p>Project sponsor and construction contractor</p>	<p>During demolition, excavation, and construction.</p>	<p>Project sponsor to provide DPH and the ERO with final closure/certification report.</p>	<p>Considered complete upon ERO receipt of final closure/certification report at completion of construction.</p>	<p>Date closure report submitted to DPH: _____</p> <p>Date closure report approved by DPH: _____</p> <p>Date of ERO receipt of final closure report: _____</p>

# Parcel Map

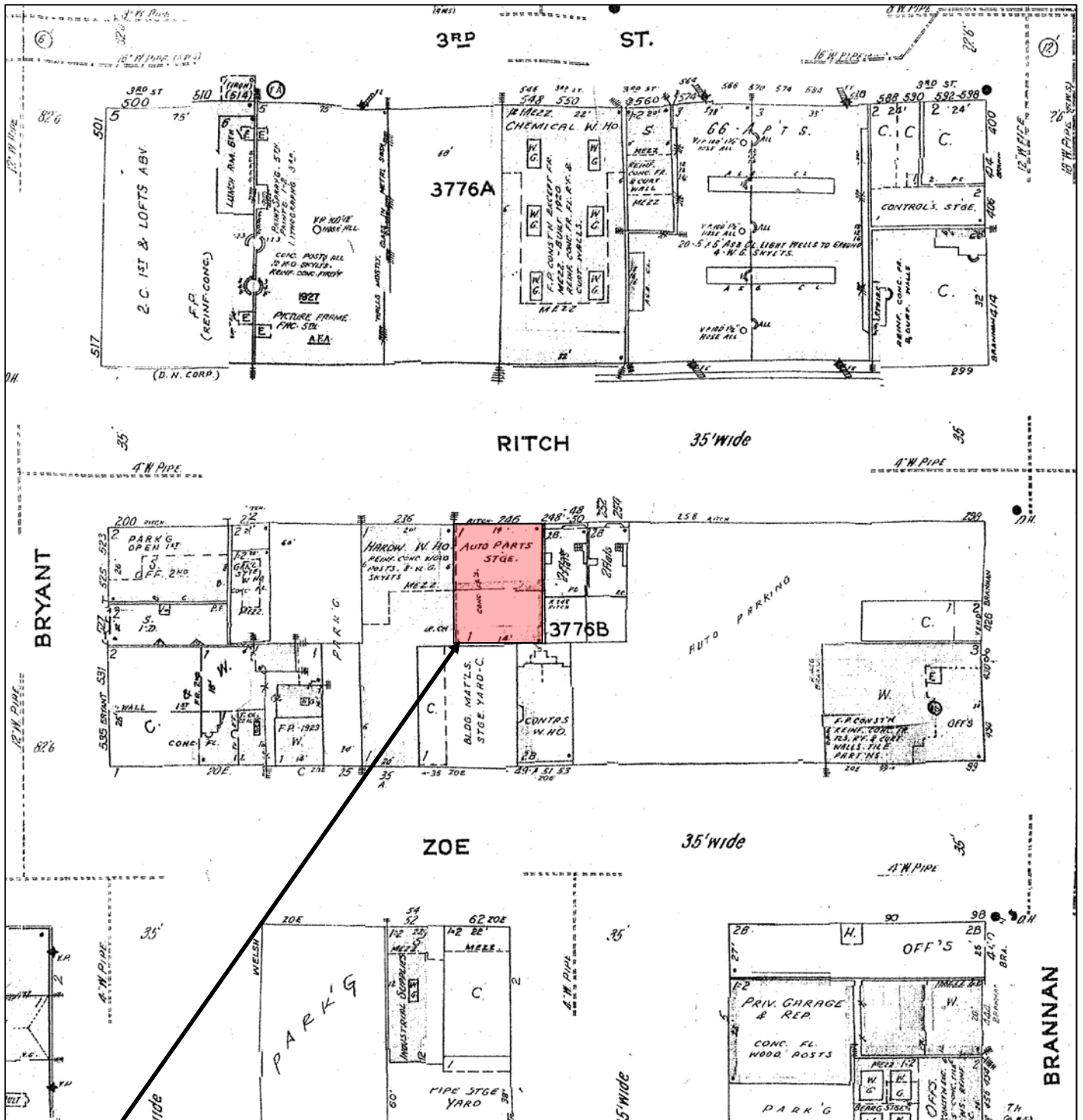


SUBJECT PROPERTY



Conditional Use Authorization  
 Case Number 2006.1348EK\_C  
 SRO Development  
 246 Ritch Street

# Sanborn Map\*



SUBJECT PROPERTY



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

Conditional Use Authorization  
Case Number 2006.1348EK\_C  
SRO Development  
246 Ritch Street

# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2006.1348EKC  
SRO Development  
246 Ritch Street

# Aerial Photo



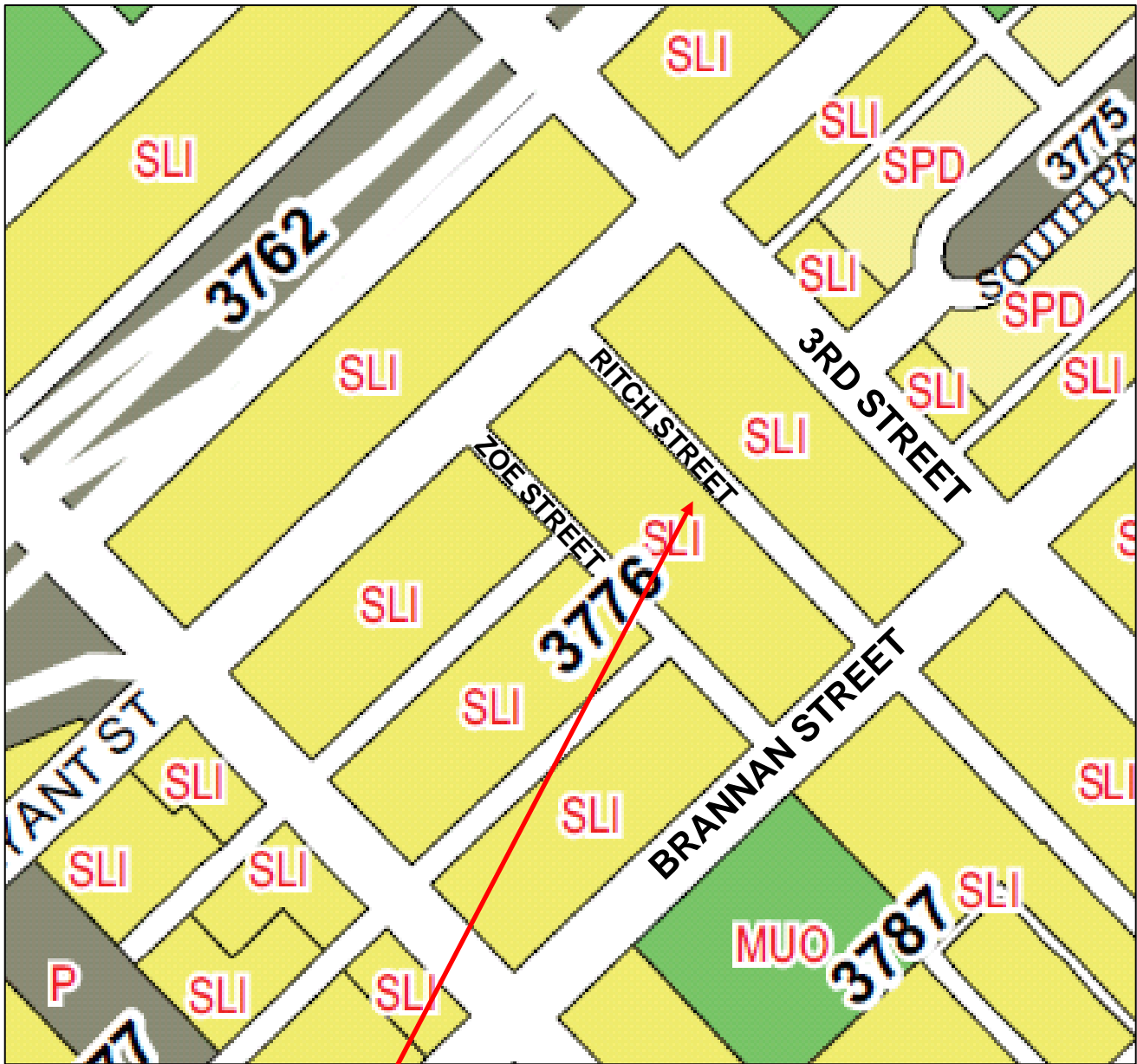
SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2006.1348EKC  
SRO Development  
246 Ritch Street



# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2006.1348EKC  
SRO Development  
246 Ritch Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400

San Francisco, California 94103

www.sfgov.org/planning

## SECTION 315: DECLARATION OF INTENT

This completed form must be filed with the Planning Department prior to any Planning Commission hearing or if principally permitted, Planning Approval of the Site Permit for all projects subject to Planning Code Section 315 (five or more residential units), the Inclusionary Housing Requirement

*246 Ritch Street*

Project Address

Block/Lot(s)

Building Permit Application No.

Case No. (if applicable)

Motion No. (if applicable)

Name of Planner (SF Planning Department Contact)

NUMBER OF ALL UNITS IN THE PRINCIPAL PROJECT:					
TOTAL UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
19	19				

This project will comply with Planning Code Section 315 by: (select one of four options below)

1. PAYMENT OF AN IN-LIEU FEE PRIOR TO BUILDING PERMIT ISSUANCE:

2. PROVISION OF BMR UNITS ON-SITE AT 15 % OF THE UNIT TOTAL:

NUMBER OF SALE BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
3	3				

NUMBER OF RENTAL BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	

3. CONSTRUCTION OF BMR UNITS OFF-SITE AT 20 % OF THE UNIT TOTAL:

NUMBER OF SALE BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	

NUMBER OF RENTAL BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
*					

AREA OF DWELLINGS IN PRINCIPAL PROJECT:	S.F.	AREA OF DWELLINGS IN OFF-SITE PROJECT:	S.F.
---	------	--	------

Off-Site Project Address (if more than one lot, attach additional sheet)

Off-Site Block/Lot(s)

Building Permit Application No.

Case No. (if applicable)

Motion No. (if applicable)

**APPLICANT'S DECLARATION OF INTENT FOR SECTION 315 COMPLIANCE**

ADDRESS OF PRINCIPAL PROJECT: \_\_\_\_\_ PAGE 2

Number of market-rate units in the off-site project \_\_\_\_\_

**4. USING A COMBINATION OF PAYMENT OF AN IN-LIEU FEE &/OR PROVISION OF ON-SITE BMR UNITS, &/OR CONSTRUCTION OF OFF-SITE BMR UNITS WITH THE FOLLOWING DISTRIBUTION:**

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site BMR units for rent and/or for sale.

- 1. In-lieu fee \_\_\_\_\_ % of BMR requirement
- 2. On-Site \_\_\_\_\_ % of BMR requirement

NUMBER OF SALE BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
NUMBER OF RENTAL BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	

- 3. Off-Site \_\_\_\_\_ % of BMR requirement

NUMBER OF SALE BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
NUMBER OF RENTAL BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
AREA OF DWELLINGS IN PRINCIPAL PROJECT:			S.F.	AREA OF DWELLINGS IN OFF-SITE PROJECT:	

Off-Site Project Address \_\_\_\_\_ Off-Site Block/Lot(s) \_\_\_\_\_

Building Permit Application No. \_\_\_\_\_ Case No. (if applicable) \_\_\_\_\_ Motion No. (if applicable) \_\_\_\_\_

Number of market-rate units in the off-site project: \_\_\_\_\_

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Print Name <i>Louis E. Ravano Jr.</i>	Print Name
Address <i>1501 Municipal St. Suite 320</i>	Address
City, State, Zip <i>S.F. Ca 94107</i>	City, State, Zip
Phone <i>415-370-0400</i>	Phone
Fax <i>415-431-3005</i>	Fax
E-mail <i>Louis.94107@yahco.com</i>	E-mail
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 315, as indicated above.	I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to provide off-site BMR housing for the principal project as indicated.
<i>[Signature]</i> (signature)	<i>[Signature]</i> (signature)

Cc: Mayor's Office of Housing  
Historic File, Principal Project  
Case Docket, Principal Project, if any

Historic File, Off-Site Project, if any  
Case Docket, Off-Site Project, if any

Doc. Version 5  
01/28/08



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 San Francisco, California 94103 www.sfgov.org/planning

## CHAPTER 83: FIRST SOURCE HIRING PROGRAM

This completed form must be filed with the Planning Department prior to any Planning Commission hearing or if principally permitted, Planning Approval of the Site Permit for all projects subject to Administrative Code Chapter 83

Project Address 240 Ritch Street Block/Lot(s) \_\_\_\_\_

Building Permit Application No. \_\_\_\_\_ Case No. (if applicable) \_\_\_\_\_ Motion No. (if applicable) \_\_\_\_\_

Please check the boxes that are applicable to this project: (select all that apply)

- 1A. THE PROJECT IS WHOLLY RESIDENTIAL;
- 1B. THE PROJECT IS WHOLLY COMMERCIAL (for the purposes of Administrative Code Chapter 83, any project that is not residential is considered to be a commercial activity);
- 1C. THE PROJECT IS A MIXED USE.

---

- 2A. THE PROJECT WILL CREATE TEN (10) OR MORE NEW RESIDENTIAL UNITS;
- 2B. THE PROJECT WILL CREATE 25,000 SQUARE FEET OR MORE OF NEW OR ADDITIONAL GROSS FLOOR AREA.

---

- 3A. THE PROJECT WILL CREATE LESS THAN TEN (10) NEW RESIDENTIAL UNITS;
- 3B. THE PROJECT WILL CREATE LESS THAN 25,000 SQUARE FEET OF NEW OR ADDITIONAL GROSS FLOOR AREA.

If you checked either 2A or 2B your project is subject to the First Source Hiring Program. Please contact the First Source Hiring Program Manager with the San Francisco Human Services Agency's Workforce Development Division to develop a contract to satisfy this requirement.

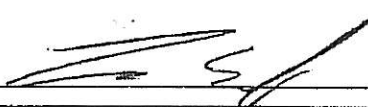
If you checked 3A and 3B your project is not subject to the First Source Hiring Program.

For questions, please contact the First Source Hiring Manager at (415) 401-4960 or for frequently asked questions you may access First Source information at [www.onestopsf.org](http://www.onestopsf.org).

**DECLARATION FOR ADMINISTRATIVE CODE CHAPTER 83 COMPLIANCE**

ADDRESS OF PRINCIPAL PROJECT: \_\_\_\_\_ PAGE 2

Please be aware that, if the subject property is located in the Bayview Hunters Point Redevelopment Area B and you checked 2A or 2B your project is considered a "Significant Project" and is subject to the San Francisco Redevelopment Agency's Employment and Contracting Policy and Affordable Housing Policy. Please contact the Bayview Hunters Point Project Manager at the San Francisco Redevelopment Agency at (415) 749-2504 to obtain additional information about these requirements.

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	
Louis E. Rawano Jr	
Print Name	
1501 Marinassa St. Suite 320 / SF Ca. 94107	
Address	
415-370-0400	415-431-3005
Phone	Fax
Louie 94107 @ yahoo . com .	
E-mail	
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Administrative Code Chapter 83.	
 Louis E. Rawano Jr (Signature)	

Cc: SF Human Services Agency, Workforce Development Division, FSHJ  
 Historic File, Principal Project  
 Case Docket, Principal Project, if any

Doc. Version 3  
 09/11/08



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 San Francisco, California 94103 www.sfgov.org/planning

## CHAPTER 83: FIRST SOURCE HIRING PROGRAM

This completed form must be filed with the Planning Department prior to any Planning Commission hearing or if principally permitted, Planning Approval of the Site Permit for all projects subject to Administrative Code Chapter 83

Project Address 240 Ritch Street Block/Lot(s) \_\_\_\_\_

Building Permit Application No. \_\_\_\_\_ Case No. (if applicable) \_\_\_\_\_ Motion No. (if applicable) \_\_\_\_\_

Please check the boxes that are applicable to this project: (select all that apply)

- 1A. THE PROJECT IS WHOLLY RESIDENTIAL;
- 1B. THE PROJECT IS WHOLLY COMMERCIAL (for the purposes of Administrative Code Chapter 83, any project that is not residential is considered to be a commercial activity);
- 1C. THE PROJECT IS A MIXED USE.

---

- 2A. THE PROJECT WILL CREATE TEN (10) OR MORE NEW RESIDENTIAL UNITS;
- 2B. THE PROJECT WILL CREATE 25,000 SQUARE FEET OR MORE OF NEW OR ADDITIONAL GROSS FLOOR AREA.

---

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- 3B. THE PROJECT WILL CREATE LESS THAN 25,000 SQUARE FEET OF NEW OR ADDITIONAL GROSS FLOOR AREA.

If you checked either 2A or 2B your project is subject to the First Source Hiring Program. Please contact the First Source Hiring Program Manager with the San Francisco Human Services Agency's Workforce Development Division to develop a contract to satisfy this requirement.

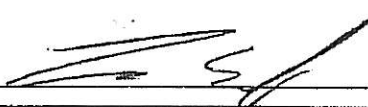
If you checked 3A and 3B your project is not subject to the First Source Hiring Program.

For questions, please contact the First Source Hiring Manager at (415) 401-4960 or for frequently asked questions you may access First Source information at [www.onestopsf.org](http://www.onestopsf.org).

**DECLARATION FOR ADMINISTRATIVE CODE CHAPTER 83 COMPLIANCE**

ADDRESS OF PRINCIPAL PROJECT: \_\_\_\_\_ PAGE 2

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CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	
Louis E. Rawano Jr	
Print Name	
1501 Marinassa St. Suite 320 / SF Ca. 94107	
Address	
415-370-0400	415-431-3005
Phone	Fax
Louie 94107 @ yahoo . com .	
E-mail	
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Administrative Code Chapter 83.	
 Louis E. Rawano Jr (Signature)	

Cc: SF Human Services Agency, Workforce Development Division, FSHJ  
 Historic File, Principal Project  
 Case Docket, Principal Project, if any

Doc. Version 3  
 09/11/08



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of 6/7/0, by and between the City and County of San Francisco (the "City") through its First Source Hiring Administration ("FSHA") and ("Project Sponsor").

WHEREAS, Project Sponsor, as developer, proposes to construct 10 new dwelling units and accessory, off-street parking spaces ("Project") at , Lots in Assessor's Block , San Francisco California ("Site"); and

WHEREAS, the Administrative Code of the City provides at Chapter 83 for a "First Source Hiring Program" which has as its purpose the creation of employment opportunities for qualified Economically Disadvantaged Individuals (as defined in Exhibit A); and

WHEREAS, the Project requires a building permit for a residential project greater than ten (10) units and therefore falls within the scope of the Chapter 83 of the Administrative Code; and

WHEREAS, Project Sponsor wishes to make a good faith effort to comply with the City's First Source Hiring Program.

Therefore, the parties to this Memorandum of Understanding agree as follows:

- A. Project Sponsor, upon entering into a contract for the construction of the Project after the date of this MOU, will include in that contract a provision in the form attached hereto as Exhibit A and Exhibit B. It is the Project Sponsor's responsibility to promptly provide a signed copy of Exhibit A to First Source Hiring program and CityBuild.
- B. CityBuild shall represent the First Source Hiring Administration and will provide referrals of Qualified economically disadvantaged individuals for employment on the construction phase of the Project as required under Chapter 83. The First Source Hiring Program will provide referrals of Qualified economically disadvantaged individuals for the permanent jobs located within the commercial space of the Project.
- C. The owners or residents of the residential units within the Project shall have no obligations under this MOU, or the attached First Source Hiring Agreement.
- F. FSHA shall advise Project Sponsor, in writing, of any alleged breach on the part of the Project's contractor and/or tenant(s) with regard to participation in the First Source Hiring Program at the Project prior to seeking an assessment of liquidated damages pursuant to Section 83.12 of the Administrative Code.



- G. As stated in Section 83.10(d) of the Administrative Code, if Project Sponsor fulfills its obligations as set forth in Chapter 83, it shall not be held responsible for the failure of a contractor or commercial tenant to comply with the requirements of Chapter 83.
- H. This MOU is an approved "First Source Hiring Agreement" as referenced in Section 83.11 of the Administrative Code. The parties agree that this MOU shall be recorded and that it may be executed in counterparts, each of which shall be considered an original and all of which taken together shall constitute one and the same instrument.
- J. Except as set forth in Section E, above: (1) this MOU shall be binding on and inure to the benefit of all successors and assigns of Project Sponsor having an interest in the Project and (2) Project Sponsor shall require that its obligations under this MOU shall be assumed in writing by its successors and assigns. Upon Project Sponsor's sale, assignment or transfer of title to the Project, it shall be relieved of all further obligations or liabilities under this MOU.

Date: 6/7/10

By: \_\_\_\_\_

Its:

Date

\_\_\_\_\_  
James Whelley  
First Source Hiring Program Manager

**Exhibit A:  
First Source Hiring Agreement**

This First Source Hiring Agreement (this "Agreement"), is made as of \_\_\_\_\_, by and between \_\_\_\_\_, the First Source Hiring Administration, (the "FSHA"), and the undersigned contractor \_\_\_\_\_ ("Contractor"):

RECITALS

WHEREAS, Contractor has executed or will execute an agreement (the "Contract") to construct or oversee a portion of the project to construct \_\_\_\_\_ new dwelling units, with up to \_\_\_\_\_ square feet of commercial space and \_\_\_\_\_ accessory, off-street parking spaces ("Project") at \_\_\_\_\_, Lots \_\_\_\_\_ in Assessor's Block \_\_\_\_\_, San Francisco California ("Site"), and a copy of this Agreement is attached as an exhibit to, and incorporated in, the Contract; and

WHEREAS, as a material part of the consideration given by Contractor under the Contract, Contractor has agreed to execute this Agreement and participate in the San Francisco Workforce Development System established by the City and County of San Francisco, pursuant to Chapter 83 of the San Francisco Administrative Code;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. DEFINITIONS

For purposes of this Agreement, initially capitalized terms shall be defined as follows:

- a. Economically Disadvantaged Individual: An individual who is either (a) eligible for services under the Workforce Investment Act of 1998 (WIA) (29 U.S.C.A. 2801, et seq.), as determined by the San Francisco Office of Economic and Workforce Development (OEWD); or (b) designated as "economically disadvantaged" by the FSHA as an individual who is at risk of relying upon, or returning to, public assistance.
- b. Entry Level Position: A non-managerial position that requires no education above a high school diploma or certified equivalency, and less than two (2) years training or specific preparation, and shall include temporary and permanent jobs, and construction jobs related to the development of a commercial activity.
- c. First Opportunity: Consideration by Contractor of System Referrals for filling Entry Level Positions prior to recruitment and hiring of non-System Referral job applicants.
- d. Job Classification: Categorization of employment opportunity or position by craft,

occupational title, skills, and experience required, if any.

- e. Job Notification: Written notice, in accordance with Section 2(b) below, from Contractor to FSHA for any available Entry Level Position during the term of the Contract.
- f. Publicize: Advertise or post available employment information, including participation in job fairs or other forums.
- g. Qualified: An Economically Disadvantaged Individual who meets the minimum bona fide occupational qualifications provided by Contractor to the System in the job availability notices required this Agreement.
- h. System: The San Francisco Workforce Development System established by the City and County of San Francisco, and managed by the Office of Economic and Workforce Development (OEWD), for maintaining (1) a pool of Qualified individuals, and (2) the mechanism by which such individuals are certified and referred to prospective employers covered by the First Source Hiring requirements under Chapter 83 of the San Francisco Administrative Code. Under this agreement, CityBuild will act as the representative of the San Francisco Workforce Development System.
- i. System Referrals: Referrals by CityBuild of Qualified applicants for Entry Level Positions with Contractor.
- j. Subcontractor: A person or entity that has a direct contract with Contractor to perform a portion of the work under the Contract.

## 2. PARTICIPATION OF CONTRACTOR IN THE SYSTEM

- a. As soon as reasonably practicable after execution of this Agreement, Contractor shall provide CityBuild the following information about Contractor's employment needs under the Contract:
  - i. On Exhibit B, the CityBuild Workforce Projection Form, Contractor will provide a detailed numerical estimate of journey and apprentice level positions to be employed on the project for each trade.
  - ii. Contractor will collaborate with CityBuild staff in completing the CityBuild Workforce Hiring Plan, to identify, by trade, the number of Core workers at project start and the number of workers at project peak; and the number of positions that will be required to fulfill the First Source local hiring expectation.
  - iii. A negotiated and signed CityBuild Workforce Hiring Plan will constitute the First Source Hiring Plan as required under Chapter 83.

- b.
  - i. Contractor must (A) give good faith consideration to all CityBuild Referrals, (B) review the resumes of all such referrals, and (C) conduct interviews for posted Entry Level Positions in accordance with the non-discrimination provisions of this contract.
  - ii. Contractor must provide constructive feedback to CityBuild on all System Referrals in accordance with the following:
    - (A) If Contractor meets the criteria in Section 5(a) below that establishes “good faith efforts” of Contractor, Contractor must only respond orally to follow-up questions asked by the CityBuild account executive regarding each System Referral; and
    - (B) After Contractor has filled at least 5 Entry Level Positions under this Agreement, if Contractor is unable to meet the criteria in Section 5(b) below that establishes “good faith efforts” of Contractor, Contractor will be required to provide written comments on all CityBuild Referrals.
- c. Contractor must provide timely notification to CityBuild as soon as the job is filled, and identify by whom.

### 3. CONTRACTOR RETAINS DISCRETION REGARDING HIRING DECISIONS

Contractor agrees to offer the System the First Opportunity to provide Qualified applicants for employment consideration in Entry Level Positions, subject to any enforceable collective bargaining agreements. Contractor shall consider all applications of Qualified System Referrals for employment. Provided Contractor utilizes nondiscriminatory screening criteria, Contractor shall have the sole discretion to interview and hire any System Referrals.

### 4. COMPLIANCE WITH COLLECTIVE BARGAINING AGREEMENTS

Notwithstanding any other provision hereunder, if Contractor is subject to any collective bargaining agreement(s) requiring compliance with a pre-established applicant referral process, Contractor’s only obligations with regards to any available Entry Level Positions subject to such collective bargaining agreement(s) during the term of the Contract shall be the following:

- a. Contractor shall notify the appropriate union(s) of the Contractor’s obligations under this Agreement and request assistance from the union(s) in referring Qualified applicants for the available Entry Level Position(s), to the extent such

referral can conform to the requirements of the collective bargaining agreement(s).

- b. Contractor shall use "name call" privileges, in accordance with the terms of the applicable collective bargaining agreement(s), to seek Qualified applicants from the System for the available Entry Level Position(s).
- c. Contractor shall sponsor Qualified apprenticeship applicants, referred through the System, for applicable union membership.

#### 5. CONTRACTOR'S GOOD FAITH EFFORT TO COMPLY WITH ITS OBLIGATIONS HEREUNDER

Contractor will make good faith efforts to comply with its obligations to participate in the System under this Agreement. Determinations of Contractor's good faith efforts shall be in accordance with the following:

- a. Contractor shall be deemed to have used good faith efforts if Contractor accurately completes and submits prior to the start of demolition and/or construction Exhibit B, the CityBuild Workforce Projection Form; and
- b. Contractor, at minimum, achieves 75% of the First Source Hiring Expectation as documented on Form 2: the CityBuild Workforce Hiring Plan.
- c. Contractor's failure to meet the criteria set forth in Section 5(b) does not impute "bad faith." Failure to meet the criteria set forth in Section 5(b) shall trigger a review of the referral process and the Contractor's efforts to comply with this Agreement. Such review shall be conducted by FSHA in accordance with Section 11 (c) below.

#### 6. COMPLIANCE WITH THIS AGREEMENT OF SUBCONTRACTORS

In the event that Contractor subcontracts a portion of the work under the Contract, Contractor shall determine how many, if any, of the Entry Level Positions are to be employed by its Subcontractor(s) using Form 1: the CityBuild Workforce Projection Form and minimum hiring goals using Form 2: the CityBuild Workforce Hiring Plan, provided, however, that Contractor shall retain the primary responsibility for meeting the requirements imposed under this Agreement. Contractor shall ensure that this Agreement is incorporated into and made applicable to such Subcontract.

#### 7. EXCEPTION FOR ESSENTIAL FUNCTIONS

Nothing in this Agreement precludes Contractor from using temporary or reassigned existing employees to perform essential functions of its operation; provided, however, the obligations of this Agreement to make good faith efforts to fill such vacancies permanently with System Referrals remains in effect. For these purposes, "essential functions" means those functions absolutely necessary to remain open for business.

8. CONTRACTOR'S COMPLIANCE WITH EXISTING EMPLOYMENT AGREEMENTS

Nothing in this Agreement shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, or existing employment contracts. In the event of a conflict between this Agreement and an existing agreement, the terms of the existing agreement shall supersede this Agreement.

9. HIRING GOALS EXCEEDING OBLIGATIONS OF THIS AGREEMENT

Nothing in this Agreement shall be interpreted to prohibit the adoption of hiring and retention goals, first source hiring and interviewing requirements, notice and job availability requirements, monitoring, record keeping, and enforcement requirements and procedures which exceed the requirements of this Agreement.

10. OBLIGATIONS OF CITYBUILD

Under this Agreement, CityBuild shall:

- a. Upon signing the CityBuild Workforce Hiring Plan, immediately initiate recruitment and pre-screening activities.
- b. Recruit Qualified individuals to create a pool of applicants for jobs who match Contractor's Job Notification and to the extent appropriate train applicants for jobs that will become available through the First Source Program;
- c. Screen and refer applicants according to qualifications and specific selection criteria submitted by Contractor;
- d. Provide funding for City-sponsored pre-employment, employment training, and support services programs;
- e. Follow up with Contractor on outcomes of System Referrals and initiate corrective action as necessary to maintain an effective employment/training delivery system;
- f. Provide Contractor with reporting forms for monitoring the requirements of this Agreement; and
- g. Monitor the performance of the Agreement by examination of records of Contractor as submitted in accordance with the requirements of this Agreement.

11. CONTRACTOR'S REPORTING AND RECORD KEEPING OBLIGATIONS

Contractor shall:

- a. Maintain accurate records demonstrating Contractor's compliance with the First Source Hiring requirements of Chapter 83 of the San Francisco Administrative Code including, but not limited to, the following:
  - (1) Applicants
  - (2) Job offers
  - (3) Hires
  - (4) Rejections of applicants
- b. Submit completed reporting forms based on Contractor's records to CityBuild quarterly, unless more frequent submittals are reasonably required by FSHA. In this regard, Contractor agrees that if a significant number of positions are to be filled during a given period or other circumstances warrant, CityBuild may require daily, weekly, or monthly reports containing all or some of the above information.
- c. If based on complaint, failure to report, or other cause, the FSHA has reason to question Contractor's good faith effort, Contractor shall demonstrate to the reasonable satisfaction of the City that it has exercised good faith to satisfy its obligations under this Agreement.

## 12. DURATION OF THIS AGREEMENT

This Agreement shall be in full force and effect throughout the term of the Contract. Upon expiration of the Contract, or its earlier termination, this Agreement shall terminate and it shall be of no further force and effect on the parties hereto.

## 13. NOTICE

All notices to be given under this Agreement shall be in writing and sent by: certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the United States Mail, a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with that courier, or hand delivery, in which case notice shall be deemed delivered on the date received, all as follows:

If to FSHA:

First Source Hiring Manager  
3120 Mission Street  
San Francisco, CA 94110  
Attn: Mr. Jim Whelley

If to CityBuild:

CityBuild Compliance Officer  
30 Van Ness Avenue, Suite 4900  
San Francisco, CA 94102  
Attn:

If to Developer:

Attn:

If to Contractor:

Attn:

- a. Any party may change its address for notice purposes by giving the other parties notice of its new address as provided herein. A "business day" is any day other than a Saturday, Sunday or a day in which banks in San Francisco, California are authorized to close.
- b. Notwithstanding the forgoing, any Job Notification or any other reports required of Contractor under this Agreement (collectively, "Contractor Reports") shall be delivered to the address of FSHA pursuant to this Section via first class mail, postage paid, and such Contractor Reports shall be deemed delivered two (2) business days after deposit in the mail in accordance with this Subsection.

#### 14. ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties to this Agreement and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest.

#### 15. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

#### 16. COUNTERPARTS

This Agreement may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.



17. SUCCESSORS

This Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs, successors and assigns. If there is more than one person comprising Seller, their obligations shall be joint and several.

18. HEADINGS

Section titles and captions contained in this Agreement are inserted as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any of its provisions

19. GOVERNING LAW

This Agreement shall be governed and construed by the laws of the State of California.

IN WITNESS WHEREOF, the following have executed this Agreement as of the date set forth above.

**CONTRACTOR:**

By: 

Name:

Louis E. Ravano Jr

Its:

Ravano & Cooney Const. Co. Inc



CITY AND COUNTY OF SAN FRANCISCO  
 OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT  
 CITYBUILD PROGRAM



FIRST SOURCE HIRING PROGRAM  
 EXHIBIT B - CITYBUILD  
 CONSTRUCTION CONTRACTS

**FORM 1: CITYBUILD WORKFORCE PROJECTION FORM**

For Projects with a total bid price in excess of \$350,000, successful Bidder and each of its Subcontractors slated to perform work valued at \$50,000 or greater must submit a completed CityBuild Workforce Projection Form within two (2) weeks of receiving the written project contract or notice to proceed, but no later than four (4) business days prior to the start of work, regardless of when a given Subcontractor's portion of work may begin.

Prime Contractor and each Subcontractor scheduled to perform work in an amount of \$50,000 or greater will meet with CityBuild Workforce Staff before commencement of work on the Project to provide a detailed numerical estimate of journey and apprentice level positions to be employed on the project in each trade, report on estimated dates and duration of employment, and collaboratively generate and sign a Project-specific Workforce Hiring Plan.

*For Construction Contracts: Use this form to indicate the TOTAL estimated number of Journey Level Positions and Entry Level/Apprentice Position that will be needed to perform the work.*

*For Non-Construction Contracts: Use this form to indicate all entry-level positions that will be needed to perform the work.*

*Failure to submit this form in a timely manner may deem contractors or subcontractors to be nonresponsive.*

Contract No: \_\_\_\_\_ Contract Name: \_\_\_\_\_

Department: \_\_\_\_\_ Project Manager: \_\_\_\_\_

Trade, Position, or Title	Journey or Apprentice / Entry-Level (J/A)	Number of Positions at Mobilization	Number of Position(s) at Peak	Est. Start Date	Est. End Date	Estimated Total Number of Work Hours	Subject to Collective Bargaining?
	J <input type="checkbox"/> A <input type="checkbox"/>						Yes <input type="checkbox"/> No <input type="checkbox"/>
	J <input type="checkbox"/> A <input type="checkbox"/>						Yes <input type="checkbox"/> No <input type="checkbox"/>
	J <input type="checkbox"/> A <input type="checkbox"/>						Yes <input type="checkbox"/> No <input type="checkbox"/>
	J <input type="checkbox"/> A <input type="checkbox"/>						Yes <input type="checkbox"/> No <input type="checkbox"/>
	J <input type="checkbox"/> A <input type="checkbox"/>						Yes <input type="checkbox"/> No <input type="checkbox"/>
	J <input type="checkbox"/> A <input type="checkbox"/>						Yes <input type="checkbox"/> No <input type="checkbox"/>

*\*Continue on separate sheet, if necessary. For assistance or questions in completing this form, contact the CityBuild Program of the Department of Economic and Workforce Development, (415) 581-2303.*

Successful Bidder/Subcontractor's Name \_\_\_\_\_ Street Address \_\_\_\_\_

Name of Signer \_\_\_\_\_ Title \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

Signature of Authorized Representative \_\_\_\_\_ Date \_\_\_\_\_ Office Telephone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Fax \_\_\_\_\_

M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES  
ATTORNEYS AT LAW  
PENTHOUSE, 177 POST STREET  
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500  
FACSIMILE (415) 394-5188  
admin@gladstoneassociates.com

June 8, 2010

**VIA HAND DELIVERY**

President Miguel and Commissioners  
Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 246 Ritch Street; Hearing of June 17, 2010

Dear President Miguel and Commissioners:

We represent the owner of 246 Ritch Street (the "Property"). The owner proposes to erect a five-story residential building containing 19 SRO units and four private off-street spaces (the "Project"). (See the plans at Exhibit A.) The features of this project are stated more completely in Exhibit B. Whether SRO units are affordable or market rate, a Conditional Use Approval is require in this zoning district.

**BACKGROUND AND HISTORY.**

The Property is located between Bryant and Brannan Streets within the SLI zoning and 55-X height and bulk districts. The lot area is 4,130 square feet. Exhibit C and Exhibit D show respectively, the front of the building today and the interior of the building today.

The owner acquired the Property in this condition in June 2006. The Property contains a vacant building that is partially unenclosed, although from the front, the building appears to be entirely enclosed. However, at the rear, the building is lacking an exterior wall; one-quarter of the roof does not have rafters; and the building lacks interior walls. (See Exhibit D.) The building has extensions to the rear that were built without permits and are substandard. The owners could have sought an emergency demolition. Instead, the owner elected to go through a lengthy demolition permit process, which included obtaining a permit for emergency work to prevent the building from collapsing prior to obtaining the demolition permit.

Prior to acquiring the property, the owner met with the Planning Department staff to understand the City's plans for rezoning the area. At that time, the zoning was SLI, which permitted market rate SROs with Conditional Use approval. The Department explained the

Planning Commission  
June 8, 2010  
Page Two

proposed Eastern Neighborhood Zoning was to become Mixed Use Residential for this site, which encourages housing production and does not require SRO buildings to be 100 percent affordable. Shortly thereafter, the proposed zoning was changed to retain the existing SLI zoning controls but still allow market rate SROs. The immediate area and this lot was not rezoned as part of the rezoning of the Eastern Neighborhoods as there was no consensus among interest groups at the time whether the area should be upzoned for office or general residential (market rate and affordable). However, there was a consensus that higher density for both should be seriously considered because once the nearby Fourth Street connection to the Central Subway is built, this should be an area for transit-oriented high density development. Jim Meko's letter of support at Exhibit E points out that the proposed project conforms with future zoning for this area.

Exhibit F contains a chart (Table 1) from the Negative Declaration for this project; the chart indicates this project is in compliance with the "Applicable Eastern Neighborhoods Pipeline Policy Requirements."

With the understanding that market rate SRO units were permitted under the proposed zoning, the owner began to file permit applications in November 2006 and in January 2007. After these applications were filed, an Affordable Housing Overlay was first proposed. The Overlay District would limit SROs in the East SOMA SLI District to be 100% affordable. This was not adopted, but its drafting caused the Project to be put on hold. *When the Eastern Neighborhoods rezoning finally became effective in January of 2009, this lot was not rezoned. And the Eastern Neighborhoods rezoning created a grandfather clause for certain uses for which applications were already filed; thus the market rate SRO use of this property was allowed to be processed.*

## **PROJECT DESCRIPTION.**

The Project would demolish the existing building and construct a new building that would be five stories and 50 feet high, which is five feet below the height limit. The height at the street face would only be 40 feet. The proposed height is well within the permitted height limit of 55 feet. The Project would provide three on site Below Market Rate units. The building would contain a total of 16,442 gross square feet. Each unit would have approximately 350 square feet (excluding the bathroom), the maximum that an SRO unit is allowed to be.

The Project would provide a 20% rear yard at the second story and above. Four units would have private open space totaling 1,125 square feet and the remaining 15 units would have 616 square feet of common open space. Each unit will have an assigned storage space. Three street trees would be planted. The building has been determined not to be an historical resource. (See excerpts from the Historic Resource Evaluation at Exhibit G).

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**THE NEW BUILDING'S DESIGN FITS WITHIN THIS MIXED RESIDENTIAL AND INDUSTRIAL NEIGHBORHOOD.**

This neighborhood has a great mix of building heights and rear yard setbacks. As is typical of semi-industrial SOMA blocks, most of the buildings have no rear yard setbacks or have very modest rear yards. In most cases (including the live/work building on Zoe at the rear of the Ritch Street lot), what small open space there is at the rear of lots occur above a first floor garage. See Exhibit H, which shows that there is not a pattern of rear yard setbacks or contiguous mid-block open space near the Project.

Attached as Exhibit I you will see a drawing containing the approximate heights of the buildings on the same side of Ritch Street, and the opposite side from where the subject lot is found. Also included in Exhibit I are photos of some surrounding buildings. The adjacent eastern building containing lofts (adjacent to the right in the photo) has a height of approximately 40 feet, which is the same as the height of the proposed building at its street face (it rises higher at the rear). See Exhibit J.

The owner's architect has prepared the rendering attached as Exhibit K. Most of the façade consists of high quality stucco (cement plaster), which will be applied with a very smooth finish. The smooth finish stucco has been chosen because it references the smooth surfaces of the pre-war industrial buildings that face the subject property on Ritch Street; it was also chosen to complement the flat finished stucco on the first two floors of the adjacent loft building to the east (which is obviously itself referencing the same industrial buildings across the street from it and the subject property). The color of the stucco will be light so as to complement the industrial building you see on the right side of the rendering. This existing industrial building is also pictured on the left side of the photo on page 2 of Exhibit K.

**THE PROJECT COMPLIES WITH ALL THE REQUIREMENTS OF THE YET-TO-BE-ADOPTED EASTERN NEIGHBORHOOD DESIGN GUIDELINES.**

These Design Guidelines, when adopted, will deal with the use and physical design of ground floors of lots that are within the Eastern Neighborhood Mixed Use Zones. Within those zones, the ground floor is to contain a dwelling unit. The property before you is in an SLI zone, which is not an Eastern Neighborhood Mixed Use Zone. Thus no ground floor dwelling is required.

Even if it were in such zone, a ground floor dwelling unit is not feasible, for a number of reasons: (1) the ground floor must be used for electric transformers, according to PUC and City rules, as the narrow sidewalk width prevents transformers from being located under the sidewalk; (2) the garage entry and four parking spaces must be provided on the ground floor; (3) the residential lobby and entrance as well as the second means of egress must occur at the ground

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June 8, 2010  
Page Four

floor; and (4) the gas meters must be located at the ground floor. Furthermore, if a residential unit were to be located at the ground floor then Planning Code Section 134(1)(C) would require that the rear yard open space also be located at the ground floor. This would not be possible, nor would it be desirable, due to: (1) the required program elements that must be provided on the ground floor, as listed above, do not leave enough space for the rear yard to occur at the ground floor; and (2) if a ground level rear yard were provided, this space would be dark and feel quite shallow, since it would be surrounded on three sides by multi story walls of adjacent buildings on two sides and a fence on another side

**THE PROJECT WOULD NOT DISPLACE ANY PDR USE.**

According to the San Francisco Fire Department records (as stated in the Negative Declaration) the site has been used for storage of abandoned vehicles and automotive parts since 1973. Thus, there is no production, distribution and repair business being replaced. And Planning Staff has noted that for one to occur, an entirely new building would be required, and any such PDR use would be surrounded on three sides by residential units, making it a less than ideal use.

**THE PROJECT IS NECESSARY AND DESIRABLE BECAUSE IT PROVIDES HOUSING ACCESSIBLE TO FIRST TIME OWNERS, ESPECIALLY TO THOSE OF MODERATE INCOME.**

It has generally been acknowledged that while developers have produced a huge amount of high-end condominiums in the last 10 years, and the City has produced affordable housing equal to between 25% and 33% of all housing created in the last 10 years, the least amount of housing created during those years is housing for those of moderate income, starting just above the income level that would qualify a person or household for an affordable housing unit. The Project will provide necessary housing to single people or couples who wish to get their foot in the door of home ownership, but who may not have large downpayments or large monthly incomes.

Attached as Exhibit N is an editorial by Randy Shaw citing his support and that of Jim Meko and The South of Market Leadership Council for market rate SROs as a solution to the housing needs of lower income working people. There have been several successful such projects in very recent years, including 77 Bluxome (Charles Breidinger), 785 Brannan (Joe Cassidy), and McLea Court (Eamonn Murphy). To date, the owners who built these have rented out their units. However, because of the cost of land and improvements for the subject property, and because neighbors were worried about a rental SRO building at this location someday becoming "blighted", this project is expected at this time to be owner-occupied.

Planning Commission  
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Page Five

**THE NEW BUILDING WILL INCLUDE “GREEN” FEATURES AND THE PROJECT IS EXPECTED TO BECOME “GREEN POINT RATED”.**

The Project provides many “green” features, which are listed in Exhibit L attached. The Project is expected to receive a rating of “Green Point Rated” through the “Build It Green” rating system, due to its use of an urban infill site, the high density of residential units, and the many energy efficiency measures that are proposed (see items listed in Exhibit L).

**THE PROJECT HAS RECEIVED THE SUPPORT OF NEARBY NEIGHBORS.**

The owner has conducted several neighborhood meetings and received letters of support from 6 neighbors. See attached letters/signatures of support in Exhibit M. The first of these letters was written by Jim Meko who is active in SOMA neighborhood groups. Behind those letters is the property owner’s invitation to neighbors to attend a neighborhood meeting and a list of those invited; no invitees attended.

**LESS THAN ONE PARKING SPACE PER UNIT IS SUFFICIENT DUE TO NEARBY PARKING RESOURCES AND GOOD PUBLIC TRANSPORTATION.**

A next-door neighbor has expressed a desire to see 1:1 parking on this site. Based on the available public transportation and privately-owned off street parking lots nearby (both of which are listed in Exhibit O), the project sponsors and Planning Staff believe that the building occupants will not find the small amount of on-site parking to be a issue. The Project would provide four parking spaces (which is permitted as of right). Ten bicycle parking spaces also would be provided in the garage. Some of the owners will be separately sold a parking space by the builders. In that respect, the parking is “unbundled”.

GLADSTONE & ASSOCIATES  
ATTORNEYS AT LAW

Planning Commission  
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Page Six

Based on the foregoing, we respectfully request that the Planning Commission approve the Conditional Use application for the Project.

Very truly yours,



M. Brett Gladstone

Enclosures

cc: John Rahaim  
Steve Cooney  
Lou Ravano  
Gary Gee  
Bruce Baumann



**Ritch Studio LLC**  
**1501 Mariposa Street Ste. 320**  
**San Francisco, CA 94107**  
**Lou: (415) 370-0400**  
**Steve: (415) 350-3418**

April 15, 2010

Dear Neighbor:

We are the owners of the property at 246 Ritch Street. We propose to demolish the existing one story, vacant, dilapidated building, which has 3 walls and no roof and to construct 19 residential units, in a new 4 story building, over parking.

We would like to introduce ourselves, present the project to our neighbors and answer any questions you might have at a meeting at 1221 Harrison Street (Ironworks Loft Building, corner of 8<sup>th</sup> Street), Suite 22 on Tuesday, May 11, 2010 at 6:00 p.m. to 7:30 p.m. We will be at the meeting, as well as our project team, to present the proposal.

We look forward to meeting you, if you cannot make it to the meeting, please call us at either number above at any time.

Yours truly,

---

Steve Cooney  
Owner

---

Lou Ravano  
Owner

**Ritch Studio LLC**  
**1501 Mariposa Street Ste. 320**  
**San Francisco, CA 94107**  
**Lou: (415) 370-0400**  
**Steve: (415) 350-3418**

April 22, 2010

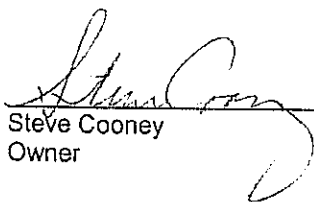
Dear Neighbor:

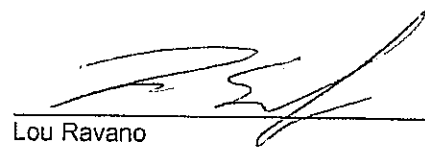
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We look forward to meeting you, if you cannot make it to the meeting, please call us at either number above at any time.

Yours truly,

  
Steve Cooney  
Owner

  
Lou Ravano  
Owner



Bruce D. Baumann & Associates  
1221 Harrison St. Suite 22  
San Francisco, Ca. 94103  
Tel (415) 551-7884  
Fax (415) 551-7889

April 28, 2010

RE: 246 Ritch Street – Block 3776

List of neighbors letter and rendering mailed to on April 27, 2010:

Lot 93:	Corson Heinser Trs	25 Zoe
93	Occupant	25 Zoe # 1
93	Occupant	25 Zoe # 2
Lot 100:	Christopher Burnett	212 Ritch
Lot 101:	Christopher Burnett	As lot 100 – 1 envelope
Lot 105:	Andreana Kalaveras Trs	246 Ritch
105	Occupant	248 Ritch
105	Occupant	250 Ritch
Lot 106:	Benton-Smith Trs	252 Ritch
106	Occupant	252 Ritch
106	Occupant	254 Ritch
Lots 120 – 127:		
120	Paul Schrader	2775 12 <sup>th</sup> St, Sacramento
120	Occupant	226 Ritch # 101
121	Eddie Inch Trs	170 Pacific Ave # 11, San Francisco
121	Occupant	226 Ritch # 102
122	B&M Cronin	226 Ritch # 103
123	Theresa Kent	226 Ritch # 201
124	Sharan Johal	226 Ritch # 202
125	Deborah Rice	226 Ritch # 203
126	Brianyrch	226 Ritch # 301
127	Daryl Smith	669 Hawthorne Dr, Tiburon
127	Occupant	226 Ritch # 302
Lots 128 – 143:		
128	Shara Ogin	49 Zoe # 1
129	* Kevin Harris	49 Zoe # 2
130	Chih-Ling Chou	49 Zoe # 3
131	Joseph Saracino	1050 Amarillo Ave, Palo Alto
131	Occupant	49 Zoe # 4
132	Nicholas Clark	49 Zoe # 5
133	Lynda Zmak Trs	372 Baltimore Way, San Francisco
133	Occupant	49 Zoe # 46

Bruce D. Baumann & Associates 1221 Harrison Street, Suite 22 San Francisco, CA 94103  
Telephone: (415) 551-7884 Facsimile: (415) 551-7889 Email: [bruce@baumannassociates.com](mailto:bruce@baumannassociates.com)  
129403

134	Harlow Burgess	49 Zoe # 7
135	David Lewis	PO Box 484, Point Arena
135	Occupant	49 Zoe # 8
136	Sean & Claudia Quinn	456 Hawthorne Ave, San Bruno
136	Occupant	49 Zoe # 9
137	Edward Kaplan	49 Zoe # 10
138	Kenneth Kingsbury	49 Zoe # 11
139	Levenfeld Trs	49 Zoe # 12
140	John Montgomery	30 Union St # 5
140	Occupant	49 Zoe # 13
141	Mordehai & Regina Zadik	151 Watermark Ter, Hercules
141	Occupant	49 Zoe # 14
142	Stefanie Naifeh	49 Zoe # 15
143	Benjamin Zadik	49 Zoe # 14
143	Occupant	49 Zoe # 16

Lots 144 – 148:

144	Pollack Trs	230 Ritch
144	Occupant	230 Ritch
145	Raymond Pittman etal	20 Alexander Ave, Sausalito
145	Occupant	234 Ritch
146	Adele Santos	33 Zoe St
147	Amy Smith Trs	238 Ritch
147	Occupant	236 Ritch
1048	Adele Santos	As 146 – 1 Envelope



Ritch Street LLC  
1501 Mariposa Street  
San Francisco, Ca 94107

August 19, 2009

*RITCH  
ST*

Amy Corinne Smith  
236 Ritch Street  
San Francisco, Ca 94107

Re: 246 Ritch Street

Dear Amy Corinne Smith

We are the developers of 246 Ritch Street. Your concerns regarding our project have been forwarded to us from Jessica Range, of the San Francisco Planning Department. We would be happy to meet with you to discuss them, at your convenience. Please contact us at: 415-370-0400, if you would like to talk to us.

Thank you,  
Lou Rayano

Steve Cooney

7009 0080 0002 4392 0864

U.S. POSTAL SERVICE	
CERTIFIED MAIL RECEIPT	
SAN FRANCISCO CA 94107	
Postage	\$ 7.80
Certified Fee	06
Return Receipt Fee (Endorsement Required)	\$ 0.00
Registered Mail Fee (Insurance Scaled)	\$ 0.00
Total Postage & Fees	\$ 7.80
08/18/2009	
Amy Corinne Smith 236 Ritch St. San Francisco Ca 94107	

Ritch Street LLC  
1501 Mariposa Street  
San Francisco, Ca 94107  
August 19, 2009

Andreana Kalaveras  
248-250 Ritch Street  
San Francisco, Ca 94107

Re: 246 Ritch Street

Dear Andreana Kalaveras

We are the developers of 246 Ritch Street. Your concerns regarding our project have been forwarded to us from Jessica Range, of the San Francisco Planning Department. We would be happy to meet with you to discuss them, at your convenience. Please contact us at 415-376-0400, if you would like to talk to us.

Thank you,

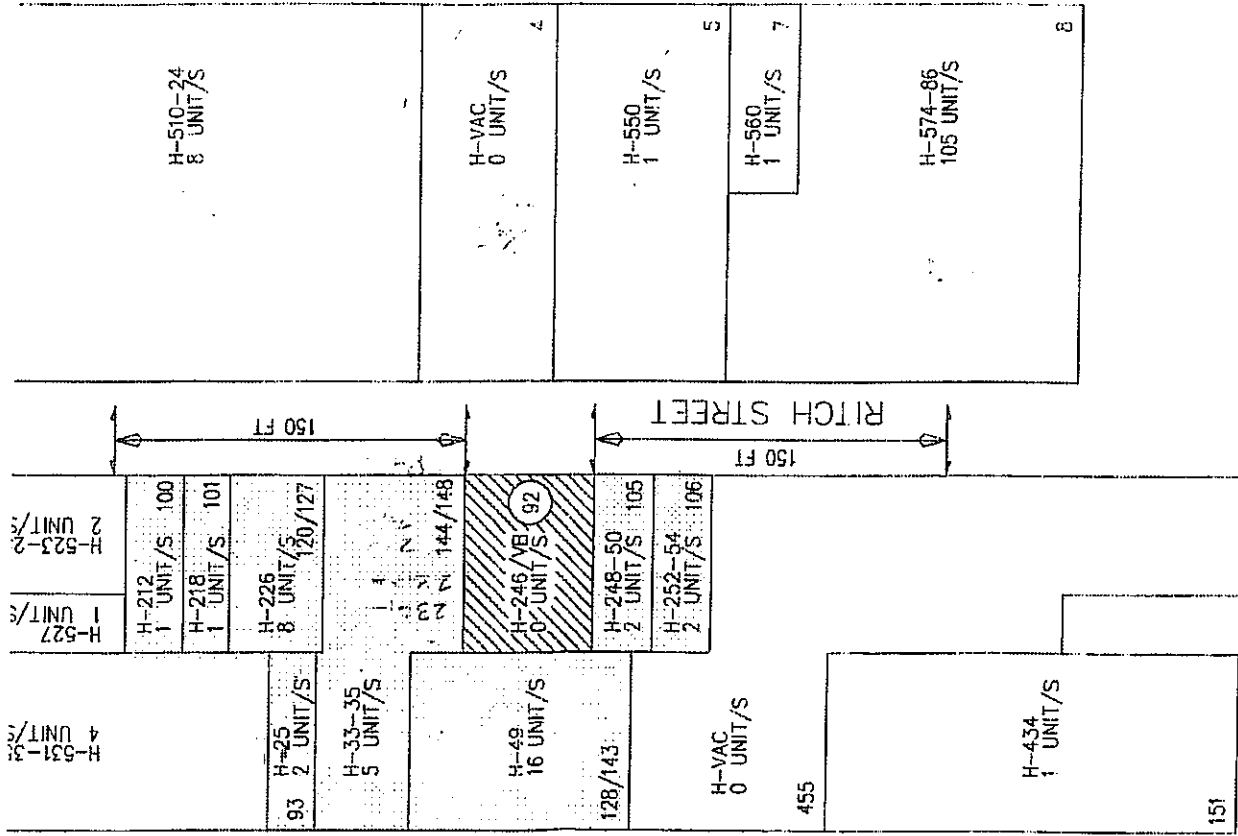
Lou Ravano

Steve Cooney

7009 0080 0002 4352 0877

U.S. POSTAL SERVICE	
CERTIFIED MAIL RECEIPT	
SAN FRANCISCO CA 94107	
Postage	\$
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	10.00
Insurance (Insured Fee (Maximum is \$5000))	\$0.00
Total Postage & Fees	\$13.24
POSTAGE & FEES PAID	05/18/09

ANDREANA KALAVERAS  
248-250 RITCH ST  
SAN FRANCISCO CA 94107



3RD STREET

ZOE STREET

RICH STREET

BRANNAN STREET





# CENTRIX BUILDERS, INC

160 SOUTH LINDEN AVE, SUITE 100, S. SAN FRANCISCO, CA 94080  
TELEPHONE 650-876-9400 FAX: 650-876-9404 LIC# 402212

---

April 8, 2010

San Francisco Planning Department  
1660 Mission Street  
San Francisco, CA 94103

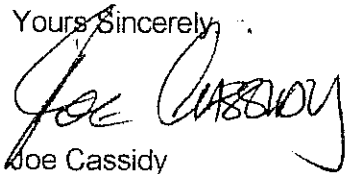
**Re: 246 Ritch Street, San Francisco, CA**

To Whom it May Concern,

I have seen the plans for the above mentioned project and I am in full support of it. The neighborhood needs this project. At the same time, we are getting rid of one more eye sore, an old dilapidated building. In addition, we need the jobs and the revenue that this project will create.

Please approve this project.

Yours Sincerely,

  
Joe Cassidy

Simon Casey  
Unit 637  
The Palm  
555 4<sup>th</sup> Street  
San Francisco  
CA 94107

April 8, 2010

Mr. Corey Teague  
San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street  
Suite 400  
San Francisco  
CA 94103

Dear Mr. Teague,

**RE: 246 Ritch Street, San Francisco**

I am a property owner at The Plams/555 4<sup>th</sup> Street on Zoe Alley, adjacent to the proposed project at 246 Ritch Street and herewith give my support to the application submitted for the construction of 19 residential units.

The project renderings which I have seen, are in my opinion of an attractive and complimentary design to the adjacent buildings within our neighborhood. The proposed development will improve a currently blighted site, whilst at the same time provide badly needed jobs during the construction of the project and provide housing and taxes to the city upon completion.

Sincerely,

A handwritten signature in black ink, appearing to be 'S Casey', with a long horizontal flourish extending to the right.

Simon Casey

Tracy McCarthy

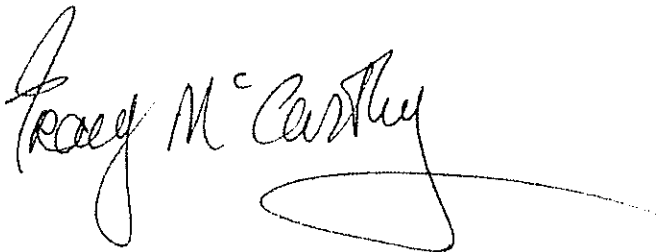
April 7, 2010

I write to you in favor of the proposed project at 246 Ritch Street, San Francisco.

The new project will replace a vacant building which is in poor structural condition with no roof. We live in a diversified city and I welcome the proposed SRO project.

I own a unit on 4<sup>th</sup> Street and have noticed vacant buildings in the area can occasionally be a dumping ground for trash. If someone is willing to clean up the neighborhood, we should embrace the project,

Regards

A handwritten signature in black ink that reads "Tracy McCarthy". The signature is written in a cursive style with a large, sweeping flourish at the end.

April 6<sup>th</sup>, 2010

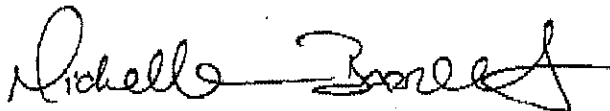
**RE: 246 Rich Street, San Francisco**

To Whom It May Concern:

I am writing this letter in support of the above proposed project.

I am a current owner of a unit located on 4<sup>th</sup> Street and I welcome the SRO project. I feel it will be a wonderful addition to our already up and coming neighborhood.

Sincerely

A handwritten signature in black ink, appearing to read "Michelle Jones". The signature is written in a cursive style with a long horizontal flourish extending to the right.

04/02/10

RE: 246 Ritch Street - Conditional Use

The Planning Department:

I am a property owner at 555 4<sup>th</sup> Street which is located across Zoe Alley from 246 Ritch Street.

I reviewed the proposal for 246 Ritch Street and support the project to construct 19 single room occupancy units at this Ritch Street location.

We believe that this project is well designed and provides a valuable housing resource for the neighborhood and citizens of San Francisco.

Yours truly,

A handwritten signature in black ink, appearing to read "Bill Powers", written over a circular stamp or mark.

Bill Powers

Architects

## Kotas Pantaleoni

70 Zoe Street Suite 200 San Francisco CA 94107  
Telephone 415 • 495 • 4051 Fax 415 • 495 • 6885  
www.kp-architects.com • design@kp-architects.com

May 21, 2010

Mr. Corey Teaque  
1650 Mission Street Suite 400  
San Francisco, CA. 94103

Re: 246 Ritch Street Project

Dear Corey;

I am writing in favor of the proposed 19-unit SRO project at 246 Ritch Street. My offices are on Zoe Street, the next street over, so I am very familiar with the neighborhood. The current building on the site has long been a blight in our neighborhood and should have been demolished years ago.

The proposed building will be an excellent infill project and I am in favor of the small, affordable units. The choice of exterior materials will blend nicely with its surrounding neighbors and will be a definite improvement to the streetscape. Given the high demand for entry-level housing, this project will provide some a place to call their own. I think the proposed project will be attractive and affordable to the many young people working in the South of Market area.

Over the past 30 years that I have had my offices on Zoe Street, I have seen tremendous change in the area. South of Market used to be a ghost town, especially in the evenings and the weekends. The construction of all the new housing in the area has brought people and businesses into the area to create a new neighborhood. It makes for a wonderful urban environment, and the proposed 19-unit project will help to further solidify that sense of neighborhood and community.

My only reservation for the project is that my office was not selected to be the Architect. Please include me as a supporter of the 246 Ritch Street project.

Sincerely, \*



Anthony Pantaleoni

June 1, 2010

Planning Commission  
1640 Mission Street  
San Francisco, CA 94103

Dear Commissioners,

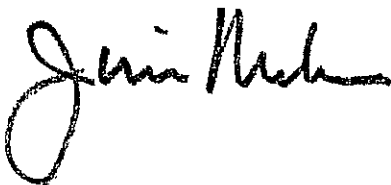
The market rate SRO housing project proposed for 246 Ritch Street is an appropriate land use for the area and deserves your support. This is a pipeline project, in the works since prior to the adoption of the Eastern Neighborhoods zoning, and the Planning Department is recommending approval.

The area is a neighborhood that was taken off the table prior to adoption of the East SoMa Plan so that more thought could go into the proposed zoning. SLI zoning remains in place. Market rate SRO housing was allowed as a Conditional Use under the original zoning but the Eastern Neighborhoods process added a stipulation that only below market rate SRO housing be allowed. That logic eludes me. What makes this area appropriate for low income housing but inappropriate for market rate housing? The essential services for all residents will never be built unless a broad spectrum of housing is allowed.

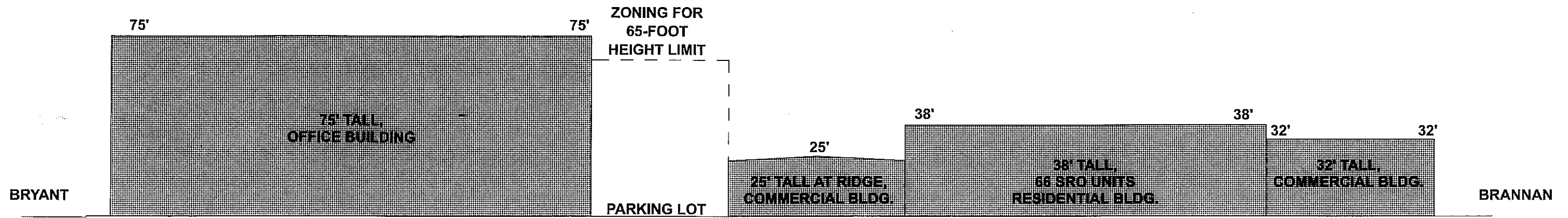
I met recently with the project sponsor and discussed the particulars of the project. I've also visited the site. The project requires no variances. The alley is more than 50% commercial and therefore would not be considered a potential Residential Enclave District under the standards we've developed in Western SoMa. Because of its proximity to the financial district, UCSF and Mission Bay, small, efficient studios would seem to be an appropriate housing type.

I am involved in a community planning process for this neighborhood. The Planning Department is participating as well. I've spoken to several of the participants and they agree that this project is consistent with the direction the process is going in. I urge you to approve 246 Ritch Street.

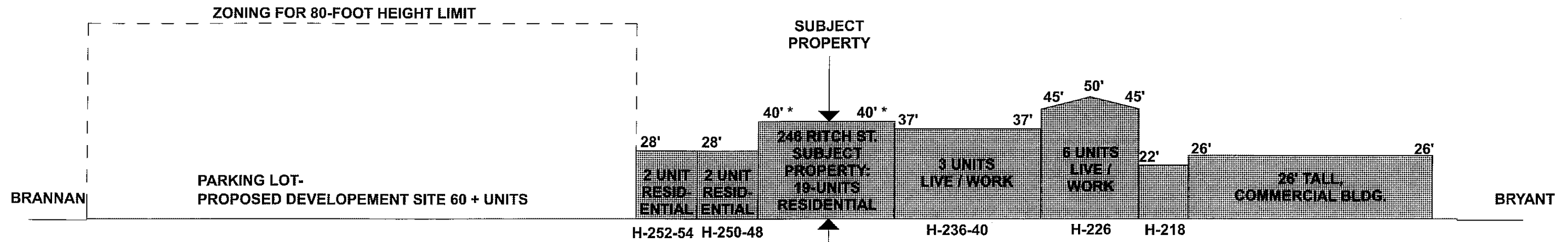
Jim Meko

A handwritten signature in black ink, appearing to read "Jim Meko". The signature is fluid and cursive, with a large initial "J" and "M".

(415) 552-2401 office  
(415) 624-4309 cell  
(415) 552-2424 fax



RITCH STREET EAST SIDE ELEVATION

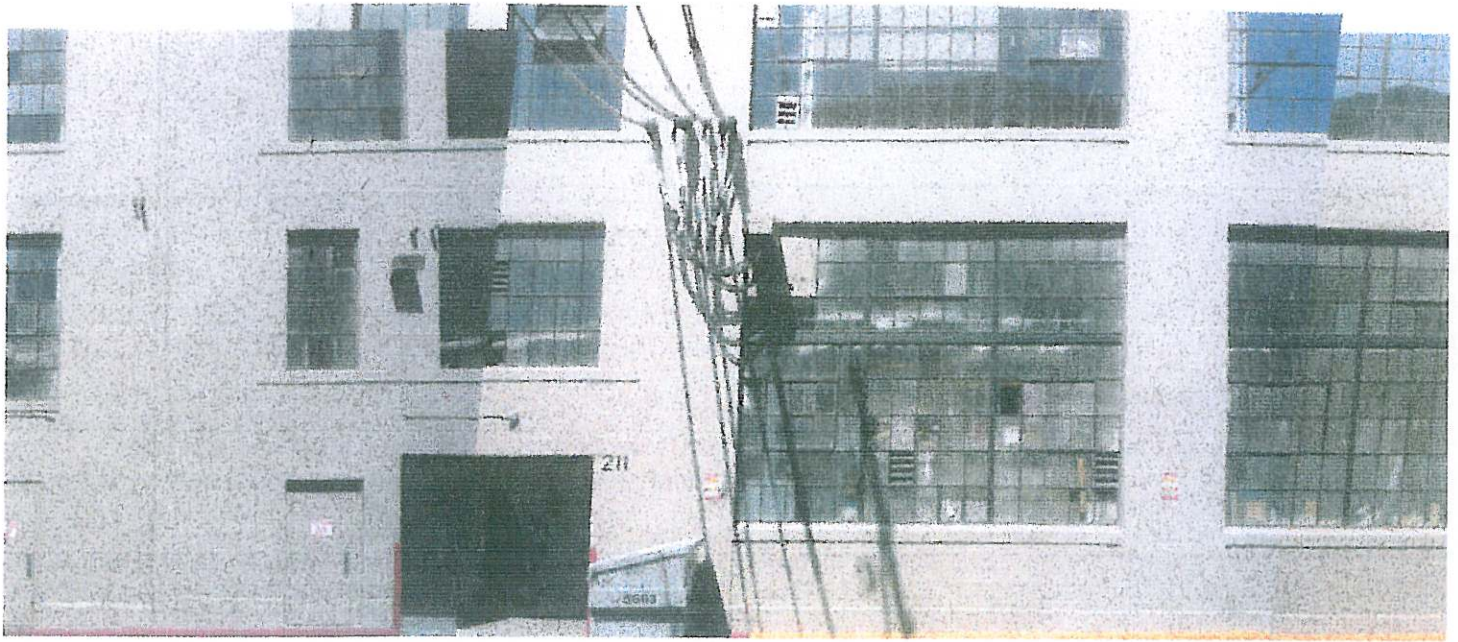


RITCH STREET WEST SIDE ELEVATION

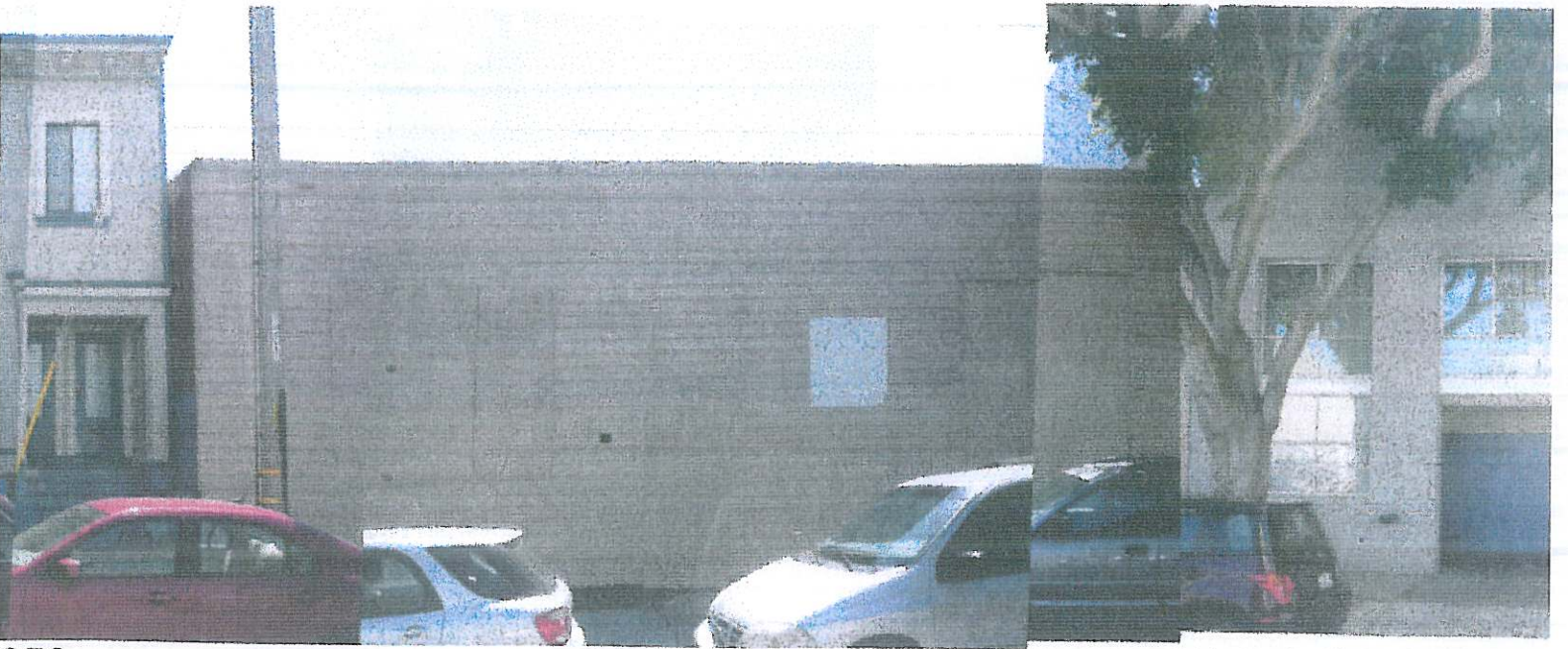
\* NOTE: SUBJECT PROPERTY IS 40- FEET TALL AT THE PROPERTY LINE;  
TOP FLOOR IS SET BACK 10- FEET FROM PROPERTY LINE AND IS 50- FEET TALL

# RITCH STREET: BUILDING HEIGHTS AT STREET FRONTAGE





252-254



250

246

236-



231



226



212



Gary Gee Architects, Inc.

246 Ritch Street

# 246 Ritch Street

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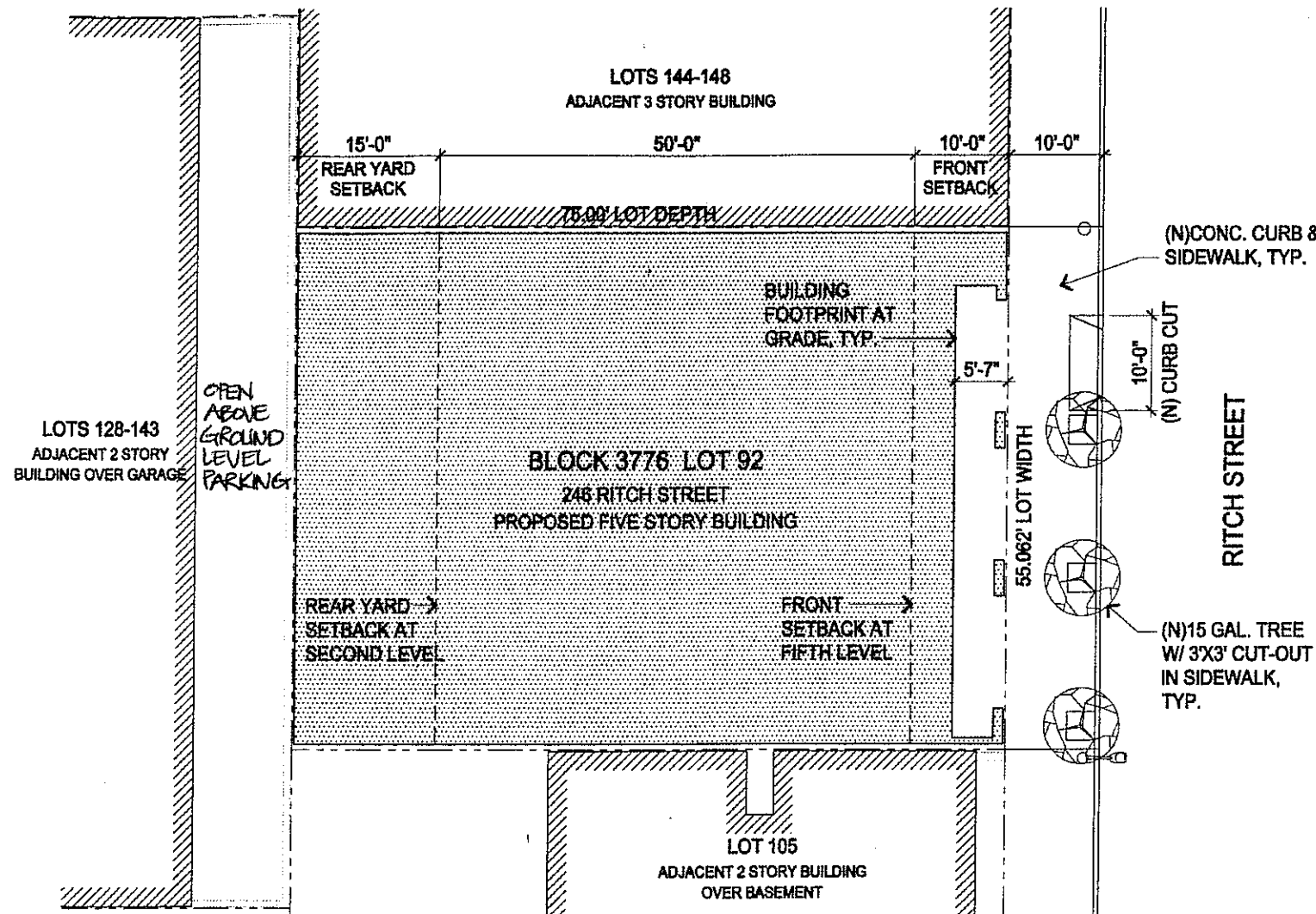
GARY  
GEE  
AIA

GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel: 415/863-8881  
Fax: 415/863-8879

Project No. 06-020 Date 08.11.06

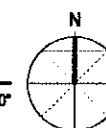
### Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.11.06
	ISSUED FOR REVIEW 08.21.06
	EE 10.10.06
	SITE PERMIT 12.18.06
	REVISED SITE PERMIT 12.31.06
	EE & CU 04.27.08
	REVISED CU 03.16.10
	REVISED CU 05.10.10



SITE PLAN

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



### PLANNING DEPARTMENT NOTES

PROJECT LOCATION:	246 RITCH STREET, SAN FRANCISCO, CALIFORNIA 94107 BLOCK 3776, LOT 92
ZONING DISTRICT:	SLI
PROPOSED USE:	19 SINGLE ROOM OCCUPANCY (SRO) UNITS
BUILDING HEIGHT / BULK:	LIMIT: 55-X PROPOSED: 50'-0"
SETBACKS: [PLANNING CODE, SEC. 134(1)(C)]	FRONT: 10'-0" SETBACK ABOVE 40'-0" REAR: 15'-0" REAR YARD AT RESIDENTIAL LEVELS
USABLE OPEN SPACE: [PLANNING CODE, SEC. 135(d)(2) and Table 135]	REQUIRED: PRIVATE: 36 SQ FT/UNIT X 1/3 = 12 SQ FT/UNIT = 48 SQ FT FOR 4 UNITS COMMON: 38 SQ FT/UNIT X 1/3 X 1.33 = 16 SQ FT/UNIT = 240 SQ FT FOR 15 UNITS PROVIDED: PRIVATE: 1,125 SQ FT FOR 4 UNITS COMMON: 616 SQ FT AT ROOF FOR 15 UNITS
PARKING: [EASTERN NEIGHBORHOOD CONTROLS, SEC. 175.8, SEC. 151 AND TABLE 151.1]	REQUIRED: NONE REQUIRED PROVIDED: 4 PARKING SPACES BICYCLE PARKING: 10 SPACES
BUILDING AREA CALCULATIONS:	19 SINGLE ROOM OCCUPANCY UNITS 7,752 SQ FT COMMON, LOBBY, STAIRS, HALLS, GARAGE, STORAGE, TRASH, WALLS, ETC. 8,690 SQ FT BUILDING TOTAL: 16,442 SQ FT

### DRAWING INDEX

- 1 SITE PLAN, DRAWING INDEX, PROJECT DESCRIPTION
- 2 FLOOR PLANS
- 3 FLOOR PLANS
- 4 FLOOR PLANS
- 5 ELEVATION (RENDERING)
- 6 ELEVATION (RENDERING)
- 7 ELEVATIONS
- 8 SECTION

Site Plan

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

1.

# 246

## Ritch Street

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GARY GEE ARCHITECTS, INC.

98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/863-8881  
Fax 415/863-8879

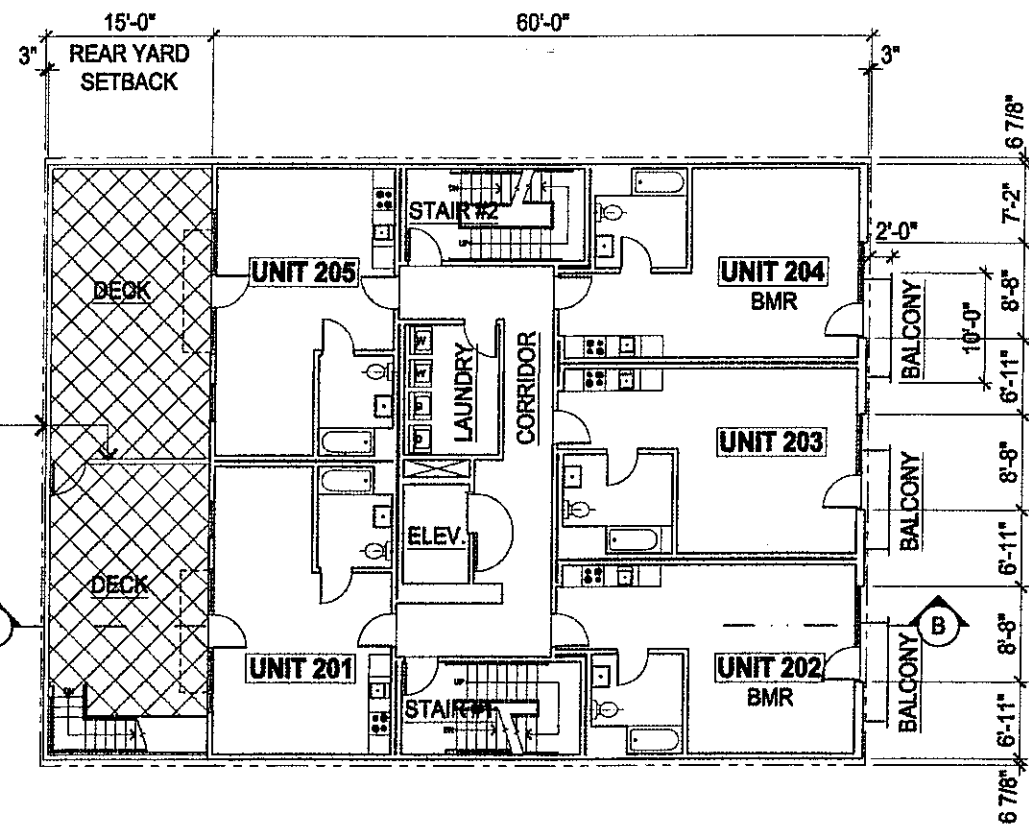
Project No: 08-020 Date: 08.11.08

### Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.11.08
	ISSUED FOR REVIEW 08.21.08
EE	10.10.08
	SITE PERMIT 12.18.08
	REVISED SITE PERMIT 12.31.08
EE & CU	04.27.09
	REVISED CU 03.15.10
	REVISED CU 05.10.10

### Floor Plans

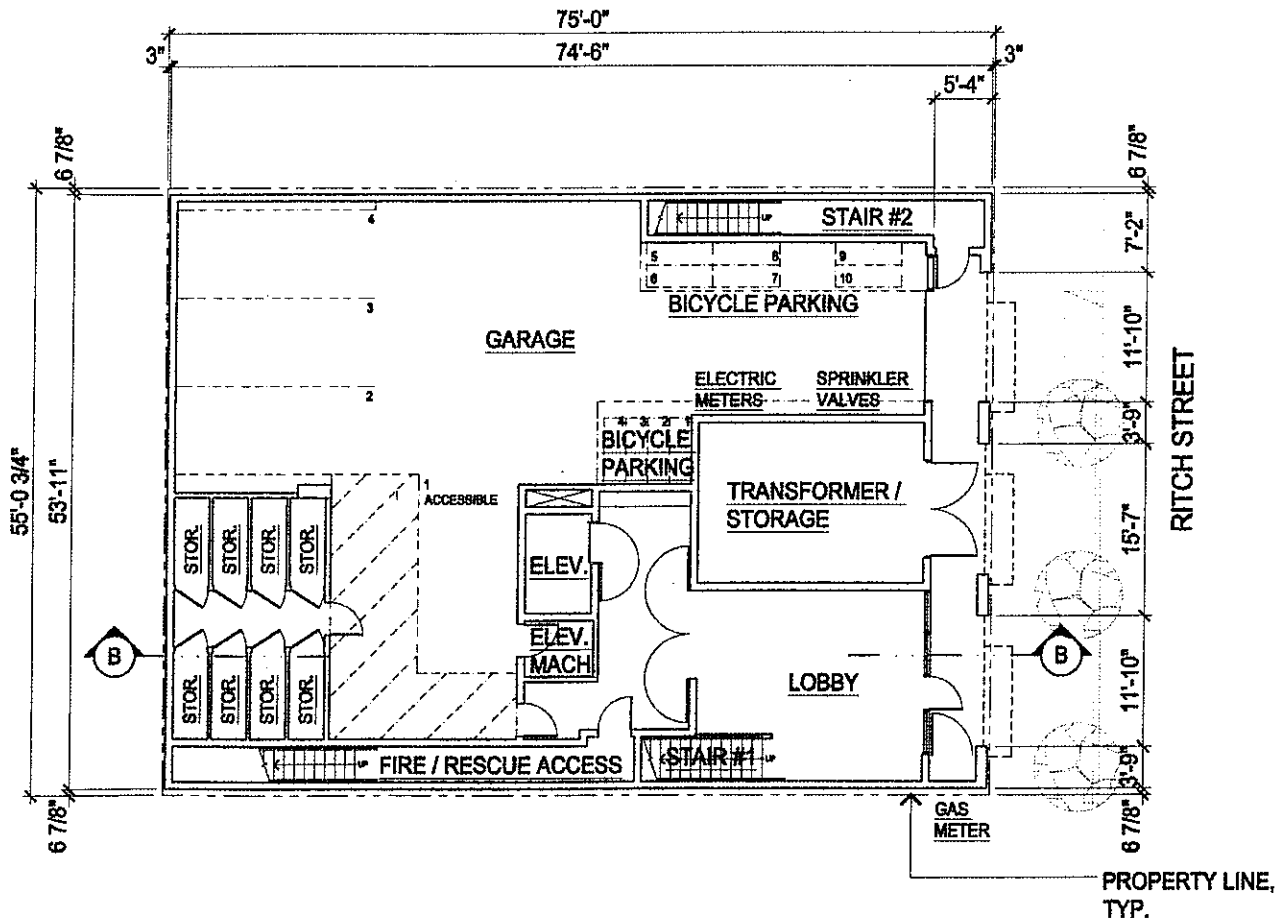
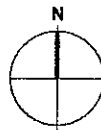
Scale: 1/8" = 1'-0"



### SECOND LEVEL FLOOR PLAN

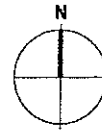
ALL SRO UNITS ARE 350 SQ. FT., EXCLUDING BATHROOMS  
(MAXIMUM SRO AREA ALLOWED UNDER SF PLANNING CODE  
GUIDELINES)

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



### GROUND LEVEL FLOOR PLAN

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



# 246

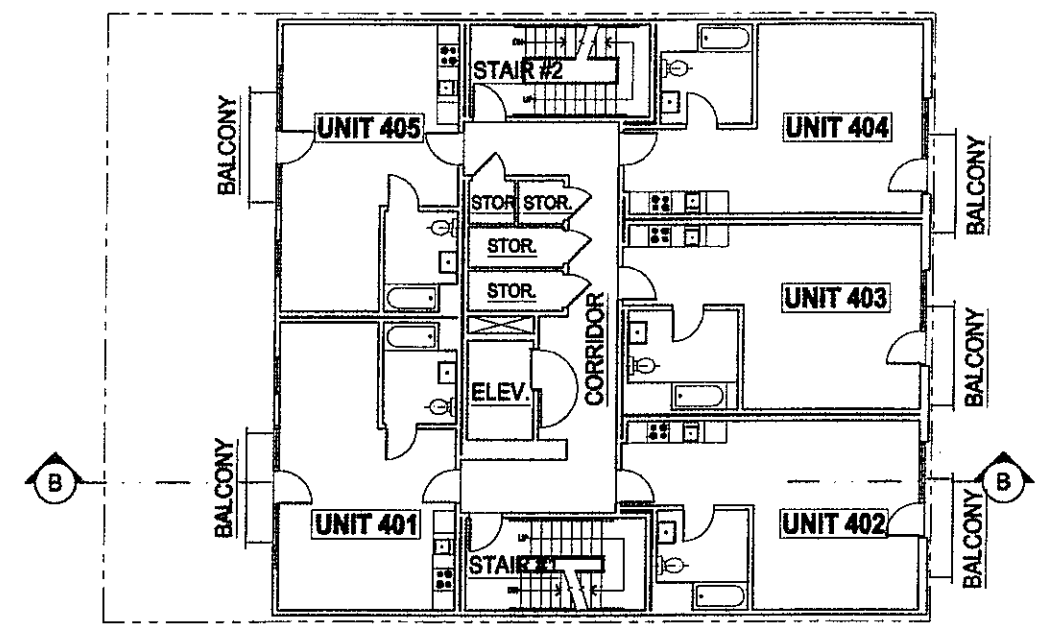
## Ritch Street

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**GARY**  
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GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel: 415/863-8881  
Fax: 415/863-8879

Project No. 08-020	Date 08.11.08
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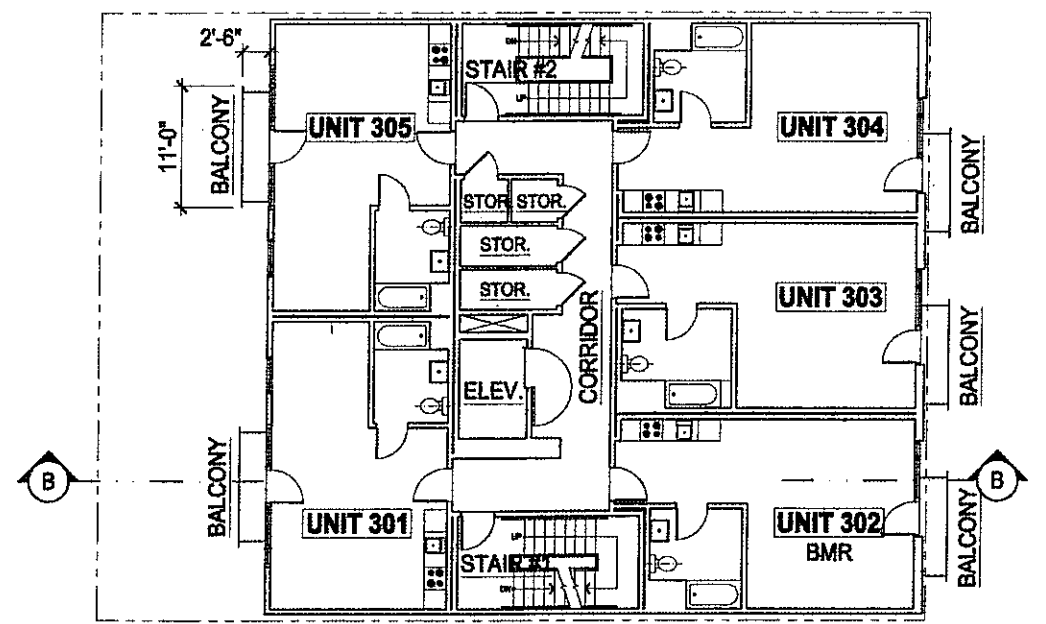
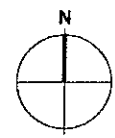
Revisions	
No.	Issue / Date
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	ISSUED FOR REVIEW 09.21.08
	EE 10.10.08
	SITE PERMIT 12.18.08
	REVISED SITE PERMIT 12.31.08
	EE & CU 04.27.09
	REVISED CU 03.16.10
	REVISED CU 05.10.10



**FOURTH LEVEL FLOOR PLAN**

ALL SRO UNITS ARE 350 SQ. FT., EXCLUDING BATHROOMS  
(MAXIMUM SRO AREA ALLOWED UNDER SF PLANNING CODE  
GUIDELINES)

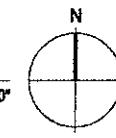
SCALE: 1/8" = 1'-0"



**THIRD LEVEL FLOOR PLAN**

ALL SRO UNITS ARE 350 SQ. FT., EXCLUDING BATHROOMS  
(MAXIMUM SRO AREA ALLOWED UNDER SF PLANNING CODE  
GUIDELINES)

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



Floor Plans

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



# 246

## Ritch Street

SRO Condominiums

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**GARY  
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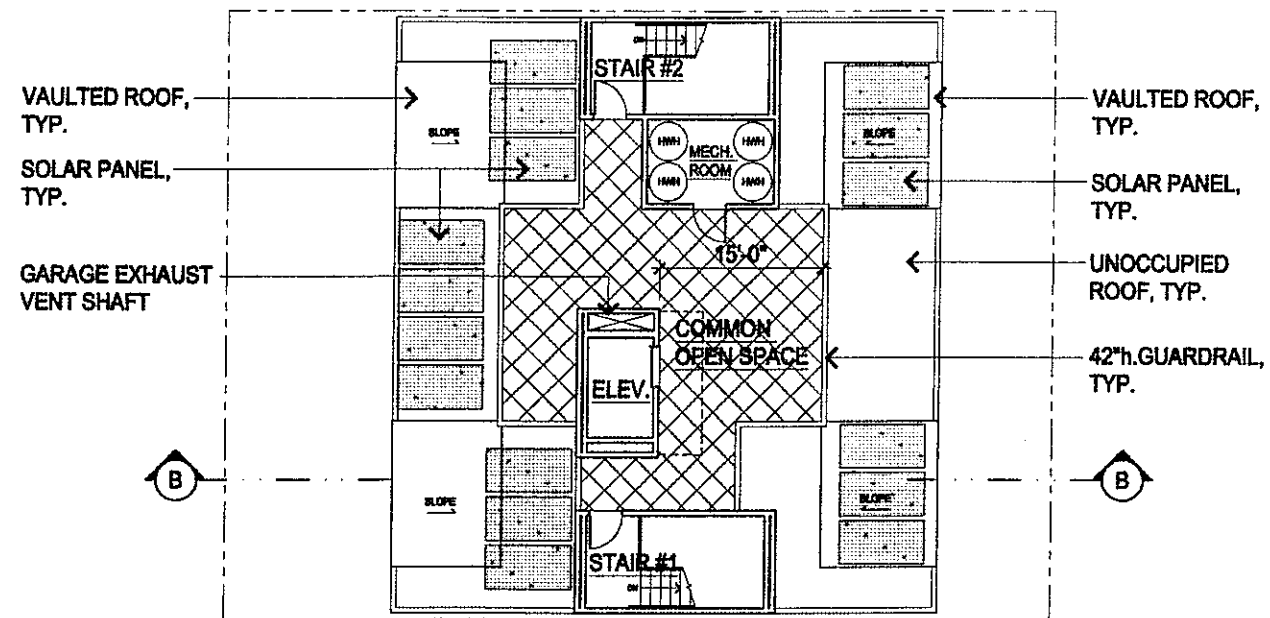
**GARY GEE ARCHITECTS, INC.**

98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/863-8881  
Fax 415/863-8879

Project No. 06-020 Date 08.11.06

### Revisions

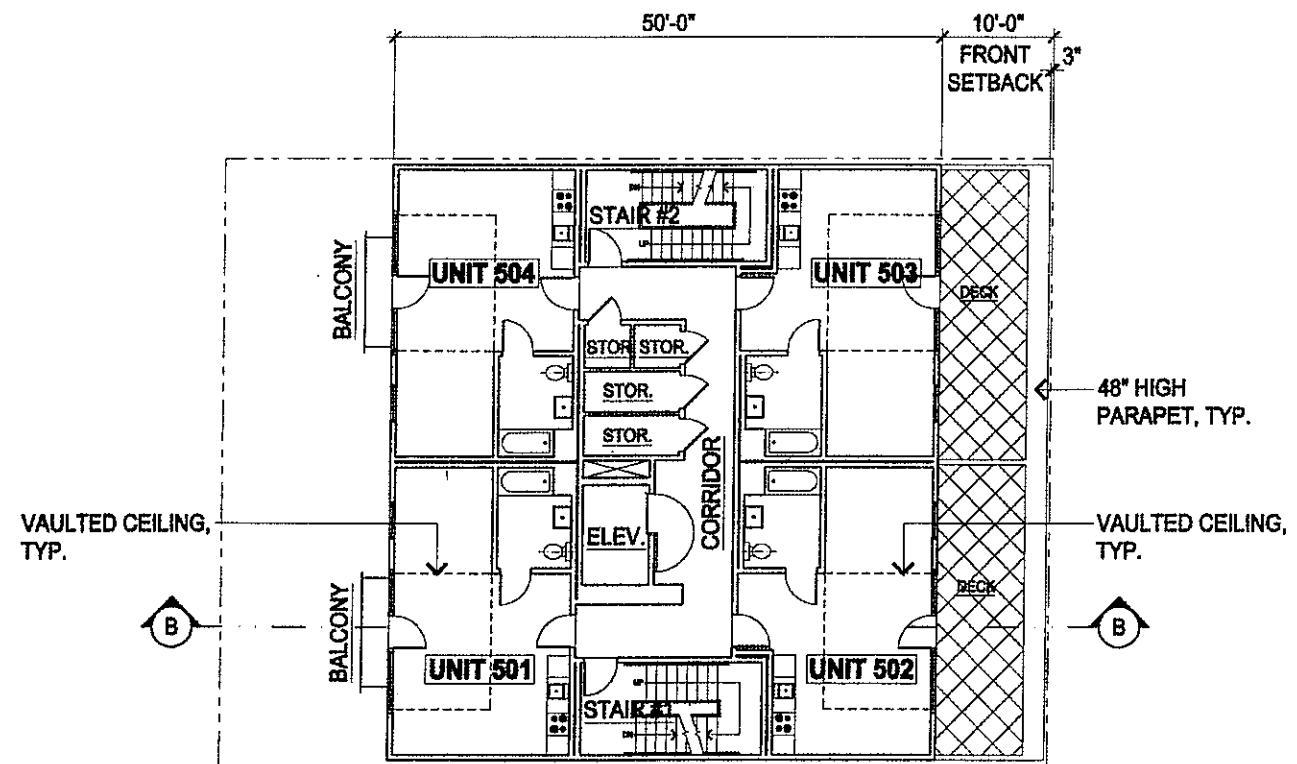
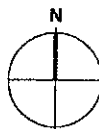
No.	Issue / Date
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	ISSUED FOR REVIEW 08.21.06
EE	10.10.06
	SITE PERMIT 12.18.06
	REVISED SITE PERMIT 12.31.06
EE & CU	04.27.08
	REVISED CU 03.15.10
	REVISED CU 03.16.10



### ROOF LEVEL FLOOR PLAN

TOTAL OPEN SPACE ON ROOF = 616 SQ. FT.

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



### FIFTH LEVEL FLOOR PLAN

ALL SRO UNITS ARE 350 SQ. FT., EXCLUDING BATHROOMS  
(MAXIMUM SRO AREA ALLOWED UNDER SF PLANNING CODE GUIDELINES)

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



Floor Plans

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

ELEVATOR PENTHOUSE  
(35'-9-1/2" FROM PROPERTY LINE)

SMOOTH FINISH CEMENT  
PLASTER, TYP.

ELEVATOR DOOR

STAIR PENTHOUSE  
(24'-11" FROM PROPERTY LINE)

VAULTED ROOF, TYP.  
(10'-0" FROM PROPERTY LINE)

METAL FASCIA

SMOOTH FINISH CEMENT  
PLASTER, TYP.

TRANSLUCENT PANEL,  
TYP.

(E)ADJACENT BUILDING

METAL WINDOWS, TYP.

GRADE

METAL ENTRY DOOR  
& WINDOWS

METAL DOORS,  
PAINTED

☉ PROPERTY

SECTIONAL DOOR,  
PAINTED

STAIR, UTILITY PENTHOUSE  
(24'-11" FROM PROPERTY LINE)

PARAPET  
T.O. VAULTED ROOF

UPPER ROOF  
COPING

PARAPET

FIFTH LEVEL  
LOWER ROOF

(E)ADJACENT  
BUILDING

40'-0" FRONT BULK LIMIT  
50'-0" BUILDING HEIGHT

GRADE AT  
CENTERLINE  
OF PROPERTY

EAST ELEVATION

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

246

Ritch  
Street

SRO Condominiums

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GEE  
AIA

GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/763-8881  
Fax 415/763-8879

Project No. 06-020 Date 08.11.06

Revisions

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EE	10.10.06
	SITE PERMIT 12.18.06
	REVISED SITE PERMIT 12.21.06
EE & CU	04.27.08
	REVISED CU 03.15.09
	REVISED CU 06.18.10

Exterior  
Elevation

Scale: 1/4" = 1'-0"

5

# 246

## Ritch Street

SRO Condominiums

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E E  
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GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
San Francisco, CA 94103  
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	REVISED SITE PERMIT 12.31.06
EE & CU	04.27.09
	REVISED CU 03.15.10
	REVISED CU 06.10.10

Exterior  
Elevation

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

# 6

ELEVATOR PENTHOUSE  
(31'-9" FROM PROPERTY LINE)

SMOOTH FINISH CEMENT  
PLASTER, TYP.

STAIR, UTILITY PENTHOUSE  
(31'-9" FROM PROPERTY LINE)

VAULTED ROOF, TYP.  
(15'-0" FROM PROPERTY LINE)

METAL WINDOWS, TYP.

TRANSLUCENT PANEL,  
TYP.

(E)ADJACENT BUILDING

PROFILE OF  
(E)ADJACENT BUILDING  
IN FOREGROUND

SOLAR PANELS, TYP.

PARAPET  
T.O. VAULTED ROOF

UPPER ROOF  
COPING

SMOOTH FINISH CEMENT  
PLASTER, TYP.

(E)ADJACENT BUILDING

GRADE AT CENTERLINE  
OF PROPERTY

### WEST ELEVATION

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

246

Ritch Street

SRO Condominiums

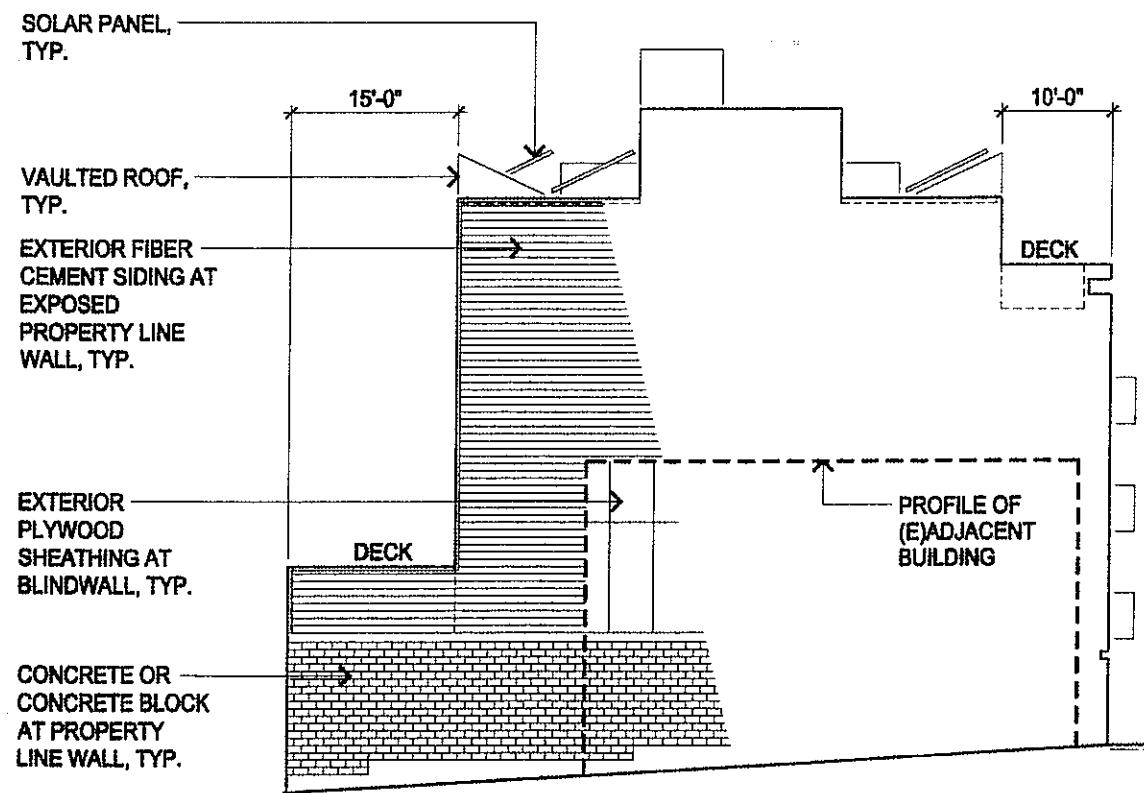
San Francisco - California

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Project No. 06-020 Date 08.11.06

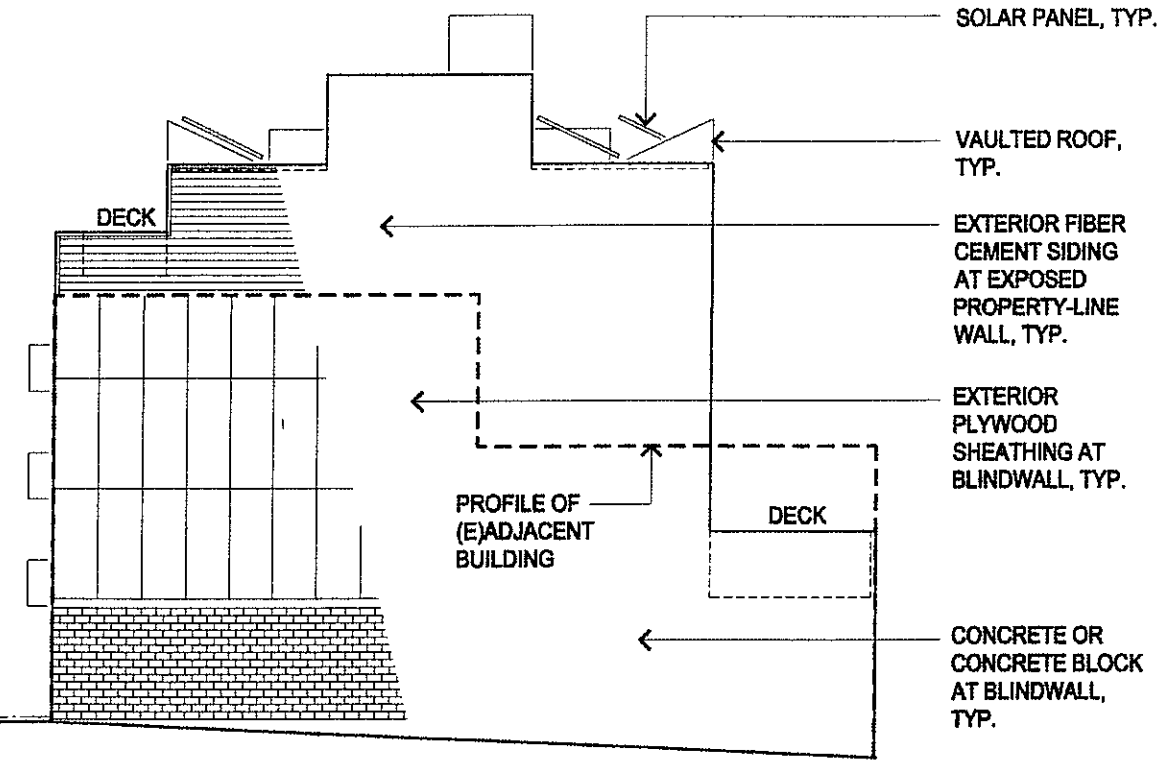
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	REVISED BITE PERMIT 12.31.06
EE & CU	04.27.08
REVISED CU	03.15.10
REVISED CU	06.16.10



SOUTH ELEVATION

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

- ◆ PARAPET
- ◆ T.O. VAULTED ROOF
- ◆ UPPER ROOF
- ◆ COPING
- ◆ PARAPET
- ◆ FIFTH LEVEL
- ◆ LOWER ROOF



NORTH ELEVATION

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

Elevations

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

# 246

## Ritch Street

SRO Condominiums

San Francisco • California

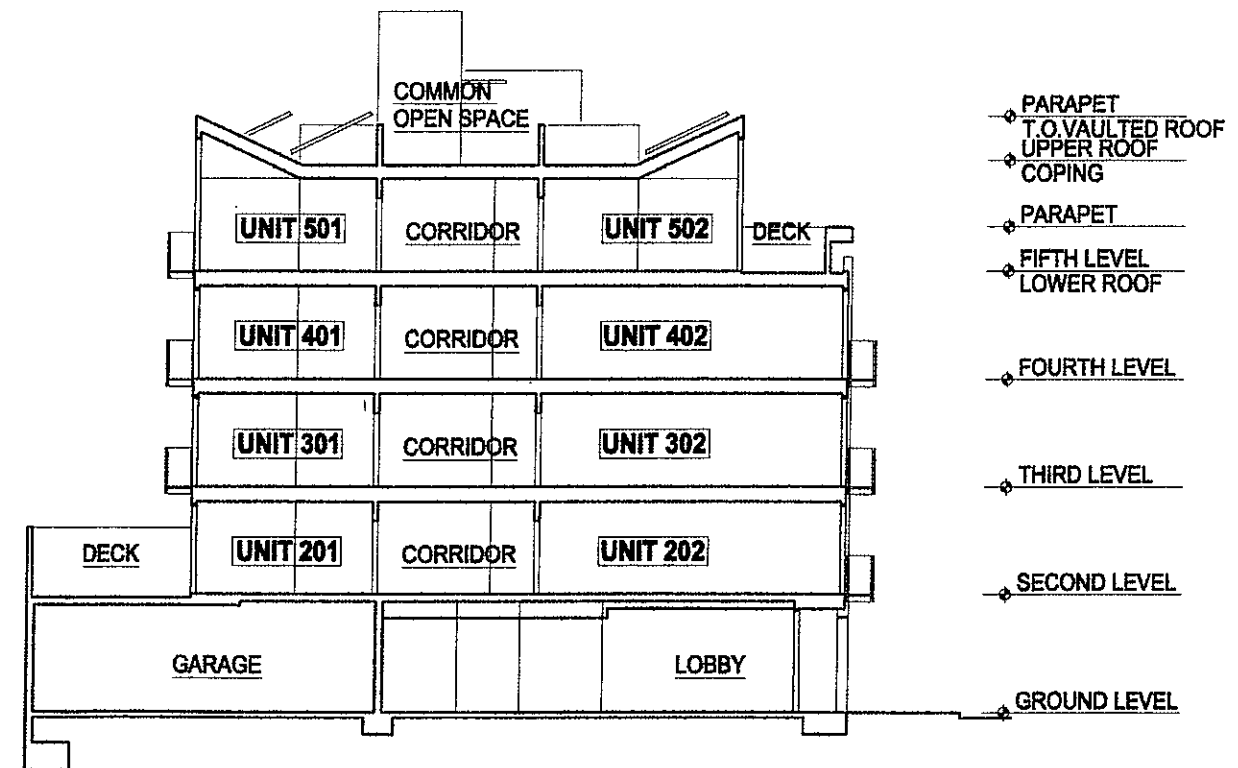
**GARY  
E E  
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	REVISED SITE PERMIT 12.31.06
	EE & CU 04.27.06
	REVISED CU 03.15.10
	REVISED CU 06.10.10



SECTION B-B

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

Section

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



- LEGEND**
- CLR CLEAR OF PROPERTY LINE
  - OK OVER PROPERTY LINE
  - R/W RIGHT OF WAY
  - BLDG. BUILDING
  - CONC. CONCRETE
  - IC TOP OF CURB
  - FLY FLY LINE
  - FL. BACK OF HALL
  - RF ROOF FINISH
  - RC ROOF CORNER
  - GR GRADE SURFACE
  - TH TOP OF HALL
  - TY TOP OF YARD
  - WM WATER METER
  - JOINT POLE (H/W)
  - JOINT POLE & ELECTRIC (H/W)
  - JOINT POLE AND 2 TRANSFORMERS (H/W)
  - OVERHEAD ELECTRIC AND TELEPHONE WIRES

**LEGAL DESCRIPTION**  
 ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTHWESTERN CORNER OF RITCH STREET, BEARING THRU 219 FEET AND 11-1/2 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERN CORNER OF BRYANT STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF RITCH STREET 55 FEET AND 0-1/4 OF AN INCH; THENCE AT A RIGHT ANGLE SOUTHWESTERLY TO FEET THENCE AT A RIGHT ANGLE NORTHEASTERLY 55 FEET AND 0-1/4 OF AN INCH; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET TO THE POINT OF BEGINNING;  
 BEING A PORTION OF 100 YARD BLOCK NO. 3776  
 AND LOT 92; BLOCK 3776

**SURVEY REFERENCE**  
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 622-00026-14 DATED AUGUST 11, 2008.  
 THE FOLLOWING IS AN EXCEPTION TO TITLE FROM THE ABOVE REFERENCED PRELIMINARY REPORT:  
 ORDER OF ADJUSTMENT RECORDED DECEMBER 8, 2008 IN REEL JER. 4486 534 OFFICIAL RECORDS.

**BASIS OF SURVEY**  
 CITY OF SAN FRANCISCO Monument Map No. 520 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

**GENERAL NOTES**  
 1. EXISTING UTILITIES BY SAN FRANCISCO CITY DEPT. OF PUBLIC WORKS.  
 2. UTILITIES FROM PROPERTY LINES ARE NOT TO SCALE.  
 3. ALL PROPERTY LINE ANGLES ARE IN DEGREES UNLESS NOTED OTHERWISE.  
 4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 OF A PORTION OF ASSESSOR'S BLOCK NO. 3776  
 FOR  
**RAVANO AND COONEY**

SAN FRANCISCO		CALIFORNIA	
SCALE: 1" = 6'	DATE: 9/23/08	<b>MARTIN M. RON ASSOCIATES</b> LAND SURVEYORS 600 HARRISON STREET, SUITE 800 SAN FRANCISCO, CA 94107 (415) 449-4800	SURV. NO.
SHEET: 1	OF: 1		REV. NO.
DR. NO. 1-4-08			

